



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement
 ③ Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

23 Main Line

N/A

◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

SIZE: _____ PRESSURE: _____ PSI @ _____ AM / PM Above 80psi-- adjustment / repair / install regulator ②

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Main valve location: _____ Not located* Operational Not operational ② Valve not tested*
- Valve / handle: broken / missing / leaks* Excessive corrosion on valve ② Copper not protected from concrete*
- Water softener installed - (water condition/quality is not tested*) Leaks at water conditioner ②

COMMENTS: _____

24 Supply Lines

N/A

◇ COPPER / GALVANIZED / PLASTIC (see "Notice" below) / LEAD (see "Notice" below)

◇ CANNOT DETERMINE ◇

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Minor corrosion* Moderate rust / corrosion ② Major rust / corrosion ② Leaks ②
- Minor flow restriction* Moderate loss of water flow* Major loss of water flow when using multiple fixtures ②
- Noise in pipes ② Pipes lack support ② Cross connection(s) present ②
- Copper / galvanized contact ② Exposed lines not insulated* Evidence of prior repairs*

COMMENTS: _____

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations.*

25 Waste Lines

N/A

◇ CAST IRON / GALVANIZED / COPPER / LEAD / PLASTIC (see "Notice" below)

◇ CANNOT DETERMINE ◇

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Minor corrosion* Moderate / major rust / corrosion ② Pipes lack proper support ② Leaks ②
- Insufficient fall for adequate drainage ② Open waste / sewer line ②④ Improper / no visible trap / vent ②
- Plumbing vents/traps appear serviceable (however all vents/traps are not fully visible) Vent missing / terminates improperly ②

COMMENTS: _____

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.*
 Notice: Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluations.*

26 Sprinklers

N/A

Not inspected* Automatic timers not tested*

Control box location: _____

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Valve / head / line: Leaks / missing / not functioning* Anti-siphon valves needed*
- Adjust spray away from structures, fences, sidewalks, etc.* Areas of inadequate spray coverage / adjust heads*

COMMENTS: _____

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

27 Hose Faucets

N/A

Not inspected* Frost type: yes / no* Winterized - not tested* Anti-siphon valves: yes / no*

- Appear serviceable Some inoperative / corroded ② Leaks ② Missing / broken handle(s)*

COMMENTS: _____

28 Fuel System

N/A

SHUT VALVE LOCATION: _____
 GAS METER / OIL TANK / LPG TANK

Fuel system is not on for inspection - suggest utilities company light and test appliances*

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Pipes not corrosion proofed* / not protected in ground* / concrete* Pipe is corroded / under strain ②
- Leak / Improper piping at: ②④ _____ Copper / plastic pipe ② Pipe is not 6" above ground ②
- No shutoff valve at: ② _____ Unions / bushings at: ② _____ Pipes lack proper support ②

COMMENTS: _____

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.*

29 Water Heater(s)

N/A

LOCATION UNIT A: _____ UNIT B: _____ UNIT C: _____
 ◇ GAS / PROPANE ◇ ELECTRIC / SOLAR ◇ OIL ◇ GALLONS: #A _____ #B _____ #C _____

- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Pilot / system off--could not inspect*
- Rust flakes in burner chamber* Burner flame appears improper ② Heater leaks: water / gas / oil ②④
- Water shutoff valve installed (no test) Valve missing / broken / leaks ② Rust/corrosion on pipes / valve / tank*
- T P R valve installed on tank(s) No T P R valve installed ② P R valve on piping system only ②
- T P R pipe: improper type / reduced ② T P R pipe: missing / short / threaded / capped / reduced / unsafe termination ②
- Combustion air is available ___ N/A Air supply blocked / none provided ② No gas line drip leg*
- Vent flue piping is serviceable ___ N/A Pipe damaged / disconnected ② Improper / loose / missing vent ②
- Vent flue backdrafting noted ② Vent rise / angle is improper ② Elbows of 90 / multiple 60 degrees ②
- Insufficient clearance to combustible material ② Gas heater flame in garage is not 18" above floor ④⑤
- Seismic straps serviceable ___ N/A Straps needed* ⑤ Improper straps* ⑤
- Thermal blanket serviceable ___ N/A Blanket damaged / loose* Blanket needed*
- Missing a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
- Enclosure / door missing / damaged* Improper firewall ②

COMMENTS: _____

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*