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NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of main water supply valve:* Within 3-5 feet of the Street.

*Static water pressure reading:* 100+ psi

*Comments:*Component(s) functioning as intended, but minor deficiencies were observed.

Loose, damaged or missing tile in plumbing enclosure at: Kitchen Island - "[§535.231 \(a\)\(2\)\(E\)\(viii\)](#)"



The commode is loose at the floor mounting at: Hall Bathroom (1st Floor) Commode - "[§535.231 \(a\)\(2\)\(E\)\(viii\)](#)"



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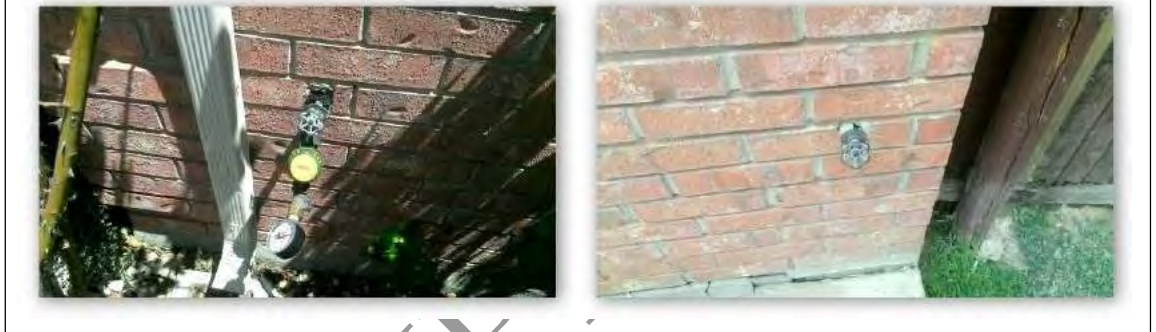
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Fixture is loose at mounting at: Exterior Rear, Exterior Front - "[§535.231 \(a\)\(2\)\(E\)\(viii\)](#)"



No anti-siphon device installed at: Exterior Front, Exterior Rear - "[§535.231 \(a\)\(2\)\(D\)\(iii\)](#)"

Anti-siphon devices prevent contaminated water from being drawn into the plumbing supply system.



Anti-Siphon Back Flow Bib



The anti-siphon bib device prevents contaminated water from backing up into the potable water supply via a siphon effect. The anti-siphon device screws onto the threaded hose bib and is secured by using a set screw.

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The enclosure door is missing a weather strip at the bottom connection: Master Bathroom Shower. - A weather strip will prevent water splash from landing outside of the enclosure.  
"[§535.231 \(a\)\(2\)\(E\)\(viii\)](#)"



Shower enclosure is leaking at: Master Bathroom Shower. Recommend repair to the caulking on the inside of the enclosure. - "[§535.231 \(a\)\(2\)\(E\)\(viii\)](#)"



Damage to finish at: Hall Bathroom (1st Floor) Sink - "[§535.231 \(a\)\(2\)\(E\)\(viii\)](#)"





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Drain stop missing/needs adjustment at: Hall Bathroom (1st Floor) Sink, Hall Bathroom (1st Floor) Tub - "[§535.231 \(a\)\(2\)\(E\)\(v\)](#)"



Additional Comments and Observations (This section may contain photographs that are not necessarily related to a deficiency.):

The master shower temperature setting knob is difficult to adjust. - "[§535.231 \(a\)\(2\)\(E\)](#)"



The kitchen sink cabinet does not have a bottom. - "[§535.231 \(a\)\(2\)\(E\)](#)"



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PSI(water pressure) measurement:- "[§535.231 \(a\)\(2\)\(E\)](#)"



Location: Water meter/shut off location- "[§535.231 \(a\)\(2\)\(E\)](#)"



Location: Gas Meter/Main Shut-Off.- "[§535.231 \(a\)\(2\)\(E\)](#)"



**Corrugated Stainless Steel Tubing(CSST) disclaimer:** CSST is a flexible steel gas pipe that is usually covered in a yellow poly-wrap. This is not to be confused with flexible gas appliance connectors. A portion of the gas distribution system is typically concealed behind walls. Often times, this portion includes the length of gas pipe that is required to be directly grounded to the electrical system when CSST is present in the system. **Neither the absence of CSST or the reliability of it's installation, including proper grounding as specified by the manufacturer, can be verified at the time of the inspection.**

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General Plumbing Photos.- "[§535.231 \(a\)\(2\)\(E\)](#)"





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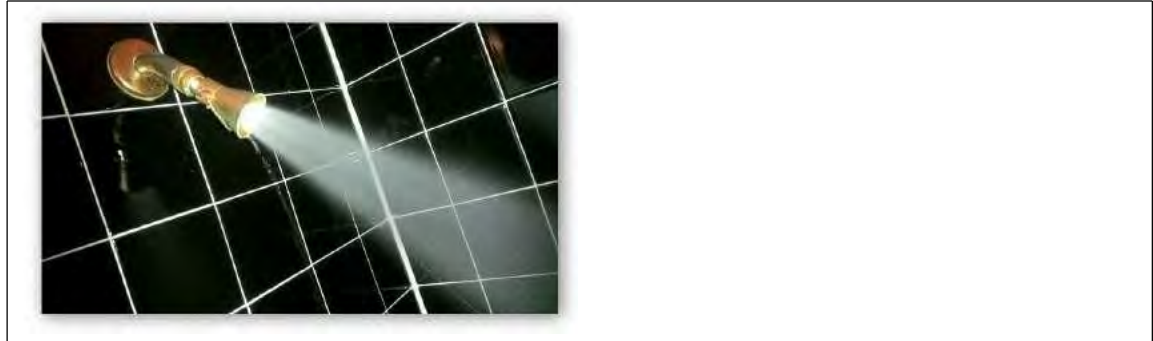
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**B. Drains, Wastes, and Vents**

*Comments:*Component(s) appear to be functioning as intended.

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40 gallons

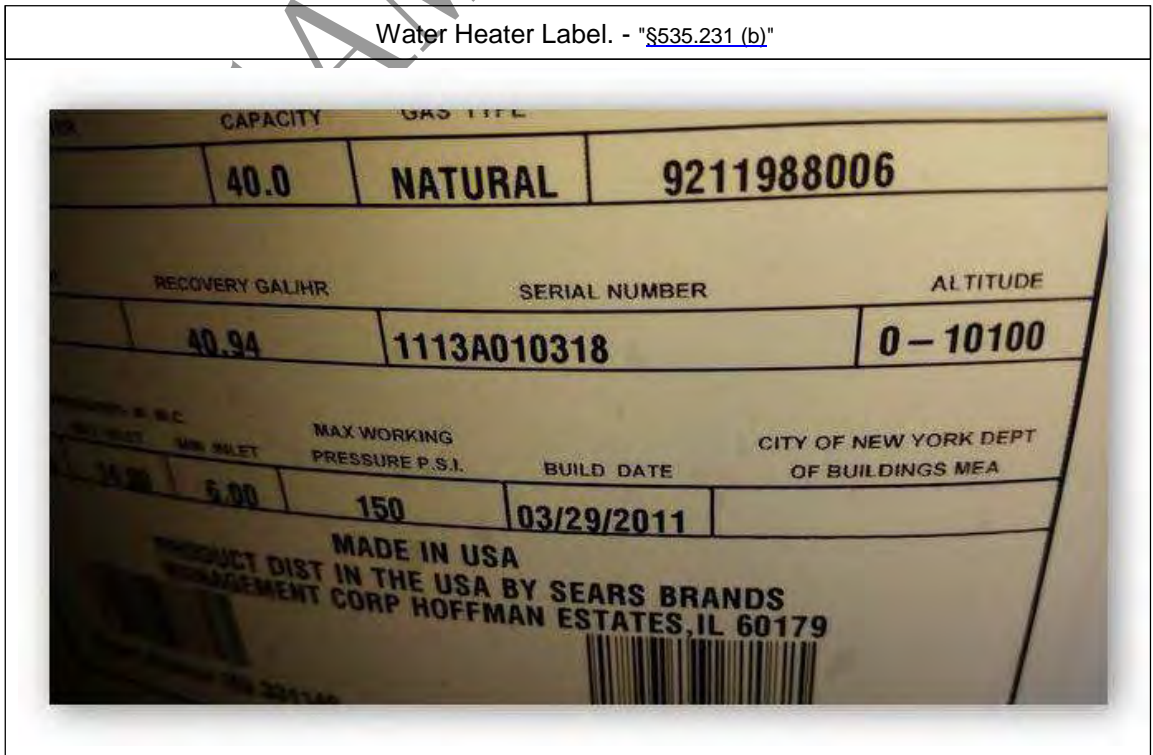
*Approximate age:* 2011

*Water Heater Location:* Garage

*Comments:*Component(s) appear to be functioning as intended.

Additional Comments and Observations (This section may contain photographs that are not necessarily related to a deficiency.):

Water Heater Label. - "[§535.231 \(b\)](#)"



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**Location:** Water heater temperature and pressure relief valve and drip pan(if present) exhaust(s):- "[§535.231 \(a\)\(2\)\(E\)](#)"



**D. Hydro-Massage Therapy Equipment**

*Comments:*Component(s) not present.

**E. Other**

*Comments:*

SAMPLE