

P L U M B I N G

Description of Plumbing System

WATER SUPPLY SOURCE

- | | | |
|--|---|-----------------------------------|
| <input type="checkbox"/> Public Water Supply | <input type="checkbox"/> Private Water Supply | <input type="checkbox"/> Unknown: |
|--|---|-----------------------------------|

SERVICE PIPE TO HOUSE

- | | | |
|----------------------------------|--------------------------------|--------------------------------------|
| <input type="checkbox"/> Copper | <input type="checkbox"/> Steel | <input type="checkbox"/> Brass |
| <input type="checkbox"/> Plastic | <input type="checkbox"/> Lead | <input type="checkbox"/> Not Visible |

MAIN VALVE LOCATION

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Front Wall of Basement | <input type="checkbox"/> Laundry Room | <input type="checkbox"/> Crawl Space |
| <input type="checkbox"/> Rear Wall of Basement | <input type="checkbox"/> Kitchen | <input type="checkbox"/> Beside Water Heater |
| <input type="checkbox"/> Furnace Room | <input type="checkbox"/> Not Found | <input type="checkbox"/> Exterior |

GAS VALVE LOCATION

- | | | |
|-----------------------------------|--|--------------------------|
| <input type="checkbox"/> At Meter | <input type="checkbox"/> In The Basement | <input type="checkbox"/> |
|-----------------------------------|--|--------------------------|

SUPPLY PIPING:

- | | | |
|---------------------------------|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Copper | <input type="checkbox"/> Plastic | <input type="checkbox"/> Not Visible |
| <input type="checkbox"/> Steel | <input type="checkbox"/> Brass | <input type="checkbox"/> |

WASTE SYSTEM:

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Public Sewer System
Seller | <input type="checkbox"/> Unknown | <input type="checkbox"/> Reported by |
| <input type="checkbox"/> Private Sewage System | <input type="checkbox"/> Rprtd. by Agent/ Representative | <input type="checkbox"/> |

DRAIN / WASTE / VENT PIPING:

- | | | |
|----------------------------------|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Plastic | <input type="checkbox"/> Cast Iron | <input type="checkbox"/> Lead |
| <input type="checkbox"/> Copper | <input type="checkbox"/> Steel | <input type="checkbox"/> Not Visible |

WATER HEATER:

- | | | |
|--|---|---------------------------------------|
| <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil Fired |
| <input type="checkbox"/> Approximately _____ gallon capacity #2_____ | <input type="checkbox"/> Approximate Age (in years) _____ | <input type="checkbox"/> Manufacturer |
| Date: _____ | _____ | |

MANUFACTURER WATER HEATER

- | | | | | | |
|---|--|------------------------------|--|---|---------------------------------------|
| <input type="checkbox"/> A.O. Smith | <input type="checkbox"/> G.E. | <input type="checkbox"/> GSW | <input type="checkbox"/> Marathan | <input type="checkbox"/> Richmond | <input type="checkbox"/> W.L. Jackson |
| <input type="checkbox"/> Allied Building Unit_____yrs | <input type="checkbox"/> Heat Transfer | | <input type="checkbox"/> Maytag | <input type="checkbox"/> Ruud | #1 <input type="checkbox"/> Age of |
| <input type="checkbox"/> American Unit_____yrs | <input type="checkbox"/> Hot Point | | <input type="checkbox"/> Mor-Flo | <input type="checkbox"/> Sears | #2 <input type="checkbox"/> Age of |
| <input type="checkbox"/> Bock | <input type="checkbox"/> Kenmore | | <input type="checkbox"/> Pottstown Wtr Htr | <input type="checkbox"/> U.S. Craftmaster | Heat Pump |

Manufacturer:

- | | | | | |
|--|------------------------------------|-----------------------------------|-----------------------------------|-----------------------------|
| <input type="checkbox"/> Bradford White | <input type="checkbox"/> Lennox | <input type="checkbox"/> Reliance | <input type="checkbox"/> Vanguard | <input type="checkbox"/> |
| DEC/Therma-Stor | <input type="checkbox"/> Lochinvar | <input type="checkbox"/> Rheem | <input type="checkbox"/> Vaughn | <input type="checkbox"/> E- |
| <input type="checkbox"/> ENVI-RO-TEMP tech/Crispaire | | | | |
| #1 <input type="checkbox"/> Model # _____ | <input type="checkbox"/> Serial | | | |
| # _____ | | | | |
| #2 <input type="checkbox"/> Model # _____ | <input type="checkbox"/> Serial | | | |
| # _____ | | | | |

- | | | |
|--|---|--|
| <input type="checkbox"/> Tankless System Combined with Boiler Unit | <input type="checkbox"/> Furnace Combination Unit | <input type="checkbox"/> Heat Recovery |
| <input type="checkbox"/> Rental Unit | <input type="checkbox"/> | |

OTHER COMPONENTS:

- | | | |
|---|---|--|
| <input type="checkbox"/> Sump Pump Regulator on Main Line | <input type="checkbox"/> Hot Water Circulator | <input type="checkbox"/> Pressure |
| <input type="checkbox"/> Solid Waste Pump Sump Pump | <input type="checkbox"/> Backflow Preventers on Hose Bibs | <input type="checkbox"/> Battery Back Up |
| <input type="checkbox"/> Laundry Tub Pump | <input type="checkbox"/> Sauna | <input type="checkbox"/> Batt BackUp |
| SumpPump:Not Tested | | |
| <input type="checkbox"/> Pressure Tank: _____ PSI | <input type="checkbox"/> Sprinkler System | <input type="checkbox"/> |

Water Heater

AGE FACTORS AND MINOR COMPONENTS

- | | | |
|---|--|--|
| <input type="checkbox"/> Old Unit (or) Old Unit/Lacking Maintenance | <input type="checkbox"/> Corrosion at Supply Connections | <input type="checkbox"/> No TPR Valve |
| <input type="checkbox"/> Unit Middle Aged Valve | <input type="checkbox"/> Reversed Hot And Cold | <input type="checkbox"/> Leaky TPR |
| <input type="checkbox"/> Leakage Evidence Improvement | <input type="checkbox"/> No Shut off Valve | <input type="checkbox"/> Discharge Needs |

- Needs Service Piping for TPR
- Burner Dirty/Rust Flakes Connection Poor

- TPR Discharge Reduces in Diameter
- Missing Cover

- Add Discharge
- Wiring

WATER HEATER VENTING

- Spillage Of Exhaust Clearance
- Combustion Air Connections

- Draft Diverter Improvement
- Vent Pipe Aluminum

- Vent Pipe
- Vent Pipe

WATER HEATER ATTACHMENT AND LOCATION

- Seismic Gas Connection
- Seismic Straps Damage
- Improve Mount Blanket Limitation

- Garage Clearances Need Improvement
- Poor Wiring Connection
- Install Drain Pan

- Location Unsafe
- Protection from
- Insulation

Gas Piping

- Plumbing - Gas Leak
- Main Shutoff Not Found Connection
- Main Shutoff Obstructed Needed
- Gas Meter Not Protected Unsuitable
- Buried Pipe Protection Suspect

- Plastic Unsuitable
- Clearance From Ground Insufficient
- Corrosion
- Drip Leg Needed
- Copper Tapped into Meter

- Union Location
- Poor Appliance
- Shut Off Valve
- Copper

Supply Plumbing

- Pressure Regulator Needed On Cold Pipe
- Older Steel Connection
- Leak as Drink. Water
- Exterior Corrosion Older
- Freezing Potential Setup
- Support Lacking Holding Tank?
- Hot/Cold Supplies Reversed Needed At Sinks
- Prior Leakage Supply Plumbing

- Handle Missing
- Handle Damaged
- Pipe Hammer
- Workmanship Marginal
- Excessive Pressure Drop
- Polybutylene Warning
- Polybutylene Leakage
- No Connection Between Material

- Condensation
- Cross
- Softened Water
- Well Pump
- Pump/Tank Poor
- Waterlogged
- Shut Off Valves
-

Waste/Vent Plumbing

- Marginal Workmanship
- Pipe Leak Not Found
- Obstruction
- Trap Leak
- Trap Suspect
- S Trap

- Insufficient Slope
- Support Insufficient
- ABS Pipe Suspect
- Connection Suspect
- Older Piping
- Stack Height/Size Insufficient

- Lead Pipe
- Main Clean Out
- Odor
- Openings
- Venting Suspect
- No Trap

Fixtures

- Older Fixtures

- Poor Quality Installation

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FAUCETS

- Leaky
- Loose Up
- Damaged

- Stiff
- Inoperative
-

- Aging
- Mineral Build

SINKS

- Damaged backs up
- Cracked Inoperative
- Loose

- Drains Slow
- Drain Stopper Inoperative
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- Kitchen sink
- Sprayer

TOILETS

- Loose (or) Loose Toilets
- Prior Leak
- Active Leak
- Loose/Missing
- Floor Damage

- Cracked
- Slow Flush
- Old
- Hold Down Handle to Flush

- Inoperative
- Runs On
- Handle
-

SHOWERS

- Shower Head Leak
- Complete Rebuild
- Shower Head Poor
- Drains Slow
- Shower Stall Tile Grout/Caulk
- Defective
- Remove Basement Shower

- Shower Stall Tile Damage
- Shower Stall Rebuild Tile Base
- Shower Diverter Leaky
-

- Shower Stall
- Shower Stall
- Shower Door

BATHTUBS

- Tile Grout and Caulk
- Enclosure Caulk
- Inoperative
- Tile Damage
- by Toilet/Tub

- Tile Rebuild
- Floor Spill Damage
- Window in Enclosure

- Drains Slow
- Drain Stopper
- Floor Moisture

WHIRLPOOL / JACUZZI

- Inoperative

- Motor Access
- Lacks GFCI

- Noisy

BIDET

- Slow Drain
- Inoperative

- Old
- Loose

- Prior Leak
- Cracked

LAUNDRY TUB

- Old Concrete

- Leak
- Loose

- Cracked

EXHAUST FANS

- Exhaust Fan Needed
- Suspect

- Inoperative

- Discharge

EXTERIOR HOSE BIBS

- Shut Off Needed
- Needed

- Leaks

- Anti-Siphon

Other Components

SUMP PUMP

- Inoperative
- Older Pump
- Sump Pump Failed
- Discharges into: _____
- Sump Pump Test Okay
- Install Check Valve

- Poor Installation
- Float Adjustment
- Discharge Line Suspect
- Water In Drain Tile Pit

- Cover Needed
- Battery Backup
- Batt Backup
-

WASTE EJECTOR PUMP

- Inoperative

- Unsealed Openings

- Access

LAUNDRY PUMP

- Inoperative
- Leak

- Poor Installation

- Older Unit

SAUNA

- Heater Inoperative
- Heater Protection

- Heater Clearance
- No Drain

- Heater Loose
-

Discretionary Improvements

DISCRETIONARY IMPROVEMENTS

- Fixture Updating Logical
- Faucets Updating Logical
- Tile Shower Eventual Replacement
- Anti-Siphon Device Installation On Hose Bibs
- S Trap Replacement
- Insulate Water Lines

- Replace Old Pipe When Renovating
- Replace Main Line To Improve Pressure
- Enlarge Pipes to Improve Pressure
- Larger Water Heater Desirable
- Vent Kitchen Fan To Exterior
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