Plumbing Inspection Checklist

What a thorough home plumbing inspection covers, from the water main to the sewer line, and which checks a homeowner can do between professional inspections.

CPI Service
Plumbing • HVAC • Residential • Commercial

Property address _____ Date _____

Year built _____ Inspected by _____

HOMEOWNER safe to check yourself PLUMBER needs a licensed plumber

1 Water Supply

- [ ] Main shutoff valve located, labeled and turns freely — HOMEOWNER
- [ ] Two-hour meter test: meter doesn't move with all water off — HOMEOWNER
- [ ] Water pressure 40 to 80 psi (a regulator is required above 80 psi) — PLUMBER
- [ ] Main line and meter connection free of leaks and corrosion — PLUMBER
- [ ] Pipe material noted: copper, PEX, CPVC or galvanized steel — PLUMBER
- [ ] Backflow devices present where required; testable assemblies tested yearly by a certified tester — PLUMBER
- [ ] No water hammer or noisy pipes — HOMEOWNER

2 Drains, Vents and Sewer

- [ ] All drains flow quickly with no gurgling — HOMEOWNER
- [ ] Outdoor sewer cleanout located and capped — HOMEOWNER
- [ ] No sewer odors at drains — HOMEOWNER
- [ ] Vents clear of blockages — PLUMBER
- [ ] Sewer lateral camera-inspected if the home is older, drains are slow or trees are nearby — PLUMBER

3 Water Heater

- [ ] Age noted from the label (tank heaters typically last 8 to 12 years) — HOMEOWNER
- [ ] No rust, corrosion or water at the base — HOMEOWNER
- [ ] Two earthquake straps secure (required in California) — HOMEOWNER
- [ ] T&P relief valve tested; discharge pipe full size and draining to an approved location — PLUMBER
- [ ] Gas venting and burner area in good condition (gas models) — PLUMBER
- [ ] Expansion tank present and working if the system is closed — PLUMBER
- [ ] Sediment flushed; anode rod checked every few years — PLUMBER

4 Fixtures and Appliances

- [ ] Toilets don't run, rock or leak at the base (food-coloring test for silent leaks) — HOMEOWNER
- [ ] Faucets and showerheads don't drip; good flow — HOMEOWNER

- [ ] No leaks under sinks; shutoff valves not corroded — HOMEOWNER
- [ ] Washing machine hoses free of cracks or bulges (braided stainless lasts longer) — HOMEOWNER
- [ ] Dishwasher, refrigerator and disposal connections dry — HOMEOWNER
- [ ] Caulk and seals around tubs and showers intact — HOMEOWNER

5 Visible Pipes and Connections

- [ ] No corrosion, green or white crust, or drips at joints — HOMEOWNER
- [ ] Pipes supported and insulated in the crawl space, attic and garage — PLUMBER
- [ ] No unsafe DIY repairs or mixed metals without dielectric fittings — PLUMBER

6 Gas Lines and Appliances

- [ ] Carbon monoxide alarms installed and tested — HOMEOWNER
- [ ] Gas shutoff valves accessible and working — PLUMBER
- [ ] Gas connections at the water heater, furnace, range and dryer leak-free — PLUMBER
- [ ] Flexible gas connectors in good condition; appliances vented properly — PLUMBER

7 Outdoor Plumbing

- [ ] Hose bibs don't leak; anti-siphon devices in place — HOMEOWNER
- [ ] Irrigation free of leaks and broken heads — HOMEOWNER
- [ ] Downspouts and grading carry water away from the foundation — HOMEOWNER
- [ ] Outdoor pipes and backflow devices protected on frosty nights — HOMEOWNER

8 Other Systems (if present)

- [ ] Hot water recirculation pump working — PLUMBER
- [ ] Tankless water heater descaled — PLUMBER
- [ ] Water softener or filtration system serviced — PLUMBER
- [ ] Sump pump tested before the rainy season — HOMEOWNER

9 Code and Signs of Water Damage

- [ ] Proper traps and venting on fixtures (no S-traps) — PLUMBER
- [ ] Permits on record for past water heater, repipe or sewer work — HOMEOWNER
- [ ] No stains, mold or warped flooring near plumbing — HOMEOWNER
- [ ] Crawl space dry, with no standing water — HOMEOWNER

If you smell gas

Leave the home right away without using light switches or phones, then call 911 and PG&E from outside. Don't look for the leak yourself.

Notes and follow-up

Schedule your annual plumbing inspection

CPI Service inspects and repairs plumbing throughout San Jose and the South Bay. Our Gold Plumbing and Platinum membership plans include an annual plumbing inspection and water heater flush.

(408) 549-8181

This checklist is a general guide. Gas lines, water heaters, sewer lines and pipes inside walls should be handled by a licensed plumber. cpiservice.com/checklist/plumbing-inspection-checklist/