

Plumbing Inspection Checklist

Every Homeowner Needs

Inspecting the Water Supply System

- ☐ Test water pressure at multiple fixtures and locations.
- ☐ Examine main water line for leaks, corrosion, or damage.
- ☐ Check main shutoff valve for proper operation and accessibility.
- ☐ Assess pipe materials (copper, PEX, PVC, galvanized steel).
- ☐ Verify backflow prevention devices and cross-connection control
- ☐ Inspect water meter and connections
- ☐ Check for water hammer or noisy pipes
- ☐ Test water quality for contaminants



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Evaluating the Drainage and Waste System

- ☐ Test all drains for proper flow speed and efficiency
- ☐ Inspect drain pipes for clogs, blockages, or slow drainage
- ☐ Examine vent pipes for obstructions and proper sizing
- ☐ Check sewer line connections and condition (camera inspection available)
- ☐ Assess septic system, distribution box, and drain field
- ☐ Inspect cleanout access points
- ☐ Check for sewer gas odors or venting issues
- ☐ Verify proper drain slope and fall

Assessing Water Heater Performance

- ☐ Check unit age, manufacturer date, and expected lifespan
- ☐ Inspect tank for rust, corrosion, or active leaks
- ☐ Test temperature and pressure relief valve operation



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- ☐ Verify proper venting system (gas/propane units)
- ☐ Check pilot light and burner assembly (gas units)
- ☐ Examine electrical connections and heating elements (electric units)
- ☐ Assess sediment buildup and flush requirements
- ☐ Verify proper clearances and safety standards
- ☐ Check expansion tank condition (if present)
- ☐ Review energy efficiency ratings

Testing All Fixtures and Appliances

- ☐ Inspect toilets for leaks, wobbling, proper flushing, and wax ring integrity
- ☐ Check all faucets and showerheads for drips, leaks, and flow rate
- ☐ Test sink and tub drainage speed
- ☐ Examine caulking and seals around fixtures
- ☐ Verify dishwasher connections, drainage, and supply lines
- ☐ Check washing machine hoses, valves, and drain setup
- ☐ Test garbage disposal operation and mounting



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- ☐ Inspect refrigerator ice maker and water dispenser lines
- ☐ Check bathtub and shower diverters
- ☐ Assess fixture mounting and stability

Examining All Visible Pipes and Connections

- ☐ Identify signs of corrosion, rust, or pipe deterioration
- ☐ Check for active leaks, water stains, or moisture damage
- ☐ Inspect pipe insulation in crawl spaces, basements, and attics
- ☐ Assess pipe support, hangers, and proper mounting
- ☐ Look for improper DIY repairs or modifications
- ☐ Check pipe joints and connections for integrity
- ☐ Identify outdated or prohibited pipe materials
- ☐ Examine exposed pipes for freeze risk
- ☐ Verify proper pipe sizing for fixtures



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Checking Gas Lines and Gas Appliances (if applicable)

- ☐ Inspect all gas line connections and fittings
- ☐ Test for gas leaks using professional detection equipment
- ☐ Verify proper ventilation for all gas appliances
- ☐ Check gas shutoff valves for accessibility and operation
- ☐ Assess carbon monoxide detector placement and function
- ☐ Examine gas water heater, furnace, and stove connections
- ☐ Check flexible gas connectors for age and condition
- ☐ Verify compliance with local gas codes

Reviewing Outdoor and Exterior Plumbing

- ☐ Test all exterior hose bibs, spigots, and frost-free faucets
- ☐ Inspect sprinkler system heads, valves, and controllers
- ☐ Check yard drainage patterns and grading away from foundation



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- ☐ Examine sump pump operation, discharge, and battery backup
- ☐ Assess foundation drainage and French drain systems
- ☐ Inspect downspout connections and extensions
- ☐ Check well pump and pressure tank (if applicable)
- ☐ Verify proper outdoor shutoff valve locations
- ☐ Inspect pool/spa plumbing equipment (if applicable)

Inspecting Specialized Plumbing Systems

- ☐ Check water softener operation, settings, and salt levels
- ☐ Inspect whole-house water filtration systems
- ☐ Examine recirculation pumps for hot water systems
- ☐ Assess boiler systems and hydronic heating
- ☐ Check radiant floor heating systems
- ☐ Inspect tankless water heater operation and maintenance
- ☐ Verify proper grease trap installation (commercial properties)
- ☐ Examine fire sprinkler systems (if present)



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Evaluating Plumbing Code Compliance

- ☐ Verify all work meets current local plumbing codes
- ☐ Check for required permits on previous plumbing work
- ☐ Assess proper venting for all fixtures
- ☐ Verify adequate fixture trap installation
- ☐ Check proper spacing and clearances
- ☐ Examine accessibility requirements
- ☐ Verify cross-connection control devices
- ☐ Assess water conservation fixture compliance

Identifying Structural and Related Issues

- ☐ Check for water damage to walls, ceilings, and floors
- ☐ Inspect for mold or mildew growth near plumbing
- ☐ Examine foundation for plumbing-related cracks



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- ☐ Assess proper access to plumbing systems
- ☐ Check for pest intrusion through plumbing openings
- ☐ Verify proper insulation in plumbing areas
- ☐ Examine crawl space moisture levels



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