



You inspect first. A filled shower pan is a test. A dry pan is a story.

Original Masterbuild PE packet. Not a copy of the County plumbing-inspection.pdf. The permit holder is responsible for inspecting the work before calling. Approved plans on site. This is not a plumbing design and not a Water and Sewer approval. Confirm the adopted Florida Building Code, Plumbing / Residential, the day you call.

Before the truck

☐ **Approved plans and the permit card match the fixtures that are actually in the building.**

A fixture count that drifted from the isometric is a final fail, not a field negotiation. If the menu changed, amend before you call.

☐ **Water tests are standing. Not 'we pressure-tested last Tuesday.'**

County plumbing inspection looks for a proper test of the water distribution and, on receptors, showers and tubs filled. A dry pan is not a test. Drain-waste-vent (DWV) water test of the building sewer is its own row — not the same as the water-pipe test.

☐ **Cover, grade, and separation are visible or documented before backfill.**

Ground rough wants firm bedding, grade, cleanouts, and the adopted separation between water and sewer. Confirm the adopted table. Do not guess a number. If metallic water service was used as the electrical grounding electrode, do not replace it with non-metallic until another approved electrode is in place.

☐ **Water heater: pan, relief, termination, control valve.**

Full-size temperature-and-pressure (T&P) relief line, pan drain that actually terminates, control valve accessible. Fuel-fired next to a garage is also 304 — see garage-appliance mounting. Code Relief still wants T&P on old work.

☐ **Plumbing final is not a Water and Sewer final.**

County plumbing looks for the water meter installed by the water purveyor. That is not Masterbuild's desk. We do not take on Water and Sewer as a service. If the meter is not set, do not call plumbing final.

Gas is its own inspection type

☐ **Pressure test, approved materials, shutoffs accessible, piping under a slab in a sleeve as adopted.**

Final: gas piping bonded if there is no electrical permit covering that bond. Combustion air and flue slope. LP tank clearances are NFPA 58 — we do not publish a distance here. Confirm the adopted standard.

The fail we see first

Shower pan dry, water meter not set, gas unbonded because 'electrical will catch it,' and the interceptor still not on the isometric. Re-inspection. The inspector is not required to only chase the items you listed.

What to send

Which inspection type you are calling (ground rough, rough, water test, gas pressure, final), fixture count vs plans, and whether the meter is set. Comments if you already failed.



Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

masterbuildconsulting.com/send/

+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Nothing in this packet is a plumbing inspection, a Water and Sewer approval, or a representation about passing. Confirm the live County plumbing inspection guideline. This is not legal advice.