

## Description

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene) • Polybutylene (PB) • [Galvanized steel](#)

Main water shut off valve at the:

- West
- Basement



Basement

Water flow and pressure: • [Functional](#)

Water heater type:

- [Conventional](#)



Conventional Water heater



Data plate

Water heater location: • Basement • Laundry area

**Water heater fuel/energy source:** • [Gas](#)  
**Water heater tank capacity:** • 151 liters  
**Water heater approximate age:** • 2 years  
**Water heater typical life expectancy:** • 8 to 12 years  
**Waste and vent piping in building:** • [Plastic](#) • [Cast iron](#)  
**Main fuel shut off valve at the:** • Gas meter

## Limitations

**Fixtures not tested/not in service:** • Hot tub • Outdoor faucet (hose bibs/bibbs) shut off for winter  
**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

## Recommendations

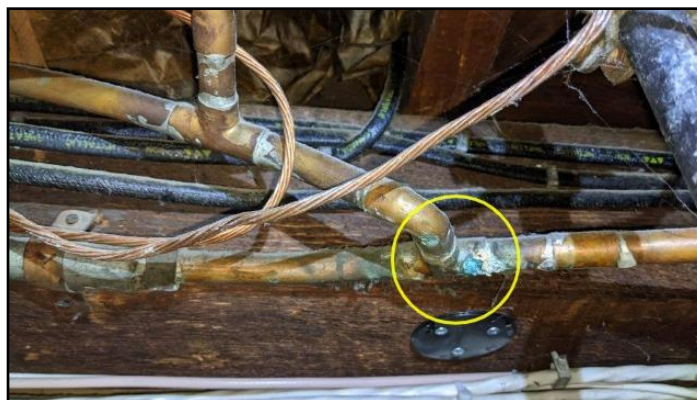
### RECOMMENDATIONS \ General

**36. Condition:** • Copper pipes older than 35 years, monitor for leaks, repair as necessary. Some corrosion noted on copper fitting. Not an active leak shown on picture.

**Location:** Throughout

**Task:** Monitor for leaks, plumber to repair leaking pipes

**Time:** Immediate



*Copper pipes older than 35 years, monitor...*

### SUPPLY PLUMBING \ Water supply piping in building

**37. Condition:** • [Galvanized steel](#)

Galvanized pipes are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in homes built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Over time, the galvanized steel pipes begin to rust or corrode from the inside.

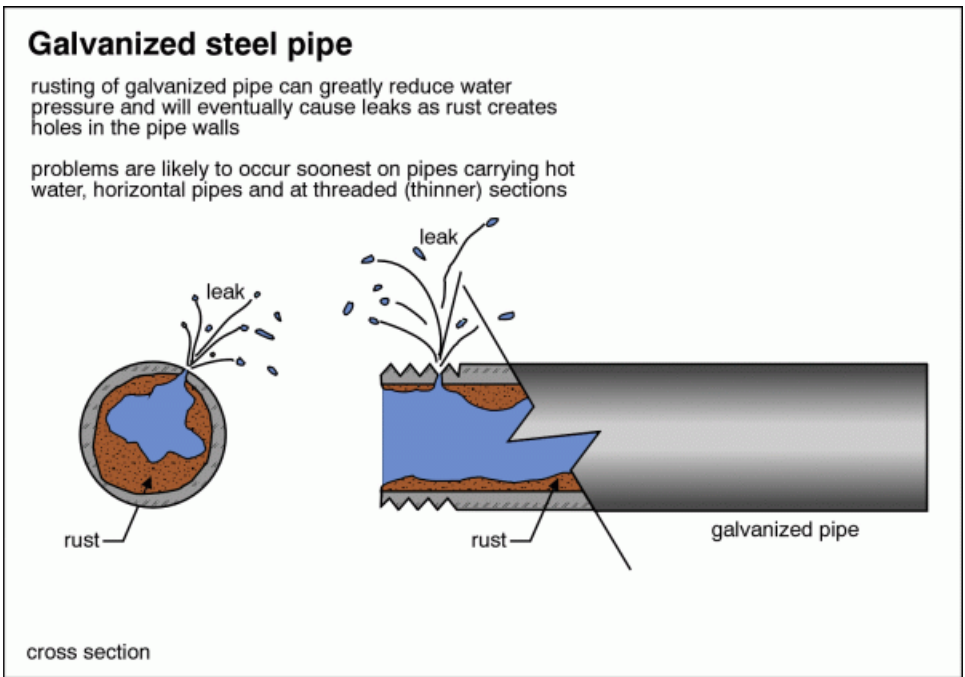
Have certified plumber evaluate the presence of galvanized steel material in water supply piping.

**Implication(s):** Reduced water pressure and volume

**Location:** Throughout Basement Utility Room

**Task:** Further evaluation

**Time:** Immediate



*Galvanized steel*



*Galvanized steel*

**38. Condition:** • Polybutylene

Noted in the basement bathroom under sink water supply polybutylene piping material. Poly B piping has a history of failing, consult a plumber regarding condition of piping and possible replacement. In addition, there may be possible insurance issue; consult with your insurance provider.

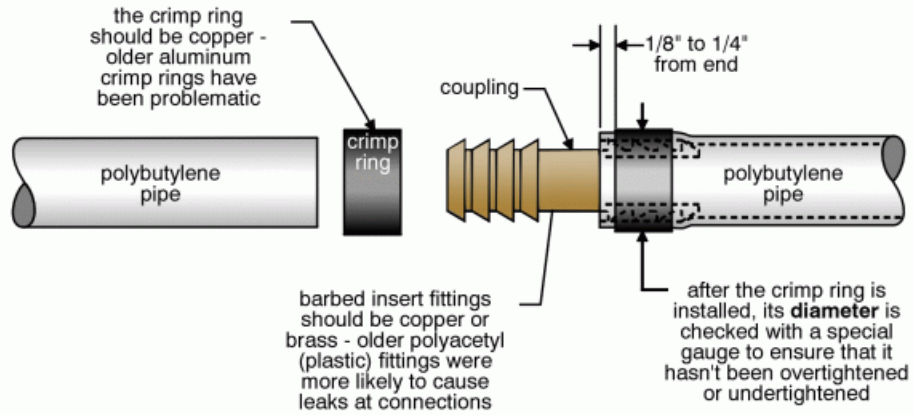
**Implication(s):** Chance of water damage to structure, finishes and contents | Leakage

**Location:** Throughout / Various

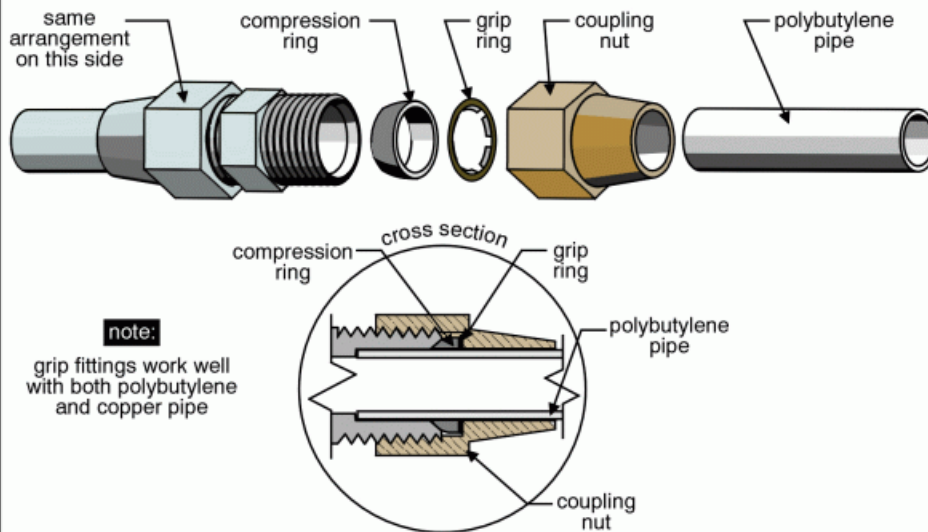
**Task:** Further evaluation

**Time:** Immediate

## Polybutylene pipe - crimp fitting



## Polybutylene pipe - compression (grip) fitting







Polybutylene

**SUPPLY PLUMBING \ Water pressure regulator**

**39. Condition:** • [Missing](#)

Noted missing Pressure reducing valve at the main water shut off valve location.

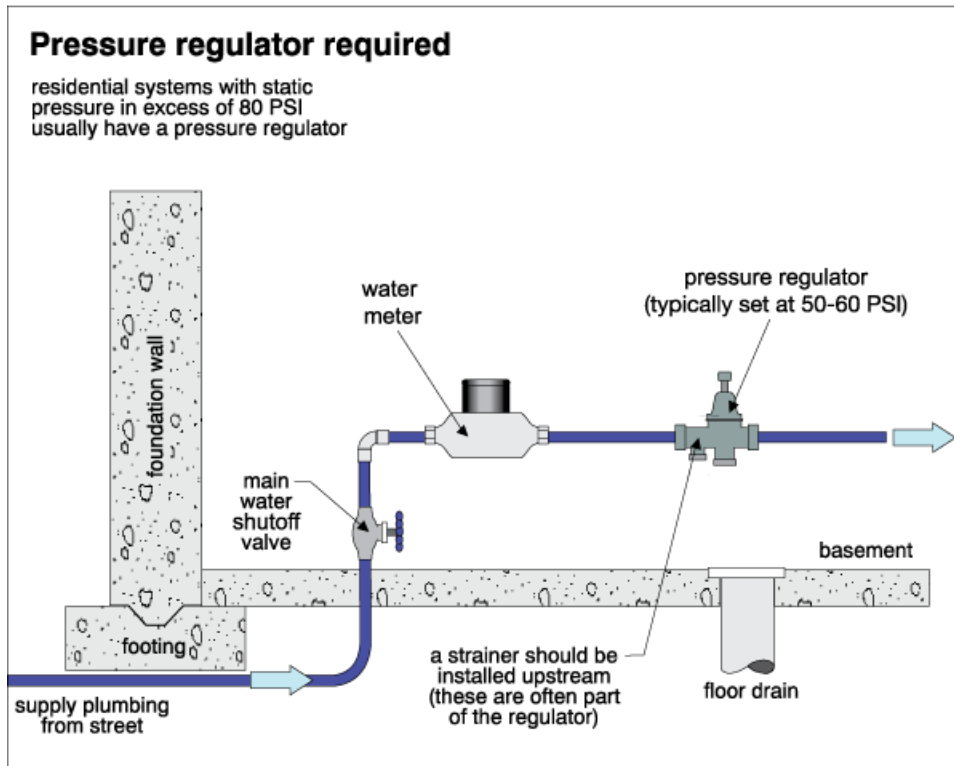
This can result in higher water pressure in water supply piping coming from the street and develop leaks in piping connections throughout the house.

**Implication(s):** Chance of water damage to structure, finishes and contents | Leakage | Damage to equipment

**Location:** West Bedroom

**Task:** Further evaluation Provide

**Time:** Immediate





*PRV Missing*

## **WATER HEATER \ Tank**

**40. Condition:** • Safety pan and drain missing

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Basement Utility Room

**Task:** Provide

**Time:** Immediate



*Safety pan and drain missing*

## **FIXTURES AND FAUCETS \ Shower stall**

**41. Condition:** • Moisture detected

Cracked grout filler noted in the corner of shower stall with elevated moisture reading.

Have general contractor to re grout tiles in shower stall.

General recommendation in bathrooms is to use caulking in any vertical/horizontal intersections wall/floors to stop potential water ingress.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Second Floor Master Bathroom

**Task:** Repair or replace

**Time:** Immediate



Moisture detected



Moisture detected

**42. Condition:** • Current layout in bathroom does not allow fully open shower stall door and is touching sink. with strong swing glass door could potentially break. Consult general contractor if any improvements can be done to provide safe operation of shower stall.

**Implication(s):** Chance of breaking glass door. Safety issue.

**Location:** Second Floor Master Bathroom

**Task:** Improve

**Time:** Discretionary



Glass door / Sink interference