CHECKLISTS TO KEEP YOU ORGANIZED

Plumbing Inspection Checklist

When you're performing plumbing inspections, a checklist helps your technicians stay consistent and catch leaks, drainage issues, and worn components before they turn into expensive repairs. We designed four plumbing inspection checklists to help standardize residential inspections, rough-in evaluations, and plumbing system assessments—and they're all rolled into one handy PDF.

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1. Complete plumbing inspection

- [ ] **Water supply system**
  - [ ] Inspect the main water shutoff valve for proper operation and accessibility
  - [ ] Check water lines for leaks, corrosion, discoloration, or mineral buildup
  - [ ] Inspect older galvanized pipes for internal corrosion or restricted flow
  - [ ] Test water pressure throughout the home
  - [ ] Check line connections under sinks, behind toilets, and near appliances
  - [ ] Inspect exposed pipes for missing or damaged insulation
  - [ ] Check the water meter for movement when no water is running
  - [ ] Look for signs of hidden moisture damage, mold, or mildew odors
  - [ ] Inspect the pressure regulator for wear or corrosion
  - [ ] Document aging pipe materials that may require monitoring or replacement
- [ ] **Drainage and waste system**
  - [ ] Run water through sinks, tubs, showers, and toilets to check drainage speed
  - [ ] Listen for gurgling sounds or bubbling water
  - [ ] Inspect visible drain pipes for leaks, corrosion, cracks, or improper slope
  - [ ] Check under sinks and around drain connections for moisture or water damage
  - [ ] Test toilet drainage and refill performance
  - [ ] Inspect vent pipes for visible damage or blockage
  - [ ] Look for signs of drain backups, standing water, or sewer odors
  - [ ] Test sump pump operation if equipped
  - [ ] Inspect cleanouts for accessibility and damage
  - [ ] Check septic systems for warning signs of failure, if applicable

- [ ] **Water heater inspection**
  - [ ] Record water heater age, model, serial number, and capacity
  - [ ] Inspect the tank exterior for rust, corrosion, dents, or deterioration
  - [ ] Check around the tank base and fittings for leaks or pooling water
  - [ ] Inspect supply connections and shutoff valves for corrosion or loose fittings
  - [ ] Test the temperature and pressure relief valve
  - [ ] Inspect venting for damage or improper installation
  - [ ] Check burner assembly condition on gas water heaters
  - [ ] Inspect the expansion tank for corrosion or waterlogging
  - [ ] Look for signs of sediment buildup or inconsistent water temperature
  - [ ] Verify thermostat settings for safe operation
  - [ ] Document signs of aging or reduced efficiency
- [ ] **Fixtures and faucets**
  - [ ] Inspect faucets for dripping, leaks, corrosion, or mineral buildup
  - [ ] Check sink drains and supply connections for leaks or loose fittings
  - [ ] Test toilets for proper flushing, running water, rocking, or leaks around base
  - [ ] Inspect shower valves and tub fixtures for leaks and smooth operation
  - [ ] Test water pressure at sinks, showers, and tubs
  - [ ] Check caulking and seals around sinks, tubs, and showers
  - [ ] Test garbage disposals for operation, noise, or drainage issues
  - [ ] Inspect fixtures for rust, corrosion, or visible wear
  - [ ] Look for slow drains or standing water
- [ ] **Outdoor plumbing**
  - [ ] Inspect hose bibs and spigots for leaks, corrosion, or freeze damage
  - [ ] Turn outdoor faucets on and off to verify operation
  - [ ] Check irrigation systems for leaks, broken heads, or uneven spray patterns
  - [ ] Inspect outdoor drains for standing water or debris buildup
  - [ ] Verify sewer cleanouts are accessible and properly capped
  - [ ] Inspect exposed exterior pipes for cracks, corrosion, or missing insulation
  - [ ] Look for freeze damage indicators on outdoor plumbing
  - [ ] Check for pooling water or foundation moisture issues
  - [ ] Inspect outdoor plumbing connections near pools or utility areas

2. Residential plumbing inspection

- [ ] Inspect the main water shutoff valve to confirm accessibility and operation
- [ ] Check water supply lines for leaks, corrosion, mineral buildup, or aging materials
- [ ] Test water pressure throughout home to identify low/high/inconsistent pressure
- [ ] Run water through sinks, tubs, showers, and toilets to check drainage speed
- [ ] Inspect drain pipes for leaks, corrosion, improper slope, or signs of blockage

- [ ] Test toilets for proper flushing, continuous running water, rocking, or leaks
- [ ] Inspect faucets, shower valves, and fixtures for leaks, wear, or low flow
- [ ] Check water heater for leaks, corrosion, venting issues, and safety valve operation
- [ ] Inspect visible plumbing connections around appliances, including dishwasher, washing machine, and refrigerator
- [ ] Check sump pumps and basement plumbing areas for signs of moisture
- [ ] Inspect exterior hose bibs, irrigation systems, and exposed pipes for leaks
- [ ] Look for hidden water damage, including stains, warped materials, mold, or odors
- [ ] Verify shutoff valves are accessible and properly installed throughout the home
- [ ] Check for plumbing code concerns related to venting, pipe materials, fixture installation, or water heater safety requirements
- [ ] Document pipe materials, fixture condition, and any repair recommendations for the homeowner

3. Plumbing rough-in inspection

- [ ] Verify pipe sizing throughout system to confirm water flow and drainage capacity
- [ ] Inspect drain line slopes to prevent standing water, slow drainage, or backups
- [ ] Check vent pipe layout and connections to confirm proper airflow and drainage
- [ ] Test water line pressure to identify leaks before walls and ceilings are finished
- [ ] Inspect pipe support spacing to ensure pipes are secured and won't move
- [ ] Check fittings/connections for proper installation, alignment, and leak prevention
- [ ] Verify nail plates are installed where pipes pass near framing members
- [ ] Confirm fixture spacing meets code requirements and allows proper clearances
- [ ] Inspect plumbing penetrations through framing for proper sealing and support
- [ ] Verify approved pipe materials according to plumbing codes and project specs
- [ ] Check water supply/drain line routing for accessibility and future serviceability
- [ ] Inspect stub-outs and fixture locations to confirm alignment with project plans
- [ ] Look for signs of unsupported pipes, improper venting, incorrect drain slope, or poorly protected water lines
- [ ] Verify cleanouts are properly installed and accessible for future maintenance
- [ ] Document any rough-in corrections or code concerns

4. Inspection documentation

- [ ] Record all inspection findings before leaving the job site
- [ ] Add notes for leaks, corrosion, drainage issues, or damaged components
- [ ] Document the location and severity of each issue
- [ ] Include repair recommendations and maintenance suggestions
- [ ] Take photos of visible plumbing issues, code violations, or safety concerns

- [ ] Record equipment details and pipe materials
- [ ] Review inspection findings with the customer
- [ ] Explain repair priorities and maintenance concerns
- [ ] Get customer signature on inspection checklist
- [ ] Save follow-up recommendations for future service visits