

Inspect*T*ips



Upstate
Home Inspection
Service

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Common Findings:

PLUMBING



Q What might an inspector find while examining the plumbing in a household?

A First, the inspection professional should

determine what type of pipe is

supplying water from the municipal main to the house. An old water supply pipe made of lead or galvanized steel would cost thousands of dollars to replace. The inspector should also check piping distribution in the household, noting type of material and condition of the pipes. Your client should be made aware of any deterioration, incompatible materials, or leaks. The inspector should carry a moisture meter to evaluate any areas of wallboard or ceiling that may be indicative of leaks in the plumbing. This, too, could be a great expense to repair or replace. All fixtures and faucets should be checked for proper operation, and the integrity of the tiles should be inspected. 🏠

Ask The
Inspector

The Home Inspector's Coming!

Make sure your client understands the importance of having a home inspection while the house is in escrow. Disclosure laws and real estate practices vary, but nothing should hinder the home inspector from working quickly and efficiently. To ensure a smooth, successful professional inspection, the seller should be advised to:



1. Leave the premises.

The homeowner should allow the real estate agent to show the home to the inspector and prospective buyer. The inspection will take at least two hours, depending on the size and age of the home.

2. Be polite.

The inspector is not the seller's enemy. The inspector's role is not to find reasons for the buyer

to cancel the transaction: It's to offer all parties a fair assessment of the property. So the seller should always treat the inspector professionally. Remind the seller to respect the inspector's time by calling to set up another appointment if access to the property won't be possible at the scheduled time.

3. Don't argue during the inspection.

A homeowner who is present during the inspection should not trail along behind the inspector and real estate agent. After the report is written, there will be time to respond to the inspector's findings.

4. Don't make statements based on guesswork.

Real estate deals are major financial transactions. A seller who does not know the answer to an inspector's question, should say so.

5. Grant all-access.

To do an efficient job, the inspector needs to have access to all the living areas of the home. If a seller does not allow an inspector into a particular area, the restriction will be noted in the inspection report. Which will surely raise potential buyers' suspicions.

6. Make agreed-upon repairs promptly.

Your client may be asked to make repairs based upon the results of the inspection report. Advise your client to do so promptly. After all, the more quickly the repairs are made, the sooner the contingency will be met and the deal can be finalized. Why delay the closing of escrow? 🏠

Every Drop

Counts!

Water, water everywhere! But not a drop to waste! Here are some water-conserving tips to share with potential homeowners:

In the bathroom

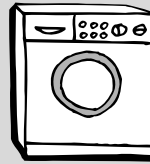
- *Toilets are the biggest water wasters in the entire household.* A single flush uses up to seven gallons of water! You can save about a gallon per flush by inserting a clean jar or water-filled plastic bottle in the tank. (Do not use bricks, which may disintegrate and harm fixtures.)
- *Install water-saving faucets and showerheads to save about 1,000 gallons of water a month.* Depending on the size of your household, limiting showers to 10 minutes per person can save up to 700 gallons a month.
- *Save three gallons a day by not running water while brushing your teeth.*
- *Instead of rinsing a razor under running water, swish it in a partially filled sink.*



- *Make sure faucets are turned off tightly after each use.* A steady 100-drops-a-minute drip can add up to 350 gallons a month!

In the laundry

- *Washing machines use up to 50 gallons of water per load.* For optimal water usage, adjust the water level to the size of the load. If the washer isn't adjustable, make sure it's full before you use it. Washing and rinsing in cold water will save energy.



In the kitchen

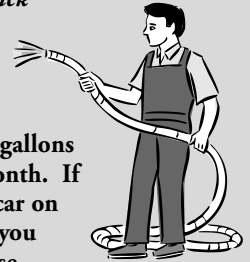
- *Instead of turning on the tap whenever you want a glass of water, keep a bottle chilling in the refrigerator.* This could save up to 300 gallons a month. Rinse fruits and vegetables in a basin instead of under running water. Defrost foods in a microwave or in the refrigerator

overnight instead of under running water. This can save 150 gallons more a month.

- *Run the dishwasher only when it's full.* Scrape dishes before loading, but do not rinse them. You can save up to 500 gallons a month this way.

Outside the house

- *Water the lawn only when necessary.* Doing it early in the morning or late in the evening – when less water is lost to evaporation – will save up to 300 gallons a month.
- *Wash your car with a bucket of water and a quick rinse.* Don't let the hose run while you're working: This could save 150 gallons of water per month. If you park your car on the lawn when you wash it, the rinse water will run off into the grass. 🏠



This newsletter contains basic information on the home and general topics of interest. Due to the variations in homes, individual recommendations require a comprehensive evaluation. To reprint any article in this newsletter, please contact our office. © 2002-2004. All rights reserved. (IT0404)

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