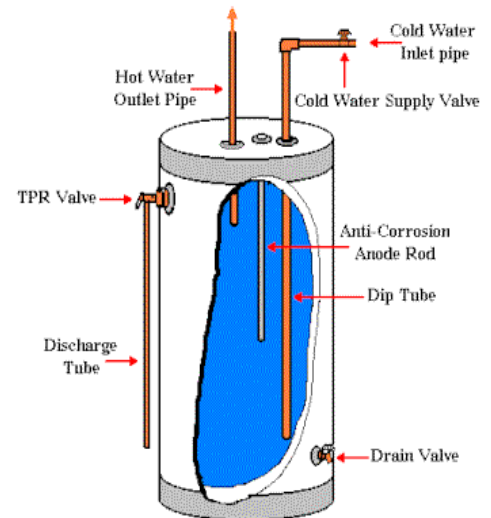


## Consumer Information Sheet – MA Home Inspector Plumbing Inspection

Massachusetts Regulation: [266 CMR 6.04](#) (5) System: Plumbing

**Description:** The Inspector performs a visual examination and delivers a written description of the condition of the following components:

1. The water heater
  - a. Water heater energy source
  - b. Capacity (Gallons and/or Gallons per minute)
  - c. Water heater type (tankless, tank)
  - d. Pressure/Temperature valve
  - e. Vacuum relief valve
2. The water distribution system
  - a. Main shut off valve location
  - b. Type of pipes
  - c. Condition of pipes
  - d. Support of pipes
  - e. Insulation of pipes
  - f. Fixtures and faucets
3. The waste distribution system
  - a. Type of pipes
  - b. Condition of pipes
  - c. Support of pipes
  - d. Traps
4. The flue piping and thimble(s)
5. Cross connections



The Inspector reports whether the system or component has readily observable signs indicating that it is in need of repair or requires further investigation. The Inspector reports on any signs of leaks as well as the functional flow.

**Exclusions:** *The Inspector shall not be required to:*

1. Test the operation of any valve except Readily Accessible water closet flush valves and fixture faucets.
2. Collect engineering data on the size of or length of water and/or waste systems and/or remove covering materials.
3. Report On the adequacy and/or the efficiency of the in place systems to provide sufficient hot water to the dwelling, sufficient water supply, or drainage for the dwelling.
4. State the effectiveness of anti-siphon devices.
5. Determine whether water supply and waste disposal systems are public or private.
6. Observe, Operate, or Report On:
  - a. The exterior hose bibs.
  - b. Water conditioning systems.
  - c. Fire and lawn sprinkler systems.
  - d. On-site or public water supply quantity and quality.
  - e. On-site (Title V Inspection, 310 CMR 15.00) or public waste disposal systems.
  - f. Foundation sub drainage systems.
  - g. Whirlpool tubs, except as to functional flow and functional drainage.
  - h. Interior of flue linings.
  - i. Underground utilities, pipes, buried wires, or conduits.
  - j. Equipment related to on-site water supply systems.
  - k. Water filtration Components and Systems.

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