Bathroom & Kitchen High-Risk Plumbing Checklist

Evidence-based structural drying & mold prevention | Non-commercial educational printout

INTENDED AUDIENCE: Homeowners, Landlords, and Property Caretakers
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Document Overview & Purpose

A focused maintenance checklist targeting the two rooms responsible for over 70% of residential indoor water leaks and concealed moisture intrusion.

Key Inspection Modules Included:

- Toilet fill valve, flapper, supply line, and wax ring failure indicators
- Shower pan, tile grout, and tub enclosure caulking evaluation
- Under-sink disposal, dishwasher drainage, and spray hose checks
- Refrigerator ice maker line and water filter housing security
- Preventative maintenance schedules and early warning indicators

Checklist Action Items & Inspection Checkpoints:

Bathroom Toilets & Supply Connections

- [ ] Perform food coloring dye test in toilet tank to identify silent flapper leaks.
- [ ] Replace plastic toilet supply tubes with braided stainless steel lines.
- [ ] Check toilet base for rocking or soft flooring around wax ring seal.
- [ ] Verify angle stop shutoff valve behind toilet turns freely and shuts off completely.

Showers, Tubs & Tile Seals

- [ ] Inspect perimeter caulk along tub and shower; replace moldy caulk with 100% silicone.
- [ ] Check tile grout lines for cracking or hollow sounds when tapped.
- [ ] Inspect showerhead escutcheon plate to ensure caulk prevents water spraying into wall.

Kitchen Sinks, Appliances & Disposals

- [ ] Inspect under sink with flashlight while running faucet and disposal.
- [ ] Ensure dishwasher drain hose loops up high under countertop (high loop).
- [ ] Inspect refrigerator ice maker supply line for kinking, brittleness, or dampness.

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