



Home Inspection Services Newsletter

September, 2008

Educational Section: **Cross Connection**

Cross Connection refers to plumbing situations where it is possible for **waste water to contaminate potable water**. Plumbing cross connections are a serious concern for public & private water suppliers. In order to ensure safety of supplied water, water providers have influenced plumbing codes to include specific regulations or devices to eliminate cross connections in a home's plumbing system. The providers aren't so much concerned about a specific home's water as they are the possibility of an individual home's water contaminating the provider's water.

The typical scenario where waste water can contaminate potable water is at the swimming pool. When filling a pool with a garden hose, if the water provider loses power/pressure, a negative pressure can develop whereby water will be sucked (siphoned) from the pool into the municipal water system. The specific areas that are vulnerable (that you may see on a home inspection report) to cross connection are:

- **Dishwasher drains lines:** The dishwasher drains into the garbage disposer. At some point between the dishwasher drain and the disposer, the drain line must be higher than its entry point at the disposer. This is accomplished either with a sink mounted device or by attaching/hanging the drain line in the cabinet under the sink in a way to create a high point in the drain line (see picture above).
- **Yard watering systems:** These systems require an anti-siphon device between the potable water piping and the piping for the sprinkler and drip



system.

- **Swimming pool auto fills:** These systems require an anti-siphon device between the potable water piping and the piping for the pool auto fill piping (same device as the yard watering system).
- **Exterior hose faucets:** These require a “permanently” attached anti-siphon device (see picture). The method for permanent attachment is a set screw into the threads of the faucet whereby the head of the set screw is removed. There is no effective way of removing this device without ruining the faucets threads. Unfortunately, when these \$5 devices fail, the faucet has to be



replaced.

- **Washing machines:** Modern set ups have the washer drain line entering a “stand pipe” that is about 3 foot above the waste line and has an air gap between the washer drain line and the waste pipe. We still see older set ups where washers drain into laundry sinks. In those cases, the drain line must be suspended above the flood rim of the sink.

Question of the Month: **How do Roof Tiles break?**

Broken Roof tiles are a common finding of a home inspection. Seller’s often feel that the inspector broke the tiles(s) while walking the roof. Although that can happen, it is unusual for an experienced person to break roof tiles and disappointing if an inspector broke tiles and did not own up to it. The primary reason for broken roof tiles (after installation) is wind. Strong wind gusts will lift and drop tiles multiple times eventually resulting in tile breakage.

Maintenance Item for September: **Roof Inspection**

Maricopa County just experienced a “10 year” monsoon storm. Wind gusts of up to 100 MPH with heavy “side ways” rain. If your roof did not leak, you’re fortunate. Strong wind driven rain will find openings that normal rain will not. Just because your roof did not leak (or you haven’t noticed water stains), does not mean that your roof did not sustain damage. We recommend that roofs be inspected for damage (and cleaned of debris if necessary).

Safety Tip of the Month: **Water Leaks**

Like most inspectors, H&A Services is not qualified to inspect for **mold**. We are qualified to harp on the obvious; mold results from moist organic material. This includes, wood framing, cabinets, sheet rock, etc. Take the time to grab your flashlight and examine under sink plumbing, walls behind washing machines, water heaters, door frames, etc. It takes only a couple of days for continually wet areas to attract mold spores.

Inspection class for realtors: Arizona Academy of Real Estate (Bell and 99th Ave) offers a **3 credit hour course** “lowering risk through inspection”. This course is taught by Mark Andrews

(yours truly). I promise that it will be educational and fun! Contact the Academy for dates and details. Ph# 623 505 5380

Let our experience work for you!



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