AIR CONDITIONING PERFORMACE & COMPONENTS:

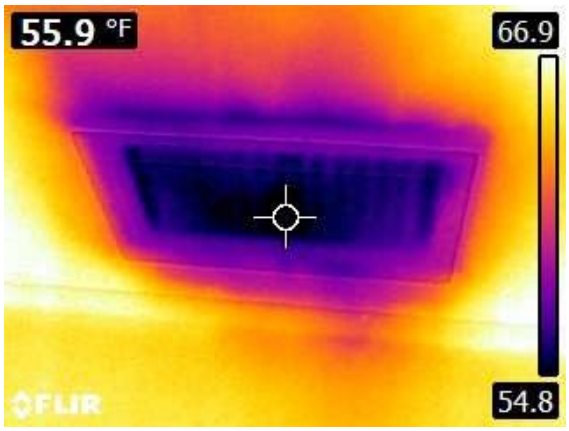
OPERATION & THERMOSTAT:

The air-conditioning system is operational and did produce the optimum air temperature drop of 15-20 degrees.

SUPPLY AIR TEMP:
Supply air temp: 55 degrees.

SIZE:
Note: Determining the size of the air-conditioner is not determined during the inspection.

EVAPORATOR COIL:
The indoor coils were not accessible and were not viewed.



PLUMBING

LIMITATIONS:

SINGLE FAMILY HOME:

The plumbing system is inspected in accordance with the ASHI standards of practice. Since shutoff valves are operated infrequently, it is not unusual for them to become stuck in place over time. Stuck valves can leak or break when operated after a long period of inactivity. For this reason NO shutoff valves are tested during the home inspection.

Corrosion is very common at pipe joints and is often not reported.

Many portions of the plumbing system are not visible during a standard inspection. This includes: underground supply and drain pipes, septic systems, and all plumbing that is located behind walls, floors, or ceilings. Plumbing leakage is a major part of your inspection. During the inspection procedures, all fixtures are operated for at least 10 minutes at each location (and often much longer) and the areas under these fixtures are inspected for signs of leakage whenever it is possible to do so. However, there ultimately is no way to guarantee that all leaks have been located, or that future leaks will not occur.

PLUMBING MATERIALS:

SERVICE TYPE:
Public / City Water.

MAIN LOCATION:
The main interior water shut-off valves are located in the basement, inside the front foundation wall.

MAIN MATERIAL:
The portion of visible pipe is made of copper.

DISTRIBUTION PLUMBING TYPES (Visible Portions):
Copper (Type M - red)
PEX Plastic.

DRAIN SERVICE:
Public / City Sewer.

DRAIN PLUMBING TYPES:
Cast Iron
Galvanized steel
Plastic.

MAIN PUBLIC WATER SUPPLY PIPE:

PIPE CONDITION:
No problems noted.

METER:
No problems noted.

VALVE CONDITION (valves are not turned):
No problems noted.

CURB STOP LOCATION:
Location of exterior shut off valve (curb stop).

WATER FLOW:
No problems noted (good water flow occurred during the inspection).

Note: Water pressure is not measured during your home inspection.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good, high water pressure is not. In fact, whenever street pressure exceeds eighty pounds per square inch, a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch.

DISTRIBUTION PIPES:

IRRIGATION SYSTEM:
The visible portion of the exterior pipe is cracked / broken - which was caused by freeze damage. This indicates that the system was not winterized properly. Additional damage to underground components is also possible, but this could not be verified during the inspection.

This system is no longer usable in its current condition.

Note: Sprinkler systems must be blown out with compressed air prior to the winter season. The best way to do this is to purchase a service contract from a specialist.

SHUT-OFF VALVES - TO EXTERIOR SPIGOTS:

Two shut off valves were located.

EVERY FALL: Before the first freeze, shut off the valves that supply water to the exterior spigots. Next, open the exterior spigots so the pipes can drain. Then, open the air petcocks (small cap located on the interior shut-off valve). This will allow air into the line, which will drain the remaining water out of the valve. Replace the petcock caps. It is smart to leave the spigot valve - at the house exterior - in the open position because this reduces the chances of freeze damage to the spigot components.

drain valve

WATER SOFTENER:

OLD WATER SOFTENER:

The water softener is an older unit - and it is unknown if it is operating properly (water softeners are not cycled during the inspection - and effectiveness is not determined).

The average lifespan of a water softener is approximately 15 years. Most softeners older than 15 years do not soften the water adequately - even though they may appear to be functioning properly. The need for replacement in the near future should be anticipated. Consider having the water hardness from this home tested.

Note: When softeners are not used in homes with hard water, damage to the fixtures and distribution plumbing can result (i.e. scale buildup, leaks, etc.). The lifespan of the water heater is also usually reduced.

Note: When water becomes visible at the base of the tank, it is time to refill the tank (2 bags per fill is recommended).

DRAIN, WASTE & VENT PIPES:

CLEANOUTS:

No problems noted.

FLOOR DRAIN:

No problems noted.

WATER HEATER:

INSTALLATION:

Errors with the installation of the water heater were found, which indicates that the water heater was installed without a permit. Improvements are recommended. See below for more details.

MAKE:

AO Smith.

FUEL & EXHAUST TYPE:

Natural Gas.

APPROXIMATE AGE:

The water heater is approximately 5 years old. Average lifespan: 15-20 years.

SIZE:

50 Gallons.

CAPACITY OF UNIT:

40,000 btu's.

WATER HEATER - CONDITION:

Note: Hot water flow is tested during the inspection, and the water is checked a second time at the end of the inspection to ensure that the hot water has recovered. However, due to time constraints, this cannot guarantee adequate hot water flow from the water heater. No concerns were identified with the hot water output at the time of the inspection.

Note: Pressure relief valves are not tested during the inspection.

EXHAUST VENT & FLUE:

The exhaust vent has corroded / pitted where it connects to the vertical exhaust flue. Replacement of this portion of the exhaust vent is recommended.

HOT/COLD PIPES:

The PEX plumbing is located too close to the draft hood (PEX plumbing should be at least 18" away from the draft hood). A different type of plumbing is needed at these locations (i.e. copper).

FUEL (Gas) SUPPLY:

OVERALL CONDITION:

NOTE: If gas odors are detected at shut off valves, or unions, they are reported, but not all joints / unions / valves are inspected - and the absence of leaks is not guaranteed (gas pipes cannot be completely evaluated, due to time constraints).

DRYER CONNECTION:

There is no sediment trap at the appliance connection.

The shut off valve is old, which means that it is more susceptible to leakage. Upgrading to a modern, AGA approved valve is recommended.

RANGE CONNECTION:

The connection to the range was not visible.

WATER HEATER CONNECTION:

A flexible pipe was used to attach the gas supply to the water heater. This material is not approved for water heater connections (rigid black iron, or soft copper are the only acceptable materials).

This generally indicates that the water heater was not installed by a licensed professional.

LAUNDRY

LIMITATIONS:

SINGLE FAMILY HOME:

The interior review is visual and the findings are reported in a manner that compares your home to other homes of a similar age. Cosmetic considerations are not reported (i.e. paint, trim, countertop stains). Minor flaws such as torn screens, or an occasional cracked window can be overlooked.

Portions that are covered with floor coverings, furniture, or storage are not included. False ceiling panels are generally not removed during the inspection unless there is a compelling reason to do so. Determining the source of odors, or like conditions is also not a part of this inspection.