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Maintenance inspections

Need help identifying your home's problem areas?

Call Carson Inspection Service at 503-312-2105 to learn more and schedule a maintenance inspection.

Calendar

Oct 27th, Nov 24th, 6:30 pm — American Society of Home Inspectors (ASHI) Meeting at Buster's BBQ in Tigard.

Nov 30 — Last day for recording a home sale that qualifies for the first-time home buyer tax credit.

Nov 4th, 6:30-9pm — Home Buying 101, Portland Community College, Sylvania Campus, 503-977-8888.

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Bank Owned Homes Pt. 2 — Utilities in Winter

Bank-owned homes can be a great bargain for home buyers. However, as we head back into winter, banks will once again "winterize" these homes to minimize potential damage due to freezing pipes, and to save on utility costs. Homes that are winterized cannot be properly inspected.

Oregon home inspectors are not required to operate any system that is shutdown or otherwise inoperable, and as a general rule, most reputable home inspectors will not turn on any systems that are shutdown. The responsibility to have the utilities turned on falls to the listing agent representing the bank.

Having the utilities turned on can be a time-consuming process involving the realtors, a service company that winterized the home, and each separate utility company. Delays are common. It is critical to move toward restoring the utilities as soon as a sales agreement is reached. Ideally, the utilities should be restored at least 24-48 hours prior to the inspection.

Remember that restoring the utilities may also involve turning on the water supply shut-off valve in the house/garage, turning on individual gas shut-off valves at each gas appliance, lighting pilot lights, and turning on individual breakers. Once again, home inspectors will not operate these valves and will not light pilot lights.

To provide top-tier service to your client, I recommend that you physically

visit the home 1-2 days before the inspection to ensure that the utilities are on. Check a few faucets, flush a toilet, turn on some lights, and turn on the heat. This extra effort will ensure that the inspection occurs as scheduled and will keep the real estate transaction moving forward.



Photo of rodent entry on a bank-owned home.



Photo of disconnect dryer duct in a bank-owned home.



Photo of mold-like growth and uncovered electrical box in a bank-owned home.