

BE YOUR OWN INSPECTOR

When searching for a new home, it is a good idea to take a good look at the interior of the home, which may be costly if overlooked. Pay close attention to the electrical, plumbing, heating and cooling aspects of the home. Before hiring a professional home inspector, which *is highly recommended*, there are a few things you can do first, to rule out any problems that may occur in the future.

START AT THE BOTTOM

Is the basement in good shape? Look for signs of water damage and cracks in the structure. Home owning problems often times start in the basement.

WOOD FLOORS

Make sure there are no elevated areas and no rotting of wood. It is always best to ask the owners where they purchased wood flooring to match existing covering.

CHECK OUTSIDE PLANTS

Keep outside plants trimmed and at least 30" away from the house. Insects can get in and out of a structure with the help of plants.

TOO MUCH WATER

Check for flooding around the foundation and ensure that there are proper drainage, especially in areas of the soil next to the foundation. Walk through the house and look for water stains in the ceilings, wallpaper, carpet, and hardwood floors. Check the faucets, below the sink, and flush the toilets. Turn on the shower to check for water pressure and if there is more than one shower, turn on all showers at the same time to see if pressure is still in full force.

ROOF

Eyeball the roof to see if it's straight. If it looks saggy, waved, dented or if it's missing a shingle or covered up with some kind of material, get a repair estimate from three (3) vendors.

FOUNDATION HAZARDS

Lenders may not approve a loan if there are major problems with structure foundation. Check for cracks and shifting in walls, ceiling, and floors when you walk through the house. Inspect areas where the walls and ceilings come together, change in foundation will be visible. Also, look for cracks in a walkway, patio and deck. If a house settles, the foundation will crack and can cause different problems. Expanding soil can cause cracking and may eventually collapse if not taken care of.

CHECK FOR TERMITES

Pencil-thin mud tubes extending over the inside and outside surfaces of foundation walls, piers, sills, joists, etc. The presence of winged (swarmer) termites shed wings on window sills and along the edges of floors. Check for damaged hollowed wood along the grain that is lined with bits of mud or soil. Termites are attracted to moisture and are more likely to enter a structure if the soil next to the foundation is consistently moist. Water should be diverted away from the foundation with properly functioning gutters, spouts and splash guards. Leaky faucets, water pipes and air conditioning units should be maintained. The ground next to the foundation should be sloped so that surface water drains away from the building if there are no drains.

MAKE SURE EVERYTHING WORKS

This may sound simple, but true, ask questions now that can save you money later! Talk to your Realtor today!