

Home Inspection of Vacant, REO & Bank Owned Properties

Vacant Homes are Inspected in “AS-IS” condition:

This means: If the Gas is not turned “ON” at time of inspection, all gas operated utilities can not be fully inspected. If the water is not turned “ON” at the time of inspection, all plumbing/fixtures can not be fully inspected. If pilot lights are not turned “ON”/ “LIT”, Gas Utilities can not be fully inspected.

Re-Inspection may be available upon request with a return trip fee of \$75.00 to re-inspect such items.

Prior to scheduling your home inspection, you may want to address the following issues with your @Realtor or the listing agent/broker:

- Ü Has the home been professionally de-winterized?
- Ü Has the plumbing system been professionally de-winterized & pressurized?
- Ü Is the water turned “ON”?
- Ü Is the water turned “ON” at all plumbing fixtures in the home?
- Ü Is the gas turned “ON”?
- Ü Is the gas turned “ON” at all gas fixtures in the home?
- Ü Is the HVAC/ Heating unit turned “ON”?
- Ü Is the pilot light lit/ turned “ON” at the HVAC/ Heating unit?
- Ü Is the water heater turned “ON”?
- Ü Is the pilot light lit/ turned “ON” at the water heater?
- Ü Are all the necessary electrical breaks turned “ON” at the electrical panel?
- Ü Is there clear access to the electrical panel?
- Ü Is the A/C unit turned “ON”?
- Ü Are there any pad-locked areas/doors/garages?

FAQ: What is Winterization?

Often Vacant/REO (Real Estate Owned) properties are winterized. Winterization is a process of shutting off certain utilities: water, gas or electric. When the plumbing systems are winterized the entire system is drained and antifreeze is added to protect toilets, sinks, drains, etc. In order for a complete home inspection to be performed, all utilities must be turned “ON”. If the home is winterized, the home should be professionally De-winterized prior to the home inspection. This means that the water should be turned “ON” and the plumbing system should be professionally pressurized. All utilities should be “ON” for a complete inspection to be performed. All gas appliances to be inspected, such as water heaters, HVAC/ Heating units and Gas fireplaces, should have their “Pilot Lights” lit/ turned ON

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