

Plumbing Scope of Work Template: Free Download (2026)

Free plumbing scope of work template with pipe specs, fixture schedules, and permit language. Copy-paste ready for residential and commercial plumbing jobs.

What Goes in a Plumbing Scope of Work

A generic scope of work template will not cut it for plumbing. The trade has too many material options, code requirements, and phased work distinctions. Here are the plumbing-specific items your scope must address.

Pipe Materials and Sizing

Every supply line, drain line, and vent pipe needs a material call-out. Specify PEX, copper, CPVC, PVC, ABS, or cast iron by application. Include diameter for each run. A customer who sees "new plumbing" in the scope will assume copper when you planned PEX -- and that price difference is real.

- Supply lines: Material (PEX, copper, CPVC), diameter (3/4" main, 1/2" branches), manufacturer if specified
- Drain lines: Material (PVC Schedule 40, ABS, cast iron), diameter (1-1/2" to 4"), slope per foot
- Vent stacks: Material and diameter, tie-in locations, roof penetration method
- Gas lines: Material (black iron, CSST), sizing based on BTU load, pressure test requirements

Fixture Schedule

List every fixture by manufacturer, model number, finish, and performance spec. This is where most plumbing disputes start. If the homeowner is supplying fixtures, mark them "owner-furnished" and note that you are not responsible for warranty on those items.

- Toilets: Brand, model, GPF (gallons per flush), rough-in dimension (10" or 12")
- Faucets: Brand, model, finish, single-handle or double-handle, GPM flow rate
- Water heater: Tank or tankless, capacity (gallons or GPM), fuel type (gas/electric), energy factor
- Sinks: Material (stainless, porcelain, composite), mounting type (undermount, drop-in, farmhouse)
- Shower valves: Brand, pressure-balance or thermostatic, number of outlets

Rough-In vs. Finish Work

Always separate these two phases in the scope. Rough-in includes all supply, drain, and vent piping before walls are closed. Finish includes fixture installation and trim after drywall is complete. If you combine them into one line item, you cannot invoice for completed rough-in work when the GC delays the project for three months between phases.

Shutoff Valves and Access Points

Specify the location and type of every shutoff valve. Quarter-turn ball valves at every fixture supply? Main shutoff upgrade? Washing machine shutoff box? These are not optional line items -- they are code requirements in most jurisdictions, and they protect you from liability if a future leak occurs because there was no accessible shutoff.

Permits, Inspections, and Code

State who pulls the permit, who pays for it, which code edition applies (IPC 2021, UPC 2024, or local amendments), and how many inspections are required. In most jurisdictions, the licensed plumber must be the permit holder. If you are subcontracting under a GC, clarify whether the plumbing permit is separate from the building permit.

Exclusions

Plumbing scopes must explicitly exclude work that homeowners commonly assume is included:

- Drywall repair, patching, or painting after rough-in
- Flooring removal or replacement for slab work
- Concrete cutting or repair for under-slab drains
- Electrical work for water heaters, garbage disposals, or recirculation pumps
- Mold remediation if discovered during demolition
- Asbestos or lead abatement on existing pipe insulation

Copy/Paste Plumbing Scope of Work Template

Customize the placeholders in brackets for your specific job. This template covers a residential repipe and bathroom renovation -- adjust sections as needed for your project type.

PLUMBING SCOPE OF WORK

Project: [Project Name / Address]
Client: [Client Name]
Contractor: [Your Company Name], License #[License Number]
Date: [Date]
Valid for: 30 days from date above

1. PROJECT OVERVIEW

Scope: [Full repipe / Bathroom rough-in and finish / Water heater replacement / etc.]
Location: [Specific areas of the home -- e.g., Master bathroom, kitchen, laundry room]
Estimated duration: [X] working days
Work hours: [8:00 AM - 5:00 PM, Monday - Friday]

2. SUPPLY PIPING

Material: [3/4" PEX-A (Uponor/Wirsbo) for main lines]
Branches: [1/2" PEX-A for individual fixture supply lines]
Manifold: [PEX manifold system with individual shutoffs per fixture -- YES/NO]
Insulation: [Foam pipe insulation on all hot water lines -- YES/NO]
Main shutoff: [Replace existing gate valve with 3/4" full-port ball valve -- YES/NO]

3. DRAIN, WASTE, AND VENT (DWV)

Drain material: [3" PVC Schedule 40 for main drain, 1-1/2" PVC for fixture drains]
Vent material: [2" PVC Schedule 40 vent stacks]
Cleanouts: [Install cleanout at [location(s)]]
Slope: [1/4" per foot minimum on all horizontal drain runs]
Tie-in point: [Connect to existing [4" cast iron / PVC] main at [location]]

4. FIXTURE SCHEDULE

Toilet: [Qty] x [Brand Model# -- e.g., TOTO Drake II CST454CEFG#01, 1.28 GPF, 12" rough-in]
Lavatory faucet: [Qty] x [Brand Model# -- e.g., Moen 6903BN, brushed nickel, 1.2 GPM]
Kitchen faucet: [Qty] x [Brand Model# -- e.g., Delta 9178-AR-DST, arctic stainless, pull-...]
Shower valve: [Qty] x [Brand Model# -- e.g., Moen Posi-Temp 2520, pressure-balance]
Showerhead: [Qty] x [Brand Model# -- e.g., Moen S6320BN, 2.5 GPM]
Kitchen sink: [Type -- e.g., 33"x22" stainless undermount, 18-gauge]
Bathroom sink: [Type -- e.g., 21"x15" white porcelain undermount]
Garbage disposal: [Brand Model# -- e.g., InSinkErator Evolution Excel, 1.0 HP]
Owner-furnished items: [List any fixtures the homeowner is supplying]

5. WATER HEATER

Type: [Tank / Tankless]
Brand and model: [e.g., Rheem RTGH-95DVLN, tankless, natural gas]
Capacity: [XX gallons or X.X GPM]
Fuel: [Natural gas / Electric / Propane]
Venting: [Direct vent / Power vent / Atmospheric -- specify material]
Recirculation pump: [Include / Exclude -- if included, specify model]
Expansion tank: [Include -- required by code in closed-loop systems]

6. GAS PIPING (if applicable)

Material: [3/4" black iron pipe / CSST (TracPipe)]
Sizing: [Based on total BTU load of [XXX,XXX] BTU]
Pressure test: [Required -- [X] PSI for [X] minutes per local code]
Appliances served: [Water heater, range, dryer, fireplace -- list all]

7. PERMITS AND INSPECTIONS

Permit: [Contractor will pull plumbing permit -- cost included in bid / billed separately]
Permit cost: [\$XXX estimated]
Code: [IPC 2021 / UPC 2024 / Local amendments -- specify]
Inspections required: [Rough-in inspection, final inspection, gas pressure test]
Inspection scheduling: [Contractor responsibility]

8. WORK PHASES

Phase 1 -- Rough-in: [Supply, drain, and vent piping installed before walls are closed]
Phase 1 inspection: [Must pass rough-in inspection before drywall]
Phase 2 -- Finish: [Fixture installation, trim, connections after drywall is complete]
Phase 2 inspection: [Final inspection after all fixtures are operational]

9. EXCLUSIONS (work NOT included)

- Drywall repair, patching, texturing, or painting
- Flooring removal or replacement
- Concrete cutting or slab repair (priced separately if needed)
- Electrical work (water heater disconnect, disposal wiring, pump circuits)
- Mold remediation
- Asbestos or lead pipe abatement
- Landscape or hardscape repair for exterior line work
- [Any other trade-specific exclusions]

10. WARRANTY

Labor warranty: [1 year from completion date]
Fixture warranty: [Per manufacturer -- contractor not responsible for owner-furnished it...]
Pipe warranty: [PEX: 25-year manufacturer warranty / Copper: lifetime]

11. PAYMENT SCHEDULE

Deposit: [XX%] due at contract signing -- \$[Amount]
Rough-in complete: [XX%] due after rough-in inspection passes -- \$[Amount]
Final completion: [XX%] due after final inspection and punch list -- \$[Amount]
Total contract price: \$[Total]

12. CHANGE ORDER PROCESS

Any work not described above requires a written change order signed by both parties before work begins. Change orders will be priced at cost-plus [XX%] or per the attached rate sheet.

Accepted by:

Client: _____ Date: _____

Contractor: _____ Date: _____

Pro Tip: Attach a Fixture Cut Sheet For any fixture over \$200, attach the manufacturer cut sheet (spec PDF) to the scope of work. It eliminates any ambiguity about finish color, dimensions, and performance specs. One page per fixture. Takes five minutes and prevents \$2,000 arguments.

Common Mistakes in Plumbing Scope of Work

1. Not Separating Rough-In from Finish

If you lump rough-in and finish into one line item and the GC delays drywall by two months, you have completed half the

work but cannot invoice for it. Separate phases with separate payment milestones. Rough-in is its own deliverable with its own inspection -- treat it that way in the scope.

2. Writing "New Pipes" Without Material Specs

The homeowner reads "new pipes" and imagines copper. You planned PEX because it is faster and cheaper. Neither is wrong, but the scope should have specified. Always list the exact material, diameter, and manufacturer for every pipe run. PEX-A and PEX-B are not interchangeable -- connection methods and tool requirements are different.

3. Omitting Permit Costs from the Bid

Plumbing permits in major metros can run \$200-\$800 depending on scope. If you do not include permit costs in the bid or list them as a separate line item, you either eat the cost or surprise the customer mid-project. Neither outcome is good. Call it out explicitly: "Plumbing permit: \$350 (estimated, actual cost may vary by \$50)."

4. Forgetting Exclusions for Adjacent Trades

A bathroom repipe requires opening walls. The customer assumes you will patch the drywall. You assumed the GC handles that. Nobody wrote it down. Your scope must explicitly state that drywall repair, painting, flooring, and electrical work are excluded. List every adjacent trade that touches your work area but is not your responsibility.

The \$5,000 Lesson A plumber we spoke to lost \$5,000 on a water heater job because the scope said "install new water heater" without specifying venting. The old unit was atmospheric vent. The new unit required power vent with PVC exhaust through the wall. The customer refused to pay for the venting work because "the scope said install the water heater, and it does not work without venting." He was right. The scope was wrong.

How BuildFolio Streamlines Plumbing Scope of Work

Writing a plumbing scope from scratch for every job takes 30-60 minutes. BuildFolio cuts that to under five minutes with tools built for trade contractors.

- AI Photo-to-Quote: Snap a photo of the existing plumbing and BuildFolio identifies pipe materials, fixture types, and potential issues. It pre-fills scope line items based on what it sees -- no manual data entry for standard repipe or fixture replacement jobs.
- Satellite Measurements: For exterior plumbing (sewer line replacements, sprinkler tie-ins), get property dimensions and setback distances without a site visit. Plan the scope before you roll a truck.
- Living Estimates: Your scope of work becomes a living document the customer can approve digitally. Change orders update the original scope in real time so there is always one source of truth.
- Profit Tracking: After the job, see whether your scoped materials and labor matched reality. Over time, your plumbing scopes get more accurate because you have data on where estimates drift.

Plumbing Scope of Work FAQ

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Stop Writing Plumbing Scopes from Scratch

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