DRIP LINES KNOWLEDGE BRIEF

Commercial Plumbing Inspection Checklist

Purpose: Identify potential leaks, water loss risks, and equipment issues in commercial facilities.
Frequency: Quarterly / Annual
Inspector: _____
Date: _____

1. General Building Overview

Task	Yes	No	N/A	Notes
Confirm building age and plumbing system type (PPR, copper, PVC, etc.)	☐	☐	☐	
Review previous plumbing reports and leak history	☐	☐	☐	
Check water pressure readings in main risers and key zones	☐	☐	☐	
Verify accessibility of shut-off valves and key piping	☐	☐	☐	

2. Main Water Supply & Risers

Task	Yes	No	N/A	Notes
Inspect main water shut-off valves for operation and corrosion	☐	☐	☐	
Check riser pipes for leaks, condensation, or corrosion	☐	☐	☐	
Verify backflow prevention devices	☐	☐	☐	
Test water pressure and flow at main supply points	☐	☐	☐	
Inspect pipe insulation	☐	☐	☐	

3. Mechanical Rooms

Task	Yes	No	N/A	Notes
Inspect boilers, pumps, water heaters for leaks or corrosion	☐	☐	☐	
Check valves, gauges, and fittings	☐	☐	☐	
Test automatic shut-off valves and sensor integration	☐	☐	☐	
Ensure drain pans and sump pumps are clear	☐	☐	☐	
Confirm sensor alarms are functional	☐	☐	☐	

4. Tenant Areas

Task	Yes	No	N/A	Notes
Inspect faucets, sinks, toilets, and fixtures for leaks	☐	☐	☐	
Check under counters, breakrooms, and kitchenettes	☐	☐	☐	
Review HVAC condensation lines	☐	☐	☐	
Look for unusual odors, dampness, or staining	☐	☐	☐	

5. Irrigation & Exterior Systems

Task	Yes	No	N/A	Notes
Inspect irrigation lines for leaks or broken heads	☐	☐	☐	
Check backflow preventers	☐	☐	☐	
Look for water pooling near building foundations	☐	☐	☐	

Task	Yes	No	N/A	Notes
Review irrigation schedules and timers	☐	☐	☐	

6. Leak Detection Sensors & Notification Systems

Task	Yes	No	N/A	Notes
Test all sensors (spot, cable, probe)	☐	☐	☐	
Replace or recharge sensor batteries	☐	☐	☐	
Verify alarms and remote notifications	☐	☐	☐	
Confirm sensor placement in mechanical rooms, under floors, and tenant areas	☐	☐	☐	

7. Control Panels & Alerts

Task	Yes	No	N/A	Notes
Inspect panels for damage, moisture, or tampering	☐	☐	☐	
Test alert systems, alarms, and notifications	☐	☐	☐	
Verify connectivity to building management systems	☐	☐	☐	
Document response protocols	☐	☐	☐	

8. Notes & Follow-Up Actions

- Repairs or replacements needed: _____
- Staff/Tenant reporting reminders: _____
- Next inspection scheduled for: _____