





S & D PLUMBING

• ESTABLISHED 1980 •

- M-11671 -

Job #107702323

S&D Plumbing VIP Inspection

Tech's Name Esteban Corral	Customer's Name Muller, Sandra
Service Location 12318 Furrow Cove #A, Austin, TX 78753 USA	
Kitchen	
Kitchen Sink Drainage Drainage through sink drains Drainage - Pass	K/S Drain inspection Basket strainers/Drain piping Pass
K/S Faucet Inspection Faucet Pass	K/S Inspection Emergency shut offs & supply lines Pass
	
Disposal N/A	Water filter/RO N/A
Dishwasher Pass	Vegetable sink Drainage N/A
Veggie Sink Basket strainers & drains -	Veggie Sink Faucet -
Veggie Sink Emergency stops & supplies -	Kitchen - failed items Picture of failed items, if any -

RECOMMENDATION FOR REPAIRS

Water Heater

Water Heater

Brand -
Model -
Serial # -
Important info -



Water heater

Temperature & Relief Valve
Fail

"No leaking; no up to code"

Water Heater

Supply lines
Pass

Water Heater

Emergency water shut off
Pass

Expansion tank

Required by code
Needed - no exp tank present

Water Heater

Electrical wiring
Pass

Water Heater

Pan is present with pan drain
Pass



Water Heater

Floodstop
Recommended to avoid flooding

Water Heater

Tank - evidence of leakage?
No

Gas Water Heater

Gas Valve & supply line
Pass

Gas Water Heater

Drip leg on gas line required by code
Pass

Gas Water Heater

Vent system
Pass

Gas Water Heater

CO2 detector present

Pass

Water Heater - Needs to be replaced

Not at this time

RECOMMENDATION FOR REPAIRS

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Bathroom - Master or Main

Lavatory

Drainage

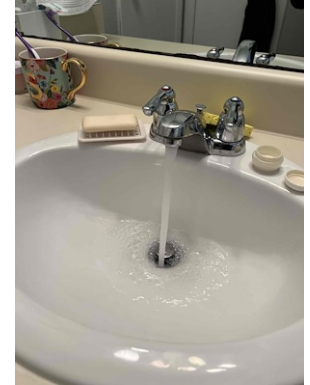
Drainage - Pass



Lavatory

Faucet

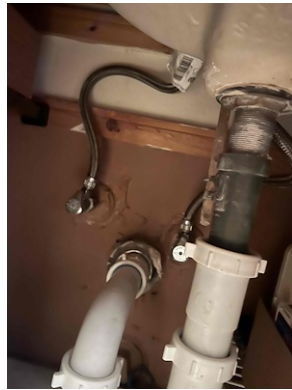
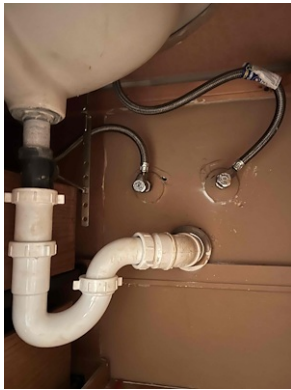
Pass



Lavatory

Drain piping

Pass



Lavatory

Emergency shutoffs & supply lines

Pass

Lavatory and faucet - picture

Picture of issues with lavatory, if any

-

RECOMMENDATION FOR REPAIRS

-

Shower

Drainage

Pass



Shower

Faucet

Pass

Shower

Shower Head

Pass

Shower Picture

Issues with shower, if any

-

Bathtub

Drainage

Pass

Bath tub

Waste & Overflow

Pass

Bath tub

Faucet

Pass

Bath tub

Spout

Pass

Bathtub picture

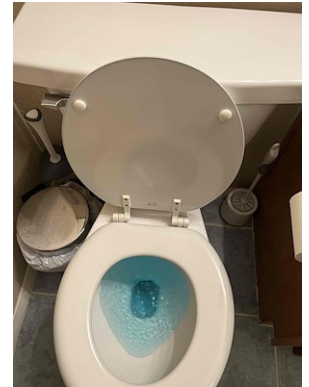
Picture of issues with bathtub, if any

-

Toilet

Drainage

Pass



Toilet

Fill Valve

Pass

Toilet

Flush Valve

Pass

Toilet

Seat

Pass

Toilet

Emergency shut off & supplies

Pass

Toilet picture

Picture of issues with toilet, if any

Laundry & Water Softener

Washing Machine

Drainage

Drain - Pass

Washing Machine

Hose Bibs

Pass

Washing Machine

Hoses

Pass

Laundry Sink

Drain

N/A

Laundry Sink


Drain piping

-

Laundry Sink

Faucet

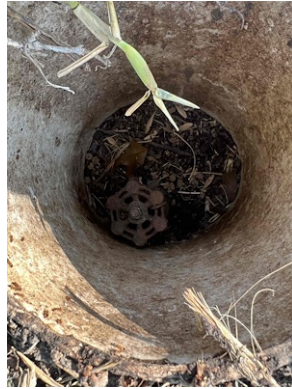
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<p>Laundry Sink Emergency shut off & supply lines -</p>	<p>Dryer connections including gas Pass</p>
<p>Water Quality Test Test water for hardness - Grains of Harness RECOMMENDATION: 15 grains of hardness</p> 	<p>Water Softener N/A</p>
<p>RECOMMENDATION FOR REPAIRS: -</p>	<p>Picture of failed area in Laundry</p>
<p>Outside</p>	
<p>Sewer Cleanout No Cleanout Present</p>	<p>Camera Yard line - If Cleanout is present In line camera to inspect condition of yard sewer line -</p>
<p>Type of Piping - Yard sewer line PVC - schedule 40</p>	<p>Yard Sewer Line Is replacement recommended? -</p>
<p>Yard sewer line If replacement is recommended - candidate for trenchless Yes</p>	<p>Sewer line Backwater valve -</p>
<p>Hose Faucets All hose bibs on exterior of home Pass</p>	<p>Hose Faucets Vacuum breakers present Pass</p>

Homeowner Emergency Shut Off

Location at meter - Very important in case of emergency shut off of water needed

Pass



Test Incoming Pressure to House

Install gauge on exterior hosebib

53psi



Pressure Reducing Valve (PRV)

Pass

Comments/Recommended Repairs

-

Customer Signature:

This inspection is intended to alert you of potential issues with the plumbing system. Neither S&D Plumbing or the technician shall be liable for any damages which may arise from any identified or unidentified plumbing or drainage problem, but shall be the responsibility of the owner of the property. This inspection carries no Guarantee.



S & D PLUMBING

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BILL TO

Muller, Sandra
12318 Furrow Cove #A
Austin, TX 78753 USA

INVOICE
107702323

INVOICE DATE
Aug 31, 2023

JOB ADDRESS

Muller, Sandra
12318 Furrow Cove #A
Austin, TX 78753 USA

Completed Date: 8/31/2023

Technician: Esteban Corral

Payment Term: Due Upon Receipt

Due Date: 8/31/2023

DESCRIPTION OF WORK

Came out to perform VIP inspection upon home owner request.
Started outside by taking water pressure and checking Home owner emergency shut off.
Walked around the property trying to find a cleanout to perform camera inspection. Unable to find cleanout.
Offered option to pull toilet and locate cleanout; home owner would not like to move forward with the option.
Started inspection inside home.
Water heater has been flushed recently by previous tech.
Inspected the 2 bathrooms in the home. No issues there.
Inspected rest of the home.

Drain pipe type; PVC

Note: Water heater was flushed in July 2023. Will not need again until next year at VIP renewal or shortly after

TASK	DESCRIPTION	QTY	PRICE	TOTAL