

# 10 Tips for Home Buyers

The following is meant to help buyers find a home that fits their needs and lifestyle.

- 1. Is the home maintained?** Are the gutters clear of debris? Is there moss on the roof? Is there peeling paint on the exterior? Are the window tracks and sills clean? Is the caulking or grout in the bathrooms deteriorated? A well maintained home means that all the systems and components can function their best.
- 2. Have there been any major renovations?** Are there receipts and permits for the work that was done? Are there any unfinished areas? We recommend acquiring receipts and permits for any major renovations done to the home to ensure they were done by licensed contractors.
- 3. Is the roof drainage system complete?** Does the home have perimeter drains installed? Has there been a perimeter drain scan? The roof drainage system is an important part of the home. Confirming that everything is working properly gives piece of mind and can prevent major repair costs.
- 4. What is the size of the electrical service?** Will there be any large electric appliances added such as a hot tub, baseboard heaters, dryer, range, or electric car charger? Most homes are already equipped with the power that is needed for the home to operate properly. To add equipment or appliances with a large amp draw a service upgrade may be required.
- 5. Is there natural gas to the house?** Is the home heated with gas? What other appliances use gas? Having both gas and electricity to the home can help offset electricity costs.
- 6. Is there a masonry fireplace in the home?** Is there an insert installed? Masonry fireplaces with an insert are more efficient. Consider installing a wood or gas insert as auxiliary heat for the home.
- 7. Does the home use an oil furnace as the main heating source?** If so, has a buried oil tank scan been completed? Is there documentation from the tank scan? Buried oil tanks can be costly to remediate. We advise our clients to have a tank scan with documentation done on older homes prior to closing.
- 8. What kind of windows?** Are the windows single pane or double pane? Is there any condensation between the double pane windows? Double pane windows have a better insulation value which will lower the heating bill in the winter months.
- 9. What type of water heater is installed?** How old is the water heater? Most tank style water heaters have a useful life of 6-8 years. Tankless water heaters have a useful life of 20 years.
- 10. Was the house built before 1991?** Are there any renovations planned? Houses built before 1991 may contain asbestos in some of the building materials. Asbestos is not dangerous until it's disturbed and is more costly to remediate during the renovation process.



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