



**FOR IMMEDIATE RELEASE**

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## **What to Know When Buying a Home with Propane**

*Sharp Propane Professionals keep energy-efficient home buyers savvy to industry knowledge*

**BASTROP, Texas** – August 14, 2012 – With the Texas housing market on the rise, home buyers are moving quickly to act in this soon-to-be seller’s market. Sharp Propane, the largest independent retailer and distributor of propane in Texas, shares informative tips with eager home buyers to smooth the process of buying energy efficient, propane-powered homes. Widely regarded as an industry leader, Sharp Propane acts as a resource for home buyers looking to make informed energy choices.

MLS listings with a Seller’s Disclosure Notice often indicate if a home is powered by liquid propane gas through a neighborhood “community (captive)” or an individual tank “on property.” Sharp recommends obtaining a decisive classification to be fully-informed on subsequent decisions that may arise, including the cost rolled into the HOA fee or whether to search for a preferred service provider. Home buyers should request a copy of the current homeowner’s most recent safety inspection and the average annual and monthly bills paying close attention to winter usage since propane use tends to be heaviest during this period. Summer months are important due to increased appliance usage for cooking, water heaters, pool heaters, dryers, and fans, among other appliances.

Home buyers should inquire as to which appliances run on propane, gas or electricity. Commonly used propane-powered appliances are water heaters, furnaces and stove tops; extensively used appliances that are not commonly associated with propane include swimming pools and dryers. The current homeowner’s most recent safety inspection will provide an accurate listing of propane appliances in the home, so Sharp recommends checking that list and asking any questions that arise. When the homeowner cannot make this available, Sharp Propane can perform a 7 Point Safety Check that will identify all propane-powered appliances.

Considerations for future landscaping or outdoor updates should start with identifying whether the home’s propane tank is above or below ground and locating the path of the ground line leading from the tank to the house. In the state of Texas, propane tanks purchased by a homeowner will be included in the home sale while rented or leased tanks are the property of the current service provider and can remain if the home buyer wishes. Often the current propane provider can be identified by locating the service decal on the propane tank. Previous home owners should provide propane supplier information for tanks whether owned or leased. Ensuring that below ground tanks have cathodic protection to prevent rust and erosion is an important safety precaution. No matter the state or ownership of the current tank, home buyers have options in choosing their future propane service provider.

Contacting Sharp Propane to schedule a complimentary 7 Point Safety Check is a recommended step in purchasing a green, propane home. Sharp Propane Professionals will resolve any questions or overlooked factors and can set up new homeowners with the Sharp Propane service if they are not currently a provider at that location. Sharp Propane services Bastrop, Austin, Bryan, Fort Worth and La Grange, Texas. Home buyers interested in a propane home or the Sharp Propane Complete Care package – which provides Easy Pay, safety checks, automatic refills and tank monitoring – can contact their local branch for more information at 800.932.4315.

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### **About Sharp Propane**

For more than 60 years, [Sharp Propane](http://www.sharppropane.com/) has been supplying safe, energy-efficient propane and tanks to Central Texas. Sharp Propane is a leading service provider of residential and commercial propane systems providing customers an environmentally-friendly, safe, and reliable energy source for the way they live and work. The Propane Professionals™ at Sharp are focused on putting customers first and setting industry standards for safety and service. Founded in 1949 in Smithville, Texas, Sharp is one of the largest propane dealers in the United States and the largest independent retailer of propane in Texas. Sharp is headquartered in Bastrop, Texas with operations also in Austin; Bryan, Fort Worth; and La Grange, Texas.

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