

TOP 10 REASONS: TURNDOWNS

Greater San Antonio Builders Association
(GSABA)

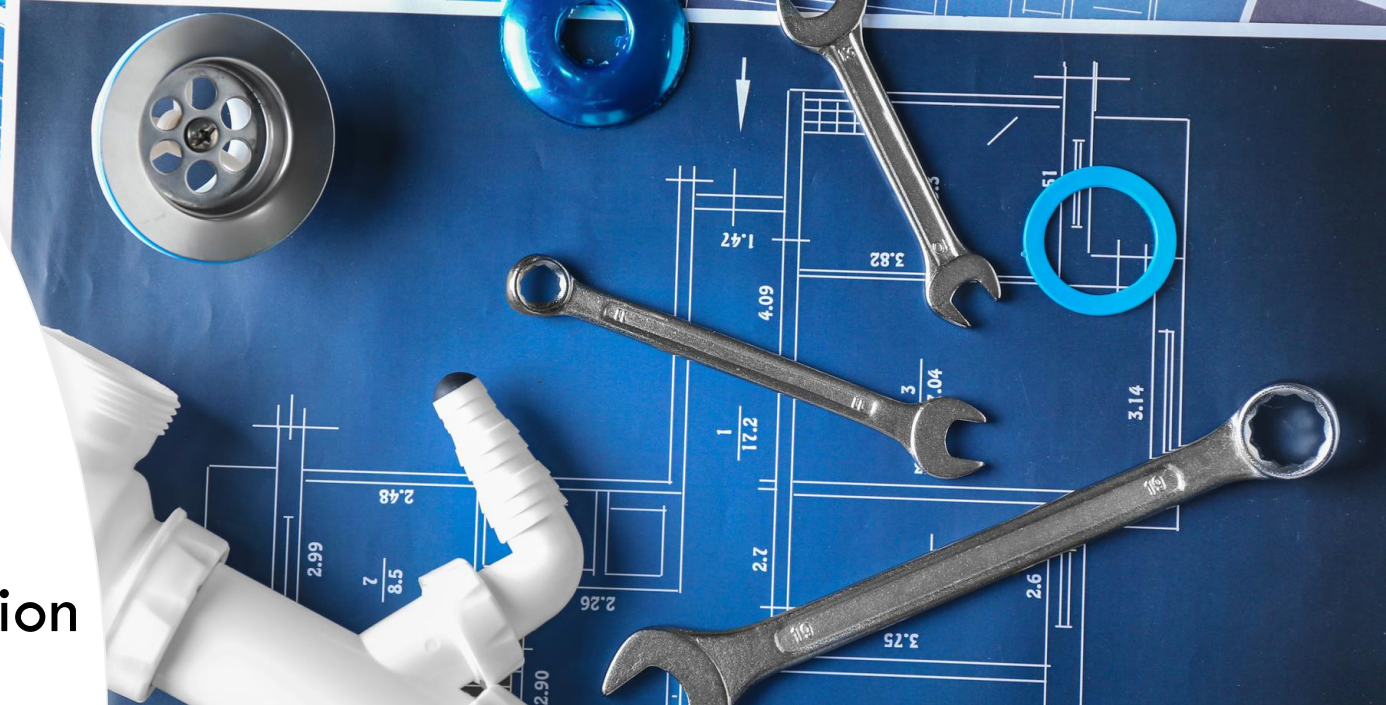
November 16, 2022

Presented by:

Milton “Mike” Morales, Plumbing Inspection Supervisor



DEVELOPMENT
SERVICES



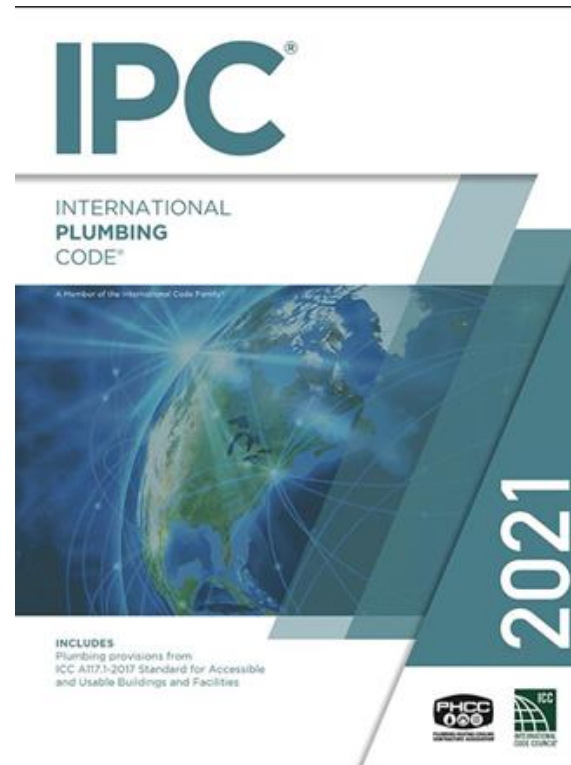
The plumber protects the Health of the Nation

-American Standard



Inspections: Rough-In

- No address post
- No water test on system
- Backfall on drain lines
- Improper use of fittings
- Drain line not properly supported
- Leak on drain line
- Drain line not properly sized
- Plans not on site (commercial)
- **Professional not listed on permit**
- **Not ready**



Inspections: Pre-pour

- No address posted
- No water in sanitary system
- Broken drain line
- Backfall on drain line
- T&P/pan drain not properly graded
- Sleeve on building drain
- Improper use of fittings
- Slab poured without inspection
- Water service loop not installed
- Not ready



Inspection: Plumbing top out

- No address
- No water test in sanitary system
- No water test on water system
- Drain line not properly supported
- Vents not properly supported
- Improper use of fittings
- Water distribution not supported
- Work covered
- Fixture clearances
- Not ready





Inspection: Underground water service

- No address posted
- Water service under sized
- Water service needs a min. 12" below grade
- Improper use of material and fittings
- Over 80 psi requires a (prv) pressure reducing valve
- Customer cutoff required
- Water service leak
- Backflow preventer (commercial projects)
- Work covered
- Not ready

Inspection: Sewer

- No address posted
- Sewer line under sized
- Backfall on sewer line
- Improper use of fittings
- Backwater valve (if required)
- Missing clean-out
- Lateral tie in covered
- Sewer line covered
- Bedding under sewer line
- Not ready



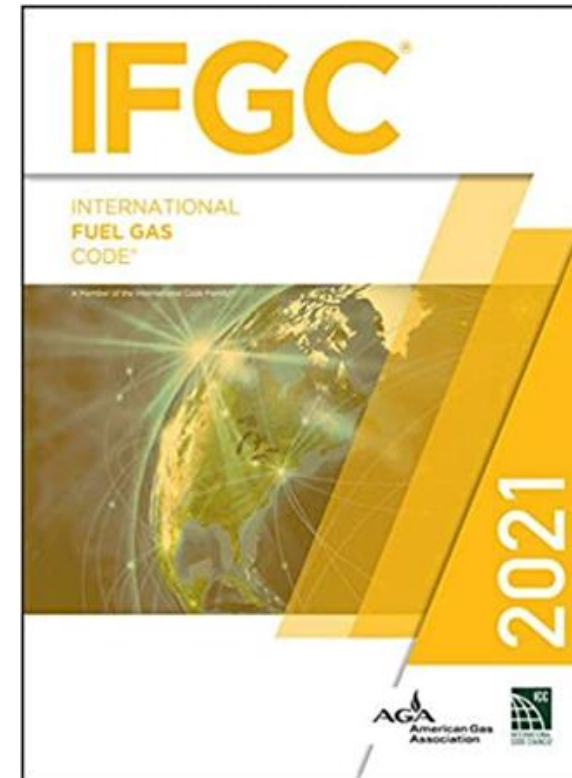
Final Inspection

- No address posted
- Missing sewer clean out
- Missing water service valve box
- Dwv vents not painted
- House locked
- Water off to house
- Proper clearances on plumbing fixtures
- Fixtures/water heater leak
- Proper clearance on discharge for T&P/pan drain
- Not ready



Inspection: Gas

- No address posted / no access
- No gauge
- Improper pressure / leak
- Defective gauge
- Work covered prior to inspection
- Bond missing on csst gas pipe
- Improper combustion air supply
- Appliance vent not complete
- Appliance vent terminates too close to opening to house
- Gas piping undersized



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