

PLUMBING AND HEATING PARAMEDICS GUIDEBOOK

WHAT YOU NEED TO KNOW WHEN DEALING WITH A HOME INSPECTOR

A GUIDEBOOK FOR A FIRST
TIME HOME BUYER



So, you've got your eye on your dream home and one of the final steps is getting the home inspector in there to make sure you aren't buying a \$500,000 - money pit.

What do you *really* need to know regarding plumbing and HVAC when dealing with a home inspection?

We're always taking calls from surprised home buyers when their plumbing has a problem in their freshly inspected new home.

"I had a home inspection I don't understand?"

The home inspectors rarely take a thorough look at the plumbing and HVAC. They do love to find tiny invisible moisture spots in the ceiling however that, although they should absolutely be repaired, often they are of little consequence in the grand scheme of the deal.

What you really need to know is, **"what are the potential deal breakers I need be aware of?"**.

Here are some items to make sure they check for!



1

How Old is the Water Heater and Furnace?



Sure, they may be working fine, but for how much longer? If a water heater is between 8-10 years old, it's due for a replacement. For a furnace, 12-15 years is the replacement window. Home inspectors aren't trained to tell you much more than that, but make sure that they at least find out the installation dates of the equipment. Even if it turns out that the equipment is old, you might be able to use that to get a reduction in purchase price.

2

Poly-B Piping



Make sure the home inspector checks all areas for this troublesome pipe. Many people will say that if it is not leaking it is not a problem. That is completely wrong, don't let anyone downplay the importance of replacing any poly b in the house.

Poly B is a ticking time bomb of leaks and damage. You may hear people say something like, "it hasn't leaked yet, so it isn't going to". **WRONG.** Getting any and all poly b replaced is extremely important for all potential home owners.



3

What is the Main Water Service Made Of?

If the main water service is poly b and ruptures underground, that's a 5-10K fix. And you won't have **ANY** water whatsoever until that job is completed. This kind of repair would involve digging holes in your yard and basement which would be both a massive mess and a huge bill. And home inspections almost **NEVER** take note of the main service pipe.

The best service pipe is copper, the next best is pex.

4

What Condition is the Main Sewer in?

If the main sewer is broken, has roots or dips, there's no way to know without a video inspection. Running faucets and flushing toilets during the open house is not enough.

Here's a scenario: The new homeowner moves in and after a few days, all the volume from showers and laundry etc., causes a massive backup leaving you with a mess and a bill. The home inspector did not even look at the main sewer. Now a plumber is over there with the video inspection equipment, and they find a completely broken sewer that is beyond repair. In the first week of ownership, you could be looking at a 5,000-20,000K repair. The home inspector or realtor assumes ZERO responsibility for this, the previous homeowner is long gone.

When we first started doing video inspections 15 years ago, we called around to every home inspection company we could find offering a discounted video inspection that they could add to their already supposedly thorough service. Every company declined, because they were too worried the result of the video inspection would sour the deal, and the realtors would stop using their services.

Do not purchase a home without having the main sewer inspected by a professional.

We could go on and on about this, we really could. Remember when you're purchasing your home, ultimately the realtor is trying to close the deal. Most of the time the home inspectors and realtors have a previous relationship. Don't find yourself calling us after you've already purchased the home. Insist on a third-party plumbing inspection before you close the deal.



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