



# Facing an Electrical or Plumbing related issue?

When you have an electrical or plumbing issue that requires immediate attention, it's crucial to handle it swiftly and safely. These issues can escalate quickly and may pose risks to your property or personal safety.

Here's what you should do:

## 1. Electrical issues:

### a) Immediate steps:

- Turn off power: If you suspect an electrical issue, such as flickering lights, exposed wires, or a burning smell, turn off the power at the circuit breaker to the affected area. This will reduce the risk of electric shock or fire.
- Check for obvious problems: Look for visible issues like frayed wires, tripped breakers, or loose outlets. If you spot any of these, avoid touching them and call a professional.
- Unplug appliances: If the issue seems to be related to an appliance (e.g., sparks when plugging something in), unplug it immediately and avoid using it until the issue is resolved.
- Do not attempt DIY fixes: Electrical issues can be dangerous if not handled correctly. Avoid attempting to fix wiring or circuits yourself unless you're a qualified electrician.

### b) Calling a Professional:

- Contact a Licensed Electrician: As soon as you identify an electrical problem, call a licensed electrician for repairs. Look for an electrician who offers emergency services if the issue is urgent.
- Explain the Problem Clearly: When contacting the electrician, provide clear details about the issue (e.g., "I can confirm a burning smell near an outlet" or "the circuit breaker keeps tripping"). This will help them understand the urgency and bring the right tools.
- Document the Problem: If this issue is related to the sale of a property (e.g., after a home inspection), document the problem and the steps you're taking to resolve it. This can help you communicate with buyers and negotiate repairs.

## 2. Plumbing Issues:

### a) Immediate Steps:

- Shut Off Water Supply: For plumbing emergencies like leaks, burst pipes, or overflowing toilets, turn off the water supply immediately. There's usually a main shutoff valve near the water meter.
- Drain the System: After turning off the water, open all taps and flush toilets to drain any remaining water in the pipes and reduce flooding risks.
- Contain the Problem: If there's a leak, try to contain the water using towels, buckets, to prevent further damage to your property.
- Turn Off Water Heater: If you're dealing with a major plumbing issue, such as a broken pipe, turn off your water heater to prevent damage or overheating.

### b) Calling a Professional:

- Contact a Plumber: Call a licensed plumber who handles emergency repairs. Plumbing issues can cause extensive water damage if not addressed quickly.
- Describe the Problem: Provide the plumber with details about the issue, such as where the leak is coming from, the extent of the flooding, or any unusual sounds or smells.
- Get an Estimate: Ask the plumber for a rough estimate of the repair cost and time frame. This can help you plan financially and keep potential buyers informed if you're in the process of selling a home.



### 3. Safety Precautions:

- a) Evacuate if Necessary: If the electrical issue involves smoke, fire, or sparks, evacuate the premises and call emergency services immediately.
- b) Avoid Water Around Electrical Outlets: If plumbing problems lead to water accumulation near electrical outlets, stay away from the area to avoid electric shock.
- c) Don't Ignore the Issue: Electrical and plumbing issues often worsen if left unresolved. Take immediate action to avoid bigger problems like flooding, fire hazards, or costly repairs.

### 4. Notify Relevant Parties (If Selling a Property):

- a) Inform Buyers: If you're selling your property and a plumbing or electrical issue arises, notify the buyer immediately. Being transparent helps maintain trust and ensures the issue is addressed in negotiations.
- b) Fix the Issue Before Closing: If possible, resolve the problem before closing to avoid delays or complications. Buyers may ask for a reduction in price or repair credits if the issue isn't resolved.
- c) Keep Records of Repairs: Document the repairs, including receipts and any warranties provided by the electrician or plumber. This gives both you and the buyer peace of mind and proof that the issue was handled properly.

### 5. Insurance and Costs:

- a) Check Your Insurance: For significant plumbing or electrical damage, contact your insurance agent to see if the repairs are covered. Certain policies cover emergencies like burst pipes or electrical fires.
- b) Get Multiple Quotes: If time permits and the issue isn't immediately hazardous, consider getting quotes from multiple electricians or plumbers to ensure you're getting a fair price.

### 6. Prevent Future Issues:

- a) Schedule Routine Maintenance: Regularly check your electrical and plumbing systems to prevent emergencies. Have an electrician inspect your wiring and circuit breakers, and a plumber inspect your pipes and water heater annually.
- b) Upgrade Old Systems: If you're in an older home, consider upgrading your electrical system or plumbing. Outdated wiring and pipes are more prone to problems, which can negatively affect the value of your home or lead to costly repairs.

Final Thought:

Electrical and plumbing emergencies need prompt, safe, and professional attention. Taking the right steps immediately and working with licensed professionals can prevent further damage, ensure safety, and help maintain the value of your property.