FREE GUIDE

Reopening the house: the order that avoids a day of breakdowns

After months closed, a house does not open in ten minutes. There is an order, and doing it the day before is what turns day one into a lost day.

1 · The papers to gather first

Get everything together before you start. Almost every step in this guide stops dead for one missing document, and starting again costs more than waiting a day.

- The meter readings from the day you closed, to compare on return.
- The list of what you left off or closed: stopcock, water heater, fridge, fuse board.
- The photos from closing up, to see what has changed.
- The number of a local plumber and electrician, saved before you need them.
- The home policy, in case opening up reveals damage that must be reported within the period.

2 · The order to do things in

1. Open first, look afterwards. Go in, open windows and blinds and let the house air for an hour before touching anything electrical.
2. Read the water meter BEFORE opening the stopcock, and compare with the closing reading. If it has risen with the valve shut, something lies between the street and the valve.
3. Open the stopcock slowly and walk the house listening: a drip is easiest to hear in an empty, silent house.
4. Fill the water heater before switching it on. An electric heater switched on empty is ruined in minutes.
5. Switch on the fridge and wait several hours before filling it, and test the air conditioning the same day, not the day it gets hot.

3 · The mistakes we see again and again

- Switching on the water heater before filling it. It is the commonest breakdown of a reopening, and it is avoidable.
- Opening the stopcock all at once. Water hammer splits old seals.
- Filling a fridge that has just been plugged in. It takes hours to reach temperature and the shopping spoils.
- Drinking from the tap on day one without running the water off. Water standing in the pipes has been there for months.
- Doing it all the day before you arrive. If a fault appears, there is no time left for anybody.

4 · Where you can check it yourself

Official pages, checked on 22/09/2026. The administration changes its screens without warning: if something does not match, the official source wins, not this guide.

- **Agencia Estatal de Meteorología (AEMET)**
  https://www.aemet.es/es/portada
- **Ministerio de Sanidad**
  https://www.sanidad.gob.es/
- **Comisión Nacional de los Mercados y la Competencia (CNMC)**
  https://www.cnmc.es/
- **Ley 50/1980 de Contrato de Seguro**
  https://www.boe.es/buscar/act.php?id=BOE-A-1980-22501

If you would rather we did it

€79	the house opened, aired and running, with photos
€119	the same, with beds made and basic groceries in the fridge

We are not a cleaning company: if you want the house deep cleaned, a cleaning company does it and bills you, with the price given beforehand. We do not repair faults: we find them, we warn you and we open the house to the professional you approve.

A question? One message is enough

Write to us on WhatsApp at **+34 613 13 87 84** (wa.me/34613138784) and a person answers. Asking costs nothing and commits you to nothing.

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