
PLUMBING REPORT

We are not professional plumbers. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

MATERIAL DESCRIPTION

Supply Piping into Home: Copper

Supply Piping in Home: PEX

Waste Piping in Home: Plastic Cast Iron

Water Main Shut off Valve(s) located at: Entrance Closet

INSPECTION LIMITATIONS

- Concealed plumbing was not inspected. This includes supply and waste piping under floors and under the yard.
- Tub and basin overflows were not tested as part of a home inspection. Leakage at the overflows is a common problem.
- Main water shut off valve, isolating shut off valves and relief valves were not tested as part of a home inspection.
- An evaluation of fire protection sprinkler systems was not included as part of a home inspection.

OBSERVATIONS/ COMMENTS

Supply Piping in House

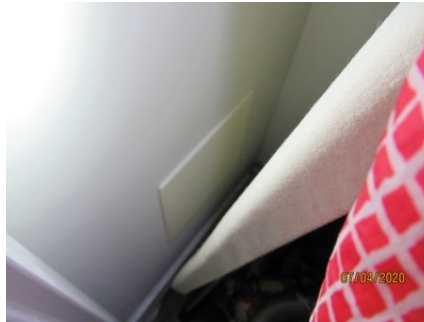
The main water supply pipes appeared to be in serviceable condition at the time of the inspection.

Service Piping into House

The home water distribution pipes were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use. The distribution water supply pipe in the home appeared to be in serviceable condition at the time of the inspection.

Main Water Shut off Valve

The main water supply shut-off valves were located in the entrance closet. Although the main water supply shut-off valves were not operated at the time of the inspection they were visually inspected and appeared to be in serviceable condition.



Trap, Drain, Waste, Venting Systems

The Home Inspection is a visual inspection of the home systems and their visible, accessible components. I evaluate drain pipes by operating and observing each operable home plumbing fixture to ensure proper drainage at each fixture at the time of the inspection.

The visible drain, waste and vent pipes appeared to be in serviceable condition at the time of the inspection.

Bathroom Counters & Cabinets

The bathroom counters, cabinets and hardware appeared to be in serviceable condition at the time of the inspection.

Sinks & Faucets

Improvement and Repair Recommended

Slow draining sink at master bathroom. Impaired intended function. Improvements required.

Sink drain pipe connection was leaking in master bathroom. Leak risk. Improvement or repairs required.

