

**Home Inspection  
Services**

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*Now is the  
Time To Buy  
A Home!*

## Things to Consider BEFORE Making an Offer

***It's easy to get caught up in the aesthetics of a new home purchase, but checking a few simple things BEFORE your client falls in love can save heartache later...***

### **Older Homes/Condos**

- ♦ Take a look at the masonry. Heavy cracking, leaning walls, crumbling parapets, cracking and sagging around windows can all be expensive problems.
- ♦ Run the water in more than one place at the same time. Low pressure likely indicates old plumbing.
- ♦ Check the windows. Original windows can be drafty, non-functional and cracked. Replacing windows is a major expense.
- ♦ Glance at the electrical panel. Fuses and very old panels may be a sign that electrical upgrades will be needed.
- ♦ Glance at the heating/cooling systems. If they look really old, they probably are.

### **Newer Homes/Condos**

- ♦ Concrete block buildings: Look carefully for water inside the home. The most likely locations are around door and window frames and at the baseboards. Interior water stains in concrete block buildings are a major concern. Also check the exterior walls for ropes/weeps. Buildings without weeps above windows/doors and at the floor-lines of the long walls can have issues.
- ♦ Check the windows. Look for fogginess between window panes. These are broken window seals and the windows may need to be replaced.
- ♦ Look for signs of leaking around doors and windows. This is the most common issue we see in newer construction (of any type).

### **All Homes/Condos**

- ♦ Stand 20 feet in front of the home and look straight on. If the side walls are leaning there may be structural issues to consider.
- ♦ Go into basements and crawl spaces whenever possible. Look for signs of seepage (dark, discolored walls), flooding (water stains on interior walls), mold growth and pests. If a basement smells like mold, then there is likely mold somewhere...and too much moisture.
- ♦ If you can see the roof, look to see if the shingles are curling up or down at the edges. This is a sign that the roof is reaching the end of its life.
- ♦ Look for wood rot on the exterior. This can be around window frames, door frames and in the soffit areas just beneath the roof. Replacing exterior trim can get expensive.
- ♦ Look at the ceiling on the top floor. Water damage may indicate roof leaks or ice damming.
- ♦ Check for icicles in the winter. Ice damming can damage a home and is dangerous. It is generally a sign of problems in the attic.