

SEVEN

WAYS TO AVOID BUYING A
PROPERTY LEMON





RULE #1 HIRE AN INSPECTOR

The only safe way to avoid buying a property lemon is to get a home inspection and a pest inspection that are conducted by qualified specialists. In the meantime, pay close attention to the structure when you view a property. Cracking in the walls, ceilings, & foundation might be an indication of a problem, but you need a professional inspector to make that determination.



RULE #2 LOOK FOR WATER DAMAGE

When water gets into a property over a sustained period, it can cause extensive damage. Rust on the roof or gutters, sagging gutters, and wall paint that's bubbling or peeling away from the walls might indicate a leaking roof. Other signs of water damage include damp patches, discoloration, rotten skirting boards, peeling wallpaper, and the pervasive smell of mold.



RULE #3 CHECK THE APPLIANCES

Turn on faucets, look inside the oven, open some drawers & cabinets. Turn on lights, ask your agent to turn on the heating or cooling system if they aren't running. These are potentially high dollar expenses if they aren't in working condition. A home inspector will check all of these systems during your home inspection, but you might as well check things while you are looking at the house with your agent.



RULE #4 GET A HOME WARRANTY

No house is perfect, even new construction. In Shasta County it is customary to ask the seller to pay for half of a home warranty. A home warranty typically covers the air conditioning, furnace, water heater, duct-work, plumbing, and electrical systems. If the home has a pool don't forget to include that as extra coverage. Remember that a home warranty doesn't cover everything, but it can come in very handy the first year of homeownership.



RULE #5 CHECK OUT THE NEIGHBORS

A property in good shape can still be a lemon if the neighbors drive you bananas. Check out the neighbors before you buy. Cruise the neighborhood at night, on the weekends, and during commuting times to see what the people are doing in the neighborhood. Listen out for barking dogs and late night parties.



RULE #6 CHECK PERMITS

Building permits are required for some types of home improvements. Permits obtained over the life of the property indicates that the work was done by a legitimate contractor in compliance with local building codes. You can check with the city or county planning departments for any permits on the property.



RULE #7 VERIFY, DON'T ASSUME

If you're moving into an area because you've heard it's peaceful, has great schools, low crime rates and so on, verify these assumptions. After all, you can fix up a rundown property, but you can't change its location.

BUY

WITH CONFIDENCE.
WE CAN HELP.

*We are here to help you find your
dream home!*

Lauri Gibson & Jane Ferguson

Call or Text

Lauri @ 530-227-1223

Jane @ 530-604-6506

Realtors

CaDRE #01746374 / #01925960

Real Living Real Estate Professionals