

Plumbing Inspection Checklist: Water Supply, Drains, and Fixtures

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Property	
INSPECTION DATE	INSPECTED BY
PROPERTY ADDRESS	
OCCUPANCY	WATER SERVICE ON FOR THIS INSPECTION
WATER SOURCE	DRAIN DESTINATION
MAIN WATER SHUTOFF LOCATION	
MAIN FUEL SHUTOFF LOCATION	
VISIBLE SUPPLY PIPE MATERIAL	VISIBLE DRAIN AND VENT PIPE MATERIAL
WATER HEATER CAPACITY IF LABELED	☐ Owner or agent present

Water supply

Item	OK	Defect	N/A	Notes
Main water shutoff present and accessible	☐	☐	☐	
Visible supply piping identified and serviceable	☐	☐	☐	
No deteriorated galvanized, lead, or polybutylene on visible runs	☐	☐	☐	
No active leaks on visible supply piping and valves	☐	☐	☐	
Functional flow with two fixtures run at once	☐	☐	☐	
No obvious high or low pressure symptoms	☐	☐	☐	
Water hammer not observed when valves close	☐	☐	☐	
Water meter still when all fixtures are off	☐	☐	☐	
Visible supply piping supported and protected at framing	☐	☐	☐	
Supply in unheated spaces not split or heavily corroded	☐	☐	☐	

Fixtures

Item	OK	Defect	N/A	Notes
Kitchen sink faucet: no drip, hot and cold work	☐	☐	☐	
Kitchen sink supply stops and drain connections dry	☐	☐	☐	

Food waste disposer drain connection if present	☐	☐	☐	_____
Dishwasher supply and drain if present	☐	☐	☐	_____
Bathroom lavatory faucets, stops, and cabinet leaks	☐	☐	☐	_____
Tubs and showers: fill, drain, and no drip at spout or head	☐	☐	☐	_____
Hot and cold not reversed on a sample of faucets	☐	☐	☐	_____
Mechanical drain stops in sinks and tubs operate if installed	☐	☐	☐	_____
Toilets flush, refill, sit solid, and are not leaking	☐	☐	☐	_____
Toilet tank dye test: no color in the bowl after 10 minutes	☐	☐	☐	_____
Toilet supply stops present and not dripping	☐	☐	☐	_____
Laundry tub or washer standpipe: faucet, drain, and no overflow stains	☐	☐	☐	_____
Fixture supply stops at sinks accessible and not dripping	☐	☐	☐	_____
Jetted or hydromassage tub: GFCI readily accessible	☐	☐	☐	_____

Drains, traps, vents, and cleanouts

Item	OK	Defect	N/A	Notes
Sinks, tubs, and showers drain without backup or overflow	☐	☐	☐	_____
Visible fixture traps are P-traps or integral traps, with water in the seal	☐	☐	☐	_____
Visible tailpieces not excessively long	☐	☐	☐	_____
Floor drain traps hold water or have primer or barrier protection	☐	☐	☐	_____
No sewer gas odor at fixtures or unused rooms	☐	☐	☐	_____
No gurgling or trap siphon when nearby fixtures drain	☐	☐	☐	_____
Plumbing vents through the roof are open and not capped	☐	☐	☐	_____
Building drain or stack cleanouts present and accessible	☐	☐	☐	_____
Exposed drain piping slopes toward the stack, without sags holding water	☐	☐	☐	_____
Drainage sump pump with accessible float operates if present	☐	☐	☐	_____
Sewage ejector or grinder if present: cover sealed, no sewage on the floor	☐	☐	☐	_____
Building drain to sewer or septic: house cleanout capped, no sewage at the foundation	☐	☐	☐	_____

Water heater connections and T&P

Item	OK	Defect	N/A	Notes
Water heater accessible for observation, maintenance access not blocked	☐	☐	☐	_____
Energy source identified and matches the labeled appliance	☐	☐	☐	_____

T&P valve present; no shutoff between the valve and the tank	☐	☐	☐	_____
T&P discharge pipe: full size, not trapped, air gap, terminates within 6 inches of the floor or receptor	☐	☐	☐	_____
Cold-water shutoff at the heater serving only the heater	☐	☐	☐	_____
No leaks at supply unions, drain valve, or tank fittings	☐	☐	☐	_____
Drain pan and pan drain where a leak would damage the structure	☐	☐	☐	_____
Seismic straps on the upper and lower third if this area requires them	☐	☐	☐	_____
Fuel-fired: vent connector attached and not disconnected	☐	☐	☐	_____
Garage installation: ignition source 18 inches above the floor unless listed FVIR	☐	☐	☐	_____
Thermal-expansion control present if a check valve or PRV is on the supply	☐	☐	☐	_____

Outdoor, hose bibs, and below-grade waste

Item	OK	Defect	N/A	Notes
Exterior hose bibs present and not leaking at the valve or wall	☐	☐	☐	_____
Hose bibs have a vacuum breaker or integral anti-siphon	☐	☐	☐	_____
Freeze-climate hose bibs are frost-proof or have an interior shutoff and drain	☐	☐	☐	_____
Irrigation tie-in: backflow preventer present and not leaking if a system is connected	☐	☐	☐	_____
Private well: cap or sanitary seal in place, casing above grade, ground slopes away	☐	☐	☐	_____
Crawl or basement visible waste: no leaks, heavy corrosion, or standing sewage	☐	☐	☐	_____
Exterior or grade cleanout for the building sewer accessible and capped	☐	☐	☐	_____
No sewage on the ground at the house connection	☐	☐	☐	_____

Defects and sign-off

DEFECTS FOUND

ACTION

INSPECTOR SIGNATURE

OWNER OR BUYER SIGNATURE

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.