



## The Standard of Practice Lake State Inspection Uses in All Inspections

### **Plumbing System**

Lake State Inspection uses the following standards of practice when performing an inspection, as recommended by the nationally recognized American Society of Home Inspectors (ASHI).

The inspector shall:

A. *inspect*:

1. interior water supply and distribution systems including all fixtures and faucets.
2. drain, waste and vent systems including all fixtures.
3. water heating equipment and hot water supply system.
4. vent systems , flues, and chimneys.
5. fuel storage and fuel distribution systems.
6. drainage sumps, sump pumps, and related piping.

B. *describe* :

1. water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and main fuel shut-off valves.

The inspector is *NOT* required to:

A. *inspect*::

1. clothes washing machine connections.
2. interiors of flues or chimneys that are not readily accessible.
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems.
7. private waste disposal systems.

B. *determine*:

1. whether water supply and waste disposal systems are public or private.
2. water supply quantity or quality.

C. *operate* automatic safety controls or manual stop valves.

By following the above standards of practice here are items that have been found in homes and commercial buildings some needing repair by a licensed plumbing contractor:

- Water heaters needing replacement because of being beyond design life, leakage, rust or corrosion
- Toilets needing repair because of being loose to the floor, cracked or leaking
- Plumbing roof ventilation that is plugged causing drains not to function properly
- Sump pumps that are not working, improperly drained or missing covers
- Water main supply piping that contains lead
- Water main and main fuel shut-off valves that are inaccessible
- Broken, improperly installed or leaking kitchen or bathroom faucets and drains
- Chimneys with obstructions or dampers that are not working or missing
- Improperly installed water supply and waste piping
- Missing, broken or improperly ventilated bathrooms

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