

Vacant Home

UTILITIES CHECKLIST

If your home is vacant it is advised that you have the utilities turned on within the home prior to inspection. To help facilitate the inspection being completed on the scheduled date and without added trip costs. We ask that you confirm the items below are on:

- **Water Service Turned On?** Please check that all necessary valves inside the home are in the ON position prior to the inspectors arrival. This should be done after the water has been turned on at the street at least 24 hours prior to the inspection.
- **Gas Service Turned On?** Operate the gas appliances such as Gas Furnaces & Water Heaters to confirm that the gas has been turned on.
- **Electric Service Turned On?** All necessary breakers & switches inside the home must be in ON position prior to the inspector's arrival. This should be done at least 24 hours prior to the inspection.
- **Heating/Cooling Systems Turned On?** Depending on the weather, turn on the air conditioning systems at least 24 hours prior to the inspection, and set systems to normal living settings on Auto Mode, between 68 -76 degrees and the pilot light is on. This does not apply if the outside temperature has been and/or is below 65 degrees within the past 24 hours. Air conditioning systems should not be operated if the outside temperature has been below 65 degrees within the past 24 hours.
- **Water Heater Turned On?** Check toilets and sinks for water flow, confirm pilot light is on & set to normal range/temperature. Check to see if there is hot water by operating the kitchen and bathroom sink faucets.

Due to insurance and liability restrictions, please do not ask the Inspector to turn on any main utility shut-off valves/switches (these must be turned on by utility company) – shut off valves at fixtures and or breakers/switches within electric panels at the time of inspection, as this is considered part of a De-Winterization.

The Inspector is not equipped to handle nor will have the time to handle adverse problems (such as valves that break and or water/plumbing leaks) that may arise and possibly flood a property by performing these functions. The above mentioned items will help ensure that all systems are able to be checked. Again for liability reasons: the Inspector will **not** turn on any system, fixture, appliance, component, pilot light, safety/system switches and or breakers that are otherwise shut down or turned off. The house needs to have all utilities, components and systems turned on and ready for operation by the seller or other arrangement prior to scheduling of the home inspection.



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