

informative news about home inspections and pest control for buyers and agents!

Newsletter #2017-01

**This is the October 2017 Newsletter**

Are all the utilities on?

Several times a year I will be hired to perform a home inspection, and upon arrival to the property, I find out that one or more of the utilities have not been turned on! At this point, I have no option but to turn in an incomplete report which turns out to be a bad deal for the Buyer since he/she is still getting charged for the inspection.

It is therefore strongly recommended for the Buyer and/or his Agent to visit the property the day before the inspection, or the morning of the inspection, to make sure the utilities are turned on.

The water utility is easy to check. All you have to do is go over to the water meter and at the very least make sure the meter is not locked.

The electrical utility is a little more difficult to check. The best way to make sure the utility is turned on is by following these steps. First, ring the doorbell. If you hear it is functional, then it’s obvious the electrical utility is on. If you don’t hear it, you will have to go into the house, locate the electrical panel box, and make sure the main breaker, and all the smaller breakers (15-amp and 20-amp) are turned on. I recommend you DON’T turn on the larger breakers, since this can cause damage to some components such as the water heater and the cooling equipment, if they are not in installed correctly.

Now that the breakers are turned on, you can start turning on light fixtures throughout the house until you are convinced the house does or does not have the electrical utility turned on. As a last resort, once you turn on all the breakers, go over to the electric meter and see if the rotating disc is turning (if it’s a mechanical meter) or if the dotted lines are moving to the right (if it’s a digital meter).

Once in a while, a Buyer might want to purchase a house that has been abandoned, inherited, or foreclosed, where the Seller can’t or is not willing to turn on the utilities. In this case, we have a mid-sized electric generator that you can rent from us for a small fee.