

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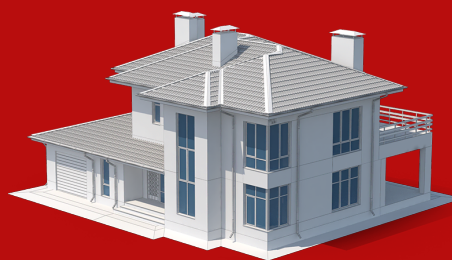
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When you purchase a house, you should feel confident about your new endeavor. Prevent unexpected costs after closing by checking a few home essentials first.



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 house.**

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 house 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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