



Basic Plumbing Principles

Inspection Theory & Practice

Great Lakes Chapter of ASHI - Oct. 2011

presented by

Roger Hankley, CAI

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1

Class demographics

- I'm not a plumber, but I study plumbing.
- I don't design or install. I observe.
- How many plumbers?
- How many plumbing inspectors?
- How many members of IAPMO?
- How many inspecting less than 5 yrs?
- Who routinely sees wells & septic systems?
- Typical water heater: Gas, Electric, other?

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2

Home Inspections – The task

- Your task is special and difficult.
- Your experience base can grow on nearly every case, if you are aware and mindful.
- Home inspection is pattern recognition.
- Does this installation fit the typical pattern?
- Confidence needed. – What is normal?
- Humility needed. Accept the challenge.
- Embrace the unfamiliar. Search further.
- Be curious. Do NOT guess. Ask for help.

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3

Why Plumbing? Why basics?

- What functions does the house perform?
- Why is plumbing important? Can you drink the water?
- Modern plumbing = Developed world
- Understand theory to understand application.
- Fluid dynamics – Hydraulics – part of Building Science. Research at Univ. of Iowa
- Go beyond supply, drainage, and lack of leaks.

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4

23 Plumbing principles

- | | |
|------------------------|-------------------------------|
| • Potable water supply | • Drainage cleanouts |
| • Safe food storage | • Prevent backflow |
| • Required fixtures | • Vent terminals |
| • Connection to sewer | • Exclude damaging substances |
| • Air flow in pipes | • System durability |
| • Proper flow velocity | |

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5

23 Plumbing principles

- | | |
|--------------------------|--------------------------------------|
| • Tests & Inspections | • Accessible fixtures |
| • System Maintenance | • Water seal trap |
| • Building undamaged | • Light & ventilation |
| • No fouling surfaces | • On-site treatment |
| • Pressure and flow | • Avoid explosion & overheated water |
| • No excessive water use | • No untreated sewage discharge |
| • Supply hot water | |

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6

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Ian Pickup



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