

Things to Look For When Viewing a Home

We strongly recommend a home inspection, and this is not intended to replace one. But it's easy to keep an eye out for red flags and problem areas in a home. In my experience, when a home has obviously not been maintained on the surface.....you can bet that major systems haven't been taken care of either.

I wanted to give you an overview of a few things to notice when you are viewing homes.



Exterior

- Upon arrival, notice the roof. Does it have discoloration? This can mean either mold or poor attic ventilation. Are the shingles laying flat or are they curled?
- How about the yard and landscaping? Has it been maintained?
- Are splash blocks installed under the downspouts? If not, water could be running under the house or into the crawl space every time it rains. Water is the worst enemy a house can have.
- Notice any rust spots on the gutters. This could cause leaks and water damage.
- Cracks or lifting of the concrete driveway could indicate a leaking water line or tree roots coming up. Either should be addressed.
- Cracked brick or mortar joints could indicate settling or foundation problems.
- Any discoloration around the foundation also indicates water problems.
- Check for any wood that makes contact with dirt. This is a favorite place for termites to eat their lunch.
- Is any firewood stored up against the house? Again....termites! Dirt, wood and water are their favorite combination.
- Do you know that a termite inspection doesn't cover landscape timers? They can be full of termites....but not indicated on the report.

Interior

- Do you smell any musty odor when you walk in? This indicates mold or moisture problems.
- How about the windows? Do you see any condensation between the panes? These will have to be replaced.
- Do you see any cracks in the walls? This could indicate settling or foundation problems.
- You should always look for any discoloration on walls, ceilings, concrete blocks or vinyl floors.
- Check for any water damage under the sinks, toilets, showers and dishwasher. This could mean putting in a new floor.
- Be sure to open and close the garage door to make sure it operates correctly. Also...does it have a detector that would prevent a child from danger?
- Take a look inside the circuit breaker box. Does it look neat and organized....or are there wires everywhere?

- If the home has a basement, look carefully for any water stains on the concrete block. This is very hard to correct.
- Be aware of possible attempts to cover problems with new paint, etc. This doesn't happen often, but if in doubt....always ask questions.

Be sure to [contact us](#) with any questions. We look forward to hearing from you!



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