

Plumbing Estimate Walkthrough Checklist

One page for the job walk. Catch hidden rough-in, venting traps, and permit fees before you send a number. Planning prompts only. Your supply house, wage, and AHJ still win.

DATE	JOB / ADDRESS	WALKED BY
BID TYPE (SERVICE / WATER HEATER / REMODEL / COMMERCIAL)		

On the walk

- ☐ **1 Water service**
Main water service line size and material. Note meter location and any shared laterals.
- ☐ **2 Pressure**
Existing water pressure and regulator condition. Flag low pressure before you price fixtures.
- ☐ **3 Venting**
Vent stack routing, termination, and clearance. Catch the traps that do not show on a rushed look.
- ☐ **4 Drainage**
Slope, cleanout access, and existing waste lines. Write down what you cannot see yet.
- ☐ **5 Fixture rough-in**
Rough-in dimensions, fixture count, and access. Hidden rough-in is where money leaks.
- ☐ **6 Water heater**
Capacity, fuel, flue/vent, pan, and expansion tank. Confirm what stays and what gets replaced.
- ☐ **7 Permits**
Local permit and inspection requirements. If you skip this, it comes out of the job later.
- ☐ **8 Structure / access**
Subfloor condition, trenching obstacles, finished surfaces you will open and close.
- ☐ **9 Shutoffs**
Shutoff valve accessibility and whether they actually hold. Price extra if they do not.
- ☐ **10 Materials buffer**
Supply-house lead times and a 15% waste allowance so the number is not tight on day one.

Before you leave the site

- Did you walk the as-built, not just the drawing?
- What is still unknown, and is it written as an allowance instead of a guess?
- Does the number include permit, access, and close-up, or will those become extras?