

Monthly Home Plumbing Inspection Checklist

Preparation

- Set aside 20–45 minutes for the inspection.
- Walk through every room with plumbing fixtures, including:
 - Kitchen
 - Bathrooms
 - Laundry room
 - Garage
 - Basement
 - Utility room
 - Outside hose bibs and faucets
 - Know where the main water shut-off valve is located.
 - Know where individual fixture shut-off valves are located.
 - Review previous inspection notes if available.
 - Make a list of any plumbing issues noticed recently, such as:
 - Dripping faucets
 - Slow drains
 - Running toilets
 - Water stains
 - Unusual sounds
 - Higher water bills

Tools, Supplies, or Resources Needed


- Flashlight
- Small mirror for tight spaces
- Paper towels or cleaning cloths
- Bucket
- Adjustable wrench
- Notebook or maintenance log
- Camera or smartphone for pictures
- Food coloring (for toilet leak testing)
- Gloves
- Step ladder if needed
- Safety glasses

Optional:

- Water pressure gauge
- Moisture meter
- Drain strainer replacements

Step-by-Step Checklist

Water Meter Check

- Record the current water meter reading.
 - Turn off all water fixtures and appliances.
 - Wait 15–30 minutes and recheck the meter.
 -  If the meter changes, there may be a hidden leak.
-

Check for Visible Leaks

- Inspect exposed water pipes under sinks.
 - Look around toilets for moisture.
 - Check around tubs and showers for water damage.
 - Inspect behind washing machines if accessible.
 - Check around the water heater.
 - Look for:
 - Rust
 - Corrosion
 - Mineral buildup
 - Mold
 - Water stains
 - Damp insulation
-


Inspect Faucets

- Turn on every faucet.
 - Check for proper water flow.
 - Look for leaks around handles and spouts.
 - Listen for unusual noises.
 - Turn faucets off and verify they stop completely.
-

Check Toilets

- Flush every toilet.
 - Ensure the tank refills properly.
 - Listen for continuous running water.
 - Check the floor around the toilet for moisture.
 - Perform a dye test:
 - Add food coloring to the tank.
 - Wait 15 minutes.
 - If color appears in the bowl without flushing, the flapper may be leaking.
 - Check that the toilet is firmly secured and does not rock.
-

Inspect Drains

- Run water through all sinks.
 - Check tubs and showers for slow drainage.
 - Look for standing water.
 - Smell for sewer odors.
 - Clean hair and debris from drain strainers.
 -  Avoid using harsh chemical drain cleaners as routine maintenance.
-

Check Garbage Disposal

- Run cold water while operating the disposal.
 - Listen for grinding or unusual noises.
 - Check underneath for leaks.
 - Verify it drains properly.
-


Inspect Dishwasher

- Check supply and drain hose connections.
 - Look underneath for leaks.
 - Inspect around the door seal.
 - Run a short cycle and verify proper draining.
-

Check Washing Machine

- Inspect water supply hoses for cracks or bulges.
 - Look for rust or corrosion on connections.
 - Ensure the drain hose is secure.
 - Check for leaks during operation.
-

Inspect Water Heater

- Check for leaks around the tank.
 - Look for rust or corrosion.
 - Verify the temperature setting is appropriate.
 - Inspect the pressure relief valve discharge pipe.
 - Listen for popping or rumbling sounds.
 - Check around the base for moisture.
 -  Never attempt repairs on gas or electrical components unless qualified.
-

Check Shut-Off Valves

- Test sink shut-off valves.
 - Test toilet shut-off valves.
 - Verify the main shut-off valve can be operated.
-

Inspect Outdoor Plumbing

- Check hose bibs for leaks.
 - Inspect garden hoses.
 - Look for damaged irrigation lines.
 - Check outdoor faucets for proper operation.
 - Verify no standing water is collecting around outdoor plumbing.
-

Check for Water Damage

- Inspect ceilings for stains.
 - Check walls around plumbing fixtures.
 - Look inside cabinets.
 - Inspect floors for soft spots or swelling.
 - Check for mold or mildew odors.
-

Monitor Water Pressure

- Notice if water pressure seems unusually high or low.
 - Test pressure with a gauge if available.
-

Update Maintenance Records

- Record any issues found.
- Take photographs of problem areas.
- Schedule needed repairs.
- Keep receipts and service records.