

6 THINGS TO CHECK BEFORE BUYING A HOME

Investing in a new home? Don't get caught off guard. There are a few things every homebuyer should check before taking the plunge.



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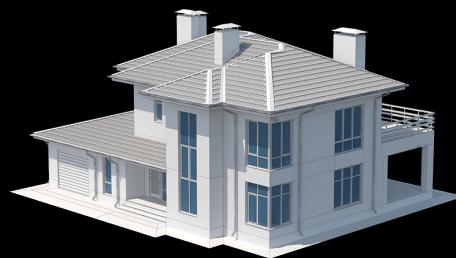
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When you purchase a home, you should feel confident about your new endeavor. Prevent unexpected costs after closing by checking a few home essentials first.



READ ON FOR:

DATE OF ELECTRICAL UPDATES 01

DATE OF PLUMBING UPDATES 02

DATE OF MAJOR APPLIANCE UPGRADES 03

ANY REPORTED FOUNDATION ISSUES 04

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01

DATE OF ELECTRICAL UPDATES

Old or faulty wiring can cause major problems and safety concerns. Check the following:

- Ask to see proof of the dates of electrical updates.
- Check the home's electrical panel for quality of workmanship.
- Bring a device like a phone charger to test all outlets in the home.

02

DATE OF PLUMBING UPDATES

Inquire about the dates of plumbing updates and test the following:

- All faucets, toilets and showers.
- Appliances that utilize plumbing, like dishwashers and laundry machines.
- Utility sinks and outdoor faucets.
- Check under sinks for signs of leaks, mold or water damage.



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DATE OF MAJOR APPLIANCE UPGRADES

Appliances that fail to work as expected can be a major drain on finances. Inquire about the date of any upgrades and check all appliances, including:

- Fridge
- Oven
- Microwave
- Dishwasher
- Washer and Dryer

04

ANY REPORTED FOUNDATION ISSUES

Investigate any reported foundation issues and keep an eye out for these warning signs:

- Sagging floors or ceilings.
- Bowed walls.
- Musty basement smells.



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AGE OF ROOF

The age of a roof and its materials will help determine how much time it has left. A roof that's older than 25 years might be nearing the end of its lifespan. Keep an eye out for:

- Cracked, buckling or damaged shingles.
- Shingle granules or broken pieces in gutters.
- A sagging roof is a sign of rot and will likely need to be replaced.
- Moss, mold or fungi growing anywhere on the roof.

06

AGE OF WINDOWS/ANY WINDOW UPDATES

Windows are an important visual component in the home, but they should function well too. Don't forget to:

- Check the age of windows and doors and see if any major updates were made.
- Open and close all windows, doors and shutters and check for drafts. Poor workmanship in these areas can drive up heating and cooling costs.



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A new home is a big purchase. It's important to feel confident about your investment. If you have questions or concerns about buying a new home, give me a call! I'm always happy to offer advice and guidance for this exciting endeavor.

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