



BUILDER-READY PLUMBING & DRAINAGE CHECKLIST

(Storm, Sewer & Moisture Control)

If water can stagnate, it will cause damage.

If waste cannot vent, it will smell.

If drainage is undersized, it will fail during the first heavy rain.

A. BEFORE SLAB / FOUNDATION POUR (CRITICAL STAGE)

1. Underground Sewer Lines

- ☐ Sewer lines laid to correct slope (consistent fall, no bellies)
- ☐ Minimum slope verified with level (no guesswork)
- ☐ Pipes bedded in compacted sand or approved bedding
- ☐ No sharp bends without inspection access
- ☐ Cleanouts installed:
 - At building exit
 - At direction changes
 - At property boundary

- ☐ Pipe joints solvent-welded correctly (no dry joints)
- ☐ Pipe pressure / leak test completed

 **STOP WORK:** Pipes buried without inspection or pressure test.

2. Vent System (Non-Negotiable)

- ☐ Each fixture group properly vented
- ☐ Main vent stack sized correctly
- ☐ Vent stack extends above roofline
- ☐ No “air admittance valves” used as primary vent (unless approved)

 **STOP WORK:** Any drain line installed with no vent.

3. Floor Drains

- ☐ Floor drains include proper P-trap
- ☐ Trap seal depth adequate
- ☐ Floor slopes toward drain
- ☐ Floor drain connected to sewer, not stormwater

 **STOP WORK:** Floor drain installed without trap.

B. ROOF WATER MANAGEMENT

4. Gutters

- ☐ Gutter size appropriate for tropical rainfall
 - ☐ Proper slope toward downpipes
 - ☐ Secure brackets (not decorative clips only)
 - ☐ End caps sealed
 - ☐ Gutter overflow path provided
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5. Downpipes

- ☐ Downpipes securely fixed to wall
- ☐ Downpipes connected to:
 - Stormwater system
 - OR
 - Soakaway system
- ☐ Downpipe does NOT discharge at foundation

 **STOP WORK:** Roof water dumped directly at wall base.

C. STORMWATER DRAINAGE (SEPARATE SYSTEM)

6. Stormwater Lines

- ☐ Stormwater lines separate from sewer system
- ☐ Oversized capacity for heavy rainfall

- ☐ Proper slope maintained
- ☐ Cleanouts or inspection chambers installed
- ☐ Discharge point approved and functional

 **STOP WORK:** Stormwater connected to septic or sewer line.

7. Surface Drainage

- ☐ Ground slopes away from building
 - ☐ No low spots near foundation
 - ☐ Driveway graded to prevent water toward house
 - ☐ Channel drains installed where needed
 - ☐ No soil piled against walls
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D. FOUNDATION PROTECTION

8. French / Perimeter Drain

- ☐ Installed on upslope side (if applicable)
 - ☐ Perforated pipe wrapped in filter fabric
 - ☐ Proper gravel surround
 - ☐ Outlet location confirmed
 - ☐ Backfill compacted in layers
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E. INTERIOR PLUMBING ROUGH-IN

9. Water Supply Lines

- ☐ Proper pipe sizing
 - ☐ Isolation valves installed at:
 - Each bathroom
 - Kitchen
 - Exterior taps
 - ☐ Pipe supports installed correctly
 - ☐ Pressure test completed before closing walls
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10. Bathroom Details

- ☐ Shower pan waterproofed and flood-tested
 - ☐ Wall waterproofing membrane installed in wet zones
 - ☐ Proper fall to floor drains
 - ☐ No exposed untreated timber near plumbing
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11. Kitchen Details

- ☐ Sink trap installed correctly
 - ☐ Dishwasher / appliance connections secure
 - ☐ No flexible hose permanent installations (unless rated)
 - ☐ Moisture-resistant cabinetry specified
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F. SEPTIC / SEWER CONNECTION

- ☐ Septic tank located away from foundation
 - ☐ Proper ventilation provided
 - ☐ Access covers installed
 - ☐ Inspection chamber accessible
 - ☐ No cross-connection between stormwater and septic
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G. FINAL TESTING BEFORE HANDOVER

- ☐ All fixtures tested for leaks
 - ☐ All drains tested for flow speed
 - ☐ No gurgling (venting check)
 - ☐ No sewer odor
 - ☐ Hose test performed on roof drainage
 - ☐ Storm drains tested during simulated flow
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H. COMMON CARIBBEAN FAILURE POINTS

- ✗ No plumbing vents
- ✗ Floor drains without traps
- ✗ Roof water dumped at walls
- ✗ Stormwater mixed with sewer
- ✗ Undersized drains for heavy rainfall

- ✗ Pipes buried without inspection access
- ✗ No French drain on clay soil sites

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I. BUILDER SIGN-OFF

Builder: _____

Date: _____

Supervisor / Client: _____
