



## Home Inspection Services Newsletter

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July, 2007

### Educational Section: **Inspection Preparation**

In today's litigious society, full disclosure, and a thorough home inspection benefits all parties. Unfortunately, approximately 20% of the homes that we are hired to inspect cannot be fully inspected on the day of the inspection.

**Sellers Responsibility:** According to the real estate contract, the seller is responsible to ***make the premises available*** for inspection based on reasonable notice; all ***utilities*** (electricity, water, & gas) are to be on (at the seller's expense) and all ***warranted items*** are to be maintained or repaired by the seller. Additionally, seller is to provide the ***property disclosure*** within 5 days of the contract signing.

#### **Here are common items that prevent a complete property inspection:**

- Natural gas is off: Water heater, furnace, gas stove... cannot be inspected
- Water off: Water Heater, bathrooms, kitchen sink, dishwasher, hose bibs...
- Electricity off: Lights, outlets, appliances, HVAC units, pumps.....
- Stored items in Garage: Water heater, garage door, electrical outlets, structure..
- Car in garage: Garage attic (some times whole house) cannot be accessed....
- Attic hatches blocked by shelves, clothes, stored items....
- Landscape rocks or plantings that block view of foundation stem wall
- Under sink areas that are packed with items
- Dogs in the back yard: prevent view of grading, walls, hose bibs, etc...
- Gas off at appliances: Experienced inspectors will not light gas appliances
- Circuit breakers in off position: Experienced inspectors will not activate without the seller's permission.
- Swimming pools that are not filled cannot be properly inspected

**Seller's disclosure:** All inspectors find it helpful to review this document (unfortunately, it is generally not available).

*Home inspectors want to provide a thorough report. We dislike having to disclaim items that should have been inspected. Most home inspectors charge a significant fee to return to a property to complete an inspection.*

## Inspection Item for July:    **Water Meter**

(Each month, we select appropriate items so that over a 12 month period you are reminded to attend to most common household maintenance/inspection items.) This month's item is simple but important. With no water running in the residence, check the dial (small "second hand") at the water meter. If it is turning, water is running somewhere and may indicate leakage (toilet running continually, broken pipe (hope not), etc.....  
Note: Be sure that the swimming pool auto fill is not running  
It is also prudent to compare month to month and year to year water usage.

## Question of the Month:    **What is a high loop?**

The dishwasher drains into the garbage disposer. The drain line must be connected to an anti-siphon device or the drain line must have a section that is higher than the connection at the disposer. This is to prevent cross connection between potable and gray water.

## Safety Tip of the Month:    **Natural Gas**

Be sure that all family members know where and how to shut off natural gas (at the gas meter). A box or crescent wrench is required. Additionally, if gas is discontinued at an appliance, the end of the gas line must be capped. It is not safe to merely shut a local gas valve.

## Drawing for July:    **Bottle of Red wine**

To enter, send a reply email with "July Drawing" in the subject along with your name and Ph# to [Lauren@hainspect.com](mailto:Lauren@hainspect.com) Peter V of Scottsdale was June's winner.

**Inspection class for realtors:** Arizona Academy of Real Estate (Bell and 99<sup>th</sup> Ave) offers a **3 credit hour course** "lowering risk through inspection". This monthly course is taught by Mark Andrews (yours truly). Please contact the Academy for details. Ph# 623 505 5380

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Let our experience work for you. Over 10,000 inspections performed!



Daryl Gates



Mark Andrews



Lauren Andrews

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