PLUMBING - SERVICE 13

☐ An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.
☑ This feature was inspected, working properly or needs some action - **X** indicates feature was NOT working as intended, needs immediate attention **or** is highlighted for your information.

STRATA Many elements are maintained by Strata and may not have been fully accessible or inspected

WATER HEATER ● N/A ☐ Appears Functional ☐ No water ☐ No Power or Fuel

Location: ☐ Utility Room ☐ Basement ☐ Crawlspace ☐ Garage (must be 18" above floor) ☐ Closet ☐ Exterior access

	Make	Est. Age	Estimated Capacity	Fuel Source	Temp °F
#1	KENMORE	2009	272.5 Litres - ~~Gallons~~	☐ Nat. Gas ☑ Electric ☐ Oil ☐ LPG	☑ 128
#2			Litres - Gallons	☐ Nat. Gas ☐ Electric ☐ Oil ☐ LPG	☐

Water shut-off valve* ☑ **installed** ☐ corroded ☐ handle missing ☐ Tank covered with thermal wrap
Vacuum release valve ☐ **Installed** ☑ not provided ☐ Missing fire door cover ☐ Improve access
Pressure relief valve ☑ **Installed** ☐ not provided ☐ handle missing ☐ Hot water circulating system
Discharge line ☑ **Installed** ☐ not provided ☐ Recommend extension of pipe to within 6" of floor for safety
Vent pipe flue ☐ **Installed** ☐ openings noted ☐ loose ☐ damaged ☐ deteriorated sections ☐ backdrafting noted
Overflow pan ☑ No ☐ Yes >> **Pan drains to:** ☐ Floor drain ☐ Crawlspace ☐ In-house drain ☐ Pump ☐ Sump
Floor drain ☐ Yes ☑ Not visible *(see note 2)* ☐ No Pilot ☐ No Power ☐ No gas drip leg ☐ Negative slope on flue
☐ **Corrosion** inlet / outlet ☐ No tape noted at inlet-to-tank connection - Dielectric reaction (corrosion) is possible
☐ **Older unit(s) may have limited life** - failure probability increases with age ☐ Leaking ☐ Rusting ☐ Corroded ☐ Scorched
☑ **Heaters sre often guaranteed for 5 - 10 years but typically last 9 - 14 years** ☐ Improper clearance to combustibles *(6" min. required)*

MAIN ENTRANCE LINE ☑ Appears Functional ☐ Not found

Supply Lines ☑ Public ☐ Private ☐ Strata **Material:** ☐ Plastic (PVC - ~~PB~~ - Pex) ☐ Copper ☐ Galvanized — TOWEL CLOSET
Main Valve Location ☐ Basement or Crawlspace ☐ Beside or behind water heater ☐ Under stairwell ☐ Front ☐ Side ☐ Rear
Interior Diameter ☑ ½" ☐ ¾" ☐ 1" ☐ **Pressure regulator** not visible ☐ Copper Pipe - no protection from concrete
Shut-off Valve* ☑ **Installed** ☐ unable to locate ☐ leaking ☐ corroded ☐ broken handle ☐ non-operational ☐ poor location
☑ **Water Pressure** (PSI) 68 @ 1200 *(above 80 PSI is high and adjustment is suggested)* ☐ Pressure not tested
☐ **Mobile Home** - It is recommended that heat tape is tested and replaced on a regular basis * Shut-off valves are not tested

SUPPLY PIPES ☑ Appears Functional ☐ Not fully visible ☑ Freeze vulnerable pipes - ie. outside wall, irrigation, attic

☐ Galvanized (_____ % / feet) ☐ Plastic (PVC - PB - CPVC) *(see note 11)* ☐ PEX ☑ Copper ☐ Black Pipe *(gas service)* ☐ Brass
☐ **Corrosion / Rust** ☐ **Leaks** ☐ Insufficient **support** ☐ **Unprotected** pipe - subject to physical damage ☐ **Poor wkm'ship**
☐ **Dielectric** fittings needed ☐ **Water hammer** ☐ **Dissimilar metals** in contact - recommend correction (hangers) (connections)
☐ **Loss of water flow** noted when two or more fixtures are used *(typical when 1/2" service lines are used)*
☐ There are some **old water lines** in service which affect water pressure in dwellings of this age *(replacement may be necessary)*
Cross connections possible at: ☐ Laundry sink ☐ Pool ☐ Irrigation ☐ Wet Bar ☐ Bidet (check backflow valve) ☐ Bathtub
Gas meter: ☑ cannot tested by home inspectors **Location** ☐ Front ☐ Back ☑ Side *(of building)* **Line marking** ☐ not continuous

Water Heater - Supply Service

1 ☐ **NO UTILITY PAN** was noted under the water heater. Moisture damage to adjacent area is possible if tank, pipes or valves leak.

2 ☐ **NO FLOOR DRAIN** was visible near the water heater. Moisture damage to the adjacent area is possible if tank, pipes or valves leak. Suggest the addition of a moisture alert alarm, water ejection pump or improved drainage system.

3 ☑ **DRAIN WATER HEATERS** on a regular basis to expel sediment from the tank. This extends the life of the tank and makes it more cost-efficient to operate.

4 ☐ A **SAFE TEMPERATURE** for hot water is 120 - 130° F. Even though this is a 'relatively-safe' temperature, the human pain threshold is around 110 to 115° F. Over 140° F can scald.

5 ☐ **CORROSION AT WATER HEATER** inlet or outlet piping. This could indicate a leak or could be the result of a di-electric reaction between dissimilar metals - use a plumbers tape on connections.

6 ☐ **WATER SOFTENER** Verify with the current owner on the operation of this component. Testing water softeners and timers is beyond the scope of a CAHPI inspection.

7 ☐ **WATER HEATER** could not be fully insected:
☐ pilot not lit ☐ no power or gas ☐ no water

8 ☐ **WATER PRESSURE IS OVER 80 PSI.** Pressures above 80 psi may void appliance warranties or damage valves for some appliances such as water heaters, toilets or washing machines. Flexible supply lines to washing machines, toilets, dishwashers, etc. are more likely to burst with higher pressures. Recommend reducing pressure to 40 - 80 psi. or replaced with metal flex-cable hoses

9 ☐ **UNSUPPORTED SUPPLY PIPES** were noted - stress may cause these pipes to leak. Support with hangers of same material, i.e., copper pipe with copper hangers, PVC with PVC hangers.

10 ☐ **WATER INLET AND MAIN VALVE** was not found as it was probably hidden behind something or not otherwise visible. Suggest locating and marking this shutoff valve after moving in as a safety concern.

11 ☐ **SOME ABS/PB** (polybutylene) plastic piping systems (some have plastic connections) may have documented defects. Contact manufacture's plumbing expert for further information and evaluation. Monitor connections for leaks.

12 ☐ **SPRINKLERS (in-house, ceiling and yard systems), WATER SOFTENERS** and **WATER FILTERS** are not part of a regular home inspection.

13 ☐ An inspection of **POOLS AND HOT TUBS** could take several hours and is beyond the scope of a CAHPI inspection. Pools and hot tubs without water or power cannot be tested for circulation nor can operation of heaters or pumps be confirmed.

14 ☐ **DAMAGED FLOORING** was noted under the water heater but is now dry. This may be from a previous leak; however, strength of the floor material may have been jeopardized.

15 ☐ **GAS WATER HEATER IN A BEDROOM CLOSET** should have weatherstripping around perimeter of the cover door to prevent gas fumes from entering the bedroom. Electric heaters are OK and require no special enclosures.