

Home Buyer's Plumbing Checklist

What to have inspected before you sign — from your local licensed plumbers

A general home inspection only scratches the surface of a home's plumbing. These are the checks that catch expensive problems before they become yours.

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.

Also On Our Inspection List

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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

One inspection: \$550. One missed sewer line, slab leak, or full repipe: up to \$50,000.

Depending on the plumbing in the home, this checklist could be the best money you spend on your purchase.

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

Your sewer line may run under the street or a neighbor's property to reach the main — we've inspected cul-de-sac homes whose lines ran 25 feet under the road. You own every foot of it, and replacing pipe under a street costs far more. A sewer camera tells you exactly where your line goes before you buy.

Home Buyer Plumbing Inspection — \$550

One visit. Every item on this list. A written report you can negotiate with.

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