

## 1. Plumbing System

The home inspector shall observe: interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; observe: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Black Pipe	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Plumbing Waste:</b> PVC	<b>Water Heater Manufacturer:</b> RHEEM	<b>Water Heater Location:</b> Crawlspace
<b>Water Heater Power Source:</b> Natural Gas	<b>Water Heater Capacity:</b> (2) 50 Gallon	<b>Water Filters:</b> Sediment filter (We do not inspect filtration systems)



### Inspection Items

#### 1.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** System/Component Performing as Intended


#### 1.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

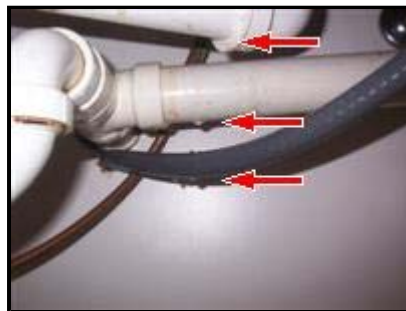
**Comments:** System/Component Not Inspected, Further Investigation, or Subsequent Observation, Repair or Replace by qualified contractor:

-  (1) The owner's tub stopper valve could not be opened. The tub, jets, etc. could not be inspected due to the inability to drain the water. A licensed plumber should repair or replaced to stopper and test all functions of the tub/jets to provide for proper usage.
-  (2) The vegetable sprayer at the second floor kitchen leaks when operated and should be repaired or replaced to prevent water loss.



1.1 Picture 1

-  (3) A water leak was observed below the second floor kitchen sink. A licensed plumber should repair as needed to prevent water damage to the cabinets etc.



1.1 Picture 2

#### 1.2 MAIN WATER SHUT-OFF DEVICE