

From the cover page, Date and Name of Buyer are automatically filled in on every page

Every page customized to include your inspector info

Date Here Automatically From Cover Page  
Name Here Automatically From Cover Page

Your company name, your name, Lic#, Tel#

### 5.0 Plumbing

#### 5.1 Water Supply & Drainage Services To Building

Public Water  Private Water  Unknown \* Separate Sheets & Info Provided For Water Wells, Septic Tanks, Aerobic Systems

Supply Pipes:  
 Copper  ABS/PEX  Galv Steel  Plastic

Drains/Vents:  
 Copper  ABS/PEX  Galv Steel  PVC  Cast Iron  
 Orangeburg  Pin Hole Leakage/Corrosion At Drains/Pipes (Monitor)  
 House/garage/cabinets are full of furnishings— could not inspect everything—recommend buyer check before closing

#### 5.2 Water Main/Meter

Water Off Or Disconnected  Back Flow Preventer (Not Tested)  
 Water Meter Leaks (Not Tested);  Fire Sprinkler  
 Water Meter Flow Detector Stable:  Yes  No

We Do Not Check Water Shut-Offs Inside The Structure/House

#### 5.3 Bathroom(S) & Washroom(S)

Fixtures  Sink(S)  Toilet(S)/Bidet(S)  Tub(S)  No Lip Shower  Show To Buyer And/Or Realtor

Aux Heater(S)  Fans  Shower Enclosures  Jetted Tub(S)  
 Materials  Metal  Granite/Marble Type  Tile  Laminate  
 Other  Fiberglass Unit  Solid Surface  Plastic  
 Other  Shower Pan(S) Filled. No Leakage Noted.  Show To Buyer And/Or Realtor  
 No Access Under Tub  Jetted Tub Operated  Past Grout/Tile Repairs (Check With Seller)

#### 5.4 Kitchen

Sink: Double  Filter Water  Soap Disp  Inst. Hot Water  Hose Spray

#### 5.5 Water Heater & Associated Equipment

Approx Age: 2015  Gallons: Select  Tankless  
 Brand: Bradford-White  Energy Select  Circulating  
 Hot Water Temp: 114  Expansion Tank(S)  Raised  
 Serial Number: See Photos 2 Page  Pan  
 Location: Garage Closet  Drip Leg

Approx Age:  Gallons: Select  Tankless  
 Brand:  Energy Select  Circulating  
 Hot Water Temp:  Expansion Tank(S)  Raised  
 Serial Number  Pan  
 Location: Select  Drip Leg

Water Meter  External  Ground  
 Main Water Shut Off Located: Front Room Closet  
 Cleanout Located: Sw Corner Of Home  
 Gas Meter Located: West Side Of House

**Buyer Fyi/Recommendations:**  
SERVICE TANKLESS WATER HEATERS EVERY 6 MONTHS

#### 5.6 Visible Conditions-Items Noted Or Repairs Needed:

Leakage at Shower/Tub/Toilet/Sink/Jetted tub  
 501 Shower:  Head  Shower door  Faucet/Valve  
 502 Shower Pan  
 503 Tub:  Drain  Spout  Faucet/Valve  
 504 Toilet:  Drain  Water Supply  Tank  
 505 Sink:  Drain  Water Supply  Faucet/Valve  
 506 Jetted Tub  Drain  Water Supply  Faucet/Valve

Clogged drains at  
 507 Sink(s)  Tub(s)  Shower(s)  Toilet(s)

Fixtures  
 508 Damaged/seized/loose:  handle/faucet  spout  
 509 Loose toilet(s)/malfunction  
 510 Loose sink(s)/malfunction  
 511 Chipped sink(s)- seal  Chipped tub(s)-seal  
 512 Reversed pipes at  Shower/Tub  Sink(s)  
 513 Inoperative diverter  
 514 Missing/inoperative drain stopper  
 515 Sink hose sprayer problems  
 516 Shut off valve(s) missing/problems

Installation  
 517 Unsupported pipes or incorrect drain pitch  
 518 Poor, improper drain vent(s)  
 519 Improper connections/Dissimilar metals

Water Heater  
 520 Tankless water heater should be serviced every 6 months  
 521 Improper wiring at water heater  
 522 Relief valve/pipe problem at water heater  
 523 Rusty, leaking water heater  
 524 Adjust water heater thermostat to 110°-120°  
 525 Improper gas connection present  
 526 Unsafe lines (IMMEDIATE REPAIR NEEDED)  
 527 Raise water heater tank/not level  
 528 Missing drip leg  
 529 Insufficient/improper flue clearance - Needs to have a minimum of 1" clearance 360° around and all the way through the roof  
 530 Missing tray/debris in tray-clean out

Other items  
 531 Drain/pipe(s):  corrosion  oxidization  
 532 Bad tile grout, loose tile, unsound wall  
 533 Grout/caulking repairs needed:  
 under counter at sink joint  
 counter joint to backsplash  where backsplash meets wall  
 tub/shower meets walls/floor  where tub and shower tiles meet walls/floor/corners

534 Moisture stain  Toilet  Tub/Shower  Sink  
 535 Fan installation/inoperative/needs to be cleaned  
 536 Missing pipe insulation - freeze hazard  
 537 Improper/non-standard/temporary/recent repairs  
 538 Uncapped gas line(s)  
 539 Clean out repairs  
 540 Moisture with limited drying, can lead to mold  
 541 WE DO NOT CHECK FOR MOLD  
 542 Could not locate clean out - ask seller for location if there is a clean out  
 543 CSST is present  
 544

500 LICENSED PLUMBING WORK/EVALUATION NEEDED BEFORE CLOSING

#### 5.7 Evaluation/Repairs Needed Before Closing

We Do Not Check Sewer Lines. If This is Advised Having The Sewer Line Scoped, Budget For Replacement.  
We Only Check Jetted Tubs To See That They For More Than A Minute.

We are required by the CIB to make this present, we cannot determine if it is proper confirmed by a licensed electrician. Prop manufacturers instructions can only be v

#	Description	Estimate
503	Leakage at tub in hall bath	
509	Replace the wax ring and secure toilet at Master bath	
533	Caulk/grout is deteriorated or missing - replace	
<b>Total Plumbing Repair And Evaluation Estimate</b>		<b>\$0</b>

Estimate area is optional. Does not need to be on report.

You can type as little or as much as you need - fields expand

You can check off boxes or if you feel it needs more explanation, delete box, it will turn red, and you type number and info in the right column

This column has check boxes. Yellow fields you type into.

Blue fields you select from a drop down menu See Example to right.

#### 5.5 Water Heater & Associated Equipment

Approx Age: 2015  Gallons: Select  Tankless  
 Brand: Bradford-White  Energy Select  Circulating  
 Hot Water Temp: 114  Expansion Tank(S)  Raised  
 Serial Number: See Photos 2 Page  Pan  
 Location:  Select

Approx Age:  Gallons: Select  Tankless  
 Brand:  Energy Select  Circulating  
 Hot Water Temp:  Expansion Tank(S)  Raised  
 Serial Number  Pan  
 Location:

Water Meter  External  Ground  
 Main Water Shut Off Located:  Front Room Closet  
 Cleanout Located:  Sw Corner Of Home  
 Gas Meter Located:  West Side Of House

Select  
 Attic  
 Garage closet  
 Basement  
 Outside closet  
 Kitchen closet  
 Hall closet  
 Laundry room closet  
 Bedroom closet!  
 Bathroom closet!

Not actual size - reduced for explanations