

The Realtor's Plumbing Checklist

Protect your clients — and your closings — with a pre-purchase plumbing inspection

Plumbing surprises kill deals and cause post-closing callbacks. Share this checklist with your buyers — or schedule the inspection for them — before the option period ends.

The Big Four — Have These Checked Before You Buy

1 Sewer Camera Inspection

A camera run through the main sewer line reveals root intrusion, bellies, cracks, and collapsed pipe. Sewer line replacement can run \$10,000–\$25,000+ — and it's invisible from above ground.

2 Water Quality Testing

We test for hardness, contaminants, and signs of pipe corrosion in the water itself. Poor water quality can point to failing pipes — and affects your family's health every day.

3 Water Heater Age & Code Compliance

We verify the unit's age, condition, and whether it's installed to current code (T&P valve, venting, seismic strapping, expansion tank). Most water heaters fail at 8–12 years — often right after closing.

4 Full Plumbing Inspection to Code

A licensed plumber inspects the entire system — supply, drains, vents, gas lines, and fixtures — and documents everything needed to bring the home up to code, with real repair costs.

Every Inspection Also Covers

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| ☐ Water pressure & flow test at every fixture | ☐ Sump pump & drainage system operation |
| ☐ Pipe material ID (galvanized, polybutylene, lead) | ☐ Washing machine hoses & supply lines |
| ☐ Hidden leak check via water meter test | ☐ Gas line condition & connections |
| ☐ Main shut-off & fixture shut-off valves | ☐ Outdoor hose bibs & backflow prevention |
| ☐ Drain speed at every sink, tub & shower | ☐ Signs of past leaks or water damage |
| ☐ Toilet condition, seals & stability | ☐ Permit history on prior plumbing work |

WHY IT MATTERS

A \$550 inspection can surface up to \$50,000 in hidden plumbing costs — while your client can still negotiate. Written, itemized reports give you documentation for repair requests and price adjustments.

BUYING ON A CUL-DE-SAC, CORNER, OR FLAG LOT?

Sewer laterals on cul-de-sac and flag lots often run under the street or a neighbor's property to reach the main — we've seen lines run 25 feet under the road. The homeowner owns every foot, and under-street replacement is dramatically more expensive. A camera inspection maps the line before your client commits.

Home Buyer Plumbing Inspection — \$550

Fast scheduling for option periods. Written reports your clients can act on.

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