

AUSTRAL



HOUSING INSPECTIONS

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Date	Name												
Address													
MAINTENANCE CHECK LIST Just check the appropriate boxes (✓ or x) or use one or more of the following: D=damaged M=missing H=hazardous U=unsanitary L=long standing DUPLICATE FREELY- No modifications please						Kitchen	Living room	Dining room	Front bedroom	Rear bedroom	Bathroom	Hallway	Laundry / Utility
WINDOWS - Glasses, frames, sash cords, locks.													
DOORS - Locks, hinges, viewer.													
FLOORING - Carpet, wood, tile, linoleum, laminate, vinyl.													
CEILING AND WALLS - Structure, paint.													
PLUMBING - Toilet, sink, tub, faucets, (caulking, drips, clogged).													
CABINETS - Doors, shelves, hinges / knobs / pulls.													
APPLIANCES - Fridge, stove, washer, dryer, dishwasher, microwave, oven.													
WIRING - Outlets, switches, cover plates.													
ROOF SYSTEM - Ceiling, shingles, downspouts / gutters, siding / trim.													
PLUMBING SYSTEM - Pipes, sewage, sewer lines, fixtures, installation.													
HEATING - Thermostat, furnace, venting.													
FIRE SYSTEM - Smoke detector, fire extinguisher, fixed bars, wiring/fuses.													
VERMIN- Roaches, rodents, bed bugs, eggs / nesting, termites.													
OTHER ISSUES (Please circle conditions as needed)													
WATER HEATER - New appliance (no permit). No safety valve / drain pipe. No bracing or non conforming. No flexible supply lines, shut off valve non conforming installation. No platform / bollards at garage. Improper location.													
VENTING - (All gas appliances) -Carbon monoxide detector (improperly installed). Flue-too short. Missing cap, in contact with wood siding, undersized, missing altogether, no screws at draft diverter, downdraft assembly.													
EXTERIOR - Trash/debris, overgrowth, trees pushing onto structure / roof, flooding. Walkways cracked / defective, dilapidated fences/gates. Peeling paint.													
MISCELLANEOUS ISSUES - Stairs dilapidated. ADA compliance. Fire alarm central system, emergency exits. Lead paint. No lighting. Improper signage. Major remodeling, structural work, additions without permit. Illegal dwelling. Issues at basement, attic, crawl space. Chimney. No site manager for 16 units. Security issues.													
Other / Comments:													