



PLUMBING INSPECTION

During the course of a home inspection, we will be observing the plumbing system throughout the house in accordance with the ASHI Standards of Practice. The plumbing system consists of the incoming water service, the distribution system, the water heater and components, the waste collection service and the plumbing fixtures. We run the water at all fixtures to test for acceptable water flow and drainage. We report all abnormal conditions observed.

We cannot see the distribution or waste lines behind interior finishes, or the main sewer line leaving the house because it is about 10' underground. We cannot determine whether a slow drain is a localized condition or is system wide. We do not run a camera on a drain snake down the sewer line, a sewer cleaning contractor can do this, and many times this is done during the home inspection.

We observe:

- The interior water supply and distribution systems including fixtures and faucets.
- Drain, waste and vent systems and fixtures.
- Water heating equipment and hot water supply system.
- Vent systems, flues and chimneys.
- Sump pumps and drain lines.

We describe:

- Water supply, drain, waste and vent pipe materials.
- Water heating equipment including energy sources.
- Main water and fuel shut off locations.

We are not required to:

- Inspect
 - Clothes washing machine connections.
 - Interiors of flues and chimneys that are not readily accessible.
 - Well, well pumps, or water storage related equipment.
 - Water conditioning systems.
 - Solar water heating systems.
 - Fire sprinkler systems.
 - Private waste disposal systems.
- Determine

- Whether water supply and waste disposal systems are public or private.
 - Water supply quantity or quality.
- Operate automatic safety controls or manual stop valves.