



Residential Property Inspections

Ph:(707) 310-0206 www.pacificinspections.net

Property Condition Report for: 555 Anywhere Avenue, Santa Rosa CA

PLUMBING SYSTEM

All visible portions of the supply and waste line plumbing systems were inspected. All plumbing fixtures were operated (using normal controls), unless otherwise noted in this report. Of course, plumbing pipes and other components inside wall or ceiling cavities or otherwise concealed are not examined. The purpose of the plumbing inspection is to determine whether the system is functional and serviceable in its present condition, and is NOT to determine if every plumbing code was strictly adhered to. We recommend that you double check all the plumbing lines under the kitchen and bathroom sinks after all the belongings are moved out. Sometimes these lines are bumped when removing stored items and leaks will occur.

SUPPLY LINES

OVERALL CONDITION: Good to Fair condition where visible.

TYPE: Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping were identified: Galvanized.

WATER SHUT-OFF: Located at the front of the house.
The main water shut-off valve handle at the front of the house is broken which may make it difficult to operate. Recommend having this condition evaluated and corrected by a licensed plumbing contractor.



COMMENTS: The galvanized pipes may be nearing the end of their useful life. The average life expectancy of galvanized pipes is 40 - 50 years. This is typically the result of corrosion building up on the inside which restricts water flow due to the reduced inside diameter of the pipes. This life expectancy is an average, as individual systems vary widely in their actual lifespan due to the mineral content in the water and other factors. The water volume appeared adequate at the time of the inspection.

No evidence of active water supply line leakage is currently noted in the system. If leaking does occur, we recommend that it be immediately repaired by a licensed Plumber. We cannot predict when or if the system will develop leaks. We recommend that you monitor the system.

WATER SOFTENER: None apparent.

WASTE LINES

OVERALL CONDITION: Fair condition.

TYPE: Waste lines which are not visible are not part of these conclusions. The following type(s) of waste lines were identified: Cast Iron, Galvanized, ABS Plastic, PVC-DWV Plastic pipe.

COMMENTS: Cleanouts are noted to be present. The rooftop plumbing vents appear serviceable with no readily visible obvious challenges viewed.



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There was an active waste line leak visible from the under-floor crawlspace at the drain line for the hall bathroom bathtub.

Recommend having this condition evaluated and corrected by a licensed plumbing contractor.



The galvanized drain line for the kitchen sink is completely rusted through and leaking as viewed from the under floor crawlspace.

Recommend having this condition evaluated and corrected by a licensed plumbing contractor.



Since one or more waste line plumbing leaks are currently noted in the system, we recommend that it be immediately repaired by a licensed Plumber. We cannot predict when or if the system will develop future leaks, therefore you are advised to monitor the system.

FUEL SYSTEM

OVERALL CONDITION:

Good condition.

A PG&E Smart meter is installed.

Visit: <http://www.pge.com/smartmeter/> for information on the advanced features of this meter and its associated fuel cost program.

METER/TANK LOCATION:

Natural gas meter and shut-off located at the left side of the house.



There was NO visible wrench with which to turn this shutoff valve. Gas valves are often very difficult to turn without a wrench at least 10" long, we suggest that a wrench be fastened within easy reach of this gas valve for use in the event of an emergency.

COMMENTS:

System appears serviceable. Lines corrosion proofed where visible.



WATER HEATER

LOCATION: Located at the garage.



BRAND NAME: Craftmaster.

AGE: This unit appears to be 16 - 18 years old. Statistical average life of a water heater in the United States is approximately 10 years. They may exceed this life expectancy by many years depending on the minerals, etc. in the incoming water, also routine maintenance such as draining the tank annually can help extend the life.

DATE OF MANUFACTURE: Based on the manufacturers label, we have attempted to determined the year that this unit was manufactured. Based on that information, the year of manufacture was 1993.

VISUAL CONDITION: Fair condition. A water shutoff valve is installed.

Rust Flakes were noted in the burner compartment. This is a common condition when water heaters are in garages as the outside temperatures can cause condensation in the burner compartment which leads to surface rusting.



SIZE: 40 Gallons.

FUEL TYPE: Powered by Natural Gas, A gas supply line is present with the appropriate flexible connector installed.



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TEMPERATURE & PRESSURE VALVE:

A Temperature & Pressure Valve (T&P) was noted to be present. Physical testing of these devices is NOT a part of this inspection. These valves can often accumulate rust and sediment and due to infrequent opening and closing, you should know that if you physically activate the valve it may not seal back off completely and could leak as a result.



The diameter of the discharge opening for the Temperature & Pressure Valve (T&P) is 3/4". The diameter of the drain line installed is less than 3/4". When the T&P valve activates it will not allow the water to exit through the reduced diameter drain line quickly enough and cause back-pressure on the tank. This can be a Potential Hazard. Recommend contacting a licensed plumbing contractor to evaluate and repair this condition.

COMBUSTION VENTING:

Good condition.

EXHAUST VENTING:

Good to Fair Condition.

Improper clearance was noted from the exhaust pipe to combustible materials where the pipe goes through the wall or ceiling. This is a Potential Fire Hazard! The distance from the exhaust pipe to combustible materials should typically be at least one inch for dual wall pipes and 6" for single wall pipes. The paper on the back side of sheetrock IS a combustible material. This appears to be a single wall pipe.



EARTHQUAKE BRACING:

The water heater is NOT braced according to the current standards. We recommend that this unit be secured at the top and bottom according to current requirements. Recommend having this condition evaluated and corrected by a licensed plumbing contractor. See addendum WH for more information on water heater strapping.

INSULATION:

This unit is internally insulated.