

# Healthy Home

## SHOPPING GUIDE

### HEALTHY HOME CLUES

- Hard floors, best is natural, but reducing carpet as much as possible
- Solid showers - one piece or as little grout as possible.
- Showers built with water proofing like the schluter system and sealed caulking.
- 1978 or newer
- Whole house water filtration
- Air purifier on HVAC
- Water alarms under sinks, near dishwasher, near washer
- It's clean - look at the baseboards and near toilets

### RED FLAGS - A REASON TO DIG DEEPER - HAVE YOUR INSPECTOR EVALUATE

- Evaporative Coolers
- Crawl Spaces
- Insulation on concrete that has not been sealed
- Structural wood floors - great for structural integrity, needs to have a vapor barrier and air flow. (creates a crawl space!)
- Visible areas of water damage
- Carpet directly on concrete
- Padding on concrete without a vapor barrier or sealed concrete
- Evidence of structural issues or prior flooding in basement
- Efflorescence on concrete (whitish substance your inspector will identify)
- Visible microbial growth
- Undersink water damage that causes bubbling, peeling, or breaking down of the base
- Evidence of the under sink base being changed out but original cabinet remains
- Negative grading in yard moving water toward the home instead of away from it
- Whole house humidifiers
- Flooring is curling or heaving
- Neighborhood or developed area is a Superfund Site:  
<https://www.epa.gov/superfund/search-superfund-sites-where-you-live>
- Musty Smells
- Bubbling or staining on walls or in corners
- 5G, Power lines, Satellites within ½ mile of the home

Disclaimer: This guide is provided for informational purposes only and is not a substitute for a professional home inspection. As your Realtor, I am not a licensed inspector, and there may be additional factors to consider when evaluating a home. For a comprehensive evaluation, please consult a qualified home inspector.



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