

PLUMBING

As a rule of thumb, the life expectancy of a water heater is 9 to 12 years. During this time it is not uncommon to replace the heating element if the water heater is electric. Generally, water heaters are not replaced unless they are reasonably beyond basic repairs. To allow early detection and minimize water damage a drip pan is recommended under water heaters located on a main or second floor. ILLINOIS LAW REQUIRES LICENSED PLUMBERS FOR PLUMBING INSPECTIONS. A PLUMBING INSPECTION IS BEYOND THE SCOPE OF THIS INSPECTION, and therefore limited to general observable conditions. We do not operate valves or shut offs during the inspections for the following reasons: 1) ASHI Standards section 6, the inspector is not required to operate safety or shut off valves, 2) it has been my experience that valves turned off have been done so for a reason (there is a leak somewhere, sometimes minor, sometimes major, and not always visually detectible). In these cases, inquiry should be made of the seller. Restoration and further evaluation is recommended by a licensed plumber, 3) In addition, valves and shut offs "freeze" over time due to non-movement which increases the probability of leaking when turning. We recommend obtaining documentation of repairs should any be necessary during this transaction.

MAIN LINE:

MATERIAL:

The viewable main material as it enters the home is copper. A newer main line into the home is noted and featured on the listing sheet. I recommend seeking documentation of work provided and/ or invoice of work performed.



CONDITION:

General observable conditions: There were no apparent leaks to the interior house side of the main line at the time of this inspection. Minor corrosion is found near the main valve. This corrosion is typical of age. Plumbing pipes, fittings and valves should be reviewed as part of routine maintenance.

LOCATION OF MAIN WATER SHUT-OFF VALVE:

Mechanical room. Located at the north wall of the basement.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION (s):

Satisfactory. I did not notice any active leaking during this inspection. Minor corrosion is typical at most joints and shut off valves. The water supply lines are poorly supported at the south end of the basement. Installation of additional supports is recommended as a precaution against pipe stress.



WASTE LINES:

MATERIAL:

Cast Iron and Plastic (PVC).

CONDITION:

Rust, corrosion, and excessive caulk is noted at connections and fittings by the main waste line clean out. Leaking is noted. There are signs of moisture running down the wall where the pipe exits the foundation wall. *The effectiveness of caulk cannot be determined.*



Recommendation(s):

Consult a licensed plumber for further evaluation and repairs.

HOSE SPIGOTS:

OPERATION:

Present and working. All hand wheels are present.

SUMP PUMP:

OPERATION:

Present. Operating. There is debris in the sump pit. *Cleaning of the sump pit is advised to extend the service life of the pump.* The sump pump discharge line has signs of leaking where it exits the wall. Repair is recommended. There is no cover on the sump pit at this time. *A cover is recommended.*

FUEL SYSTEM:

METER

LOCATION and

SHUTOFF:

The gas meter is located on the north side of the home.