



Home Inspection Services Newsletter

January, 2010

Educational: **Natural Gas OFF for the inspection**

So; you're buying a home and are going to have it inspected. Great; that's the prudent course of action. Per the purchase contract, the seller is responsible to have all utilities on for the inspection. Electricity and water are turned on but the seller (typically the bank) refuses to turn on the natural gas service (which is a utility). **Should you be concerned?**

Most homes with gas service have the following gas appliances:

- Gas furnaces
- Gas hot water heater

Many homes also have:

- Gas stove or gas cook top
- Gas dryer
- Gas fireplace
- Gas barbeque, gas fire-pit, etc

These appliances are an important part of a property inspection. If gas is off at the meter, we will view the gas appliance, look at the installation, the gas piping, the safety devices, etc. but cannot operate or fully inspect the appliance. We will report the inspection observations but will recommend that the "gas be turned on and that all appliances be inspected by the gas company".

The good news is that **gas company technicians are experts with gas appliances** and safety standards. The gas company's technician will light and test appliances when gas service is activated. If an appliance is not operable or is deemed unsafe, the gas company will "**tag out**" the unit and leave an explanation of the defect (while referring you to a qualified contractor).

The not so good news is that we were at the property and could have operated, inspected and reported on the gas appliances. So now you have another step to co-ordinate including entry; (gas company) "we'll be there tomorrow between 8am and 5pm!"

The bottom line; one way or another, if you insist, gas will be turned on for home inspection. Gas appliances should be inspected during your inspection period!

Question of the Month: **Water pressure V.S. Flow?**

Water pressure is a measure of the force the water exerts in a non-flowing state. Plumbing standards for residential homes are 40 PSI (pounds per square inch) minimum and 80 PSI maximum.

Water flow is a measure of volume (gallons per minute) and is a function of pipe size (more flow from a one inch pipe than a ¾ inch pipe). Most inspectors (not required) measure and report on water pressure and include recommendations for high and low pressure.

Inspectors must comment on the adequacy of functional flow

(volume) usually as a **subjective observation** i.e. “observed water flow seemed low at the master shower”.

Maintenance Items for Jan: **Trees and plantings**

Trees planted **close to a home can cause damage** either from roots impacting the slab or from the tree coming in contact with the home (especially in stormy periods). Plantings proximate to the foundation can cause moisture related problems (foundation deterioration or termites). It is prudent to keep trees well away from the home and keep plantings (and watering) at least 3 feet away from the foundation.

Safety Tip of the January: **Emergency Egress**

“When you got to go, you got to go”! **Be sure that family members can get out of the home in case of emergency** (fire, gas leaks, home invasion, etc.). Bedroom windows should open easily. Second floor bedrooms should have a method to reach the ground. Exterior doors should have thumb activated deadbolts (keyed deadbolts can be deadly in an emergency).

Inspection classes for realtors: Please feel free to call on me.

Let our experience work for you!



Daryl Gates



Mark Andrews



Lauren Andrews

H&A Services, LLC

(480) 614-0015 (623) 561-1709

www.hainspect.com