



THINGS TO BE ON THE ALERT FOR



MECHANICAL SYSTEMS

Electrical and plumbing systems must be in good repair and have some usable life remaining



ADEQUATE ROOFING

The roof must be in good condition and without any major defects.



ADEQUATE HEATING

The home's heating system must be safe, adequate, and able to maintain a temperature of at least 50 degrees Fahrenheit to prevent pipes from freezing.



SEPTIC, OIL, AND WELL WATER

Do your due diligence. Know what you're buying and know the pros and cons, then determine if it is consistent with your lifestyle.



NO LEAD- BASED PAINT

Properties built before 1978 must be inspected for lead-based paint. Surfaces with cracked or chipped lead-based paint must be scraped and repainted, covered with drywall, or totally removed.



NO WOOD- DESTROYING INSECTS

If the home has evidences of wood-destroying insects, ensure that the seller addresses the issues. Leaving this undress will destroy the foundation of the property down the road.



FREE OF HAZARDS AND DEFECTIVE CONDITIONS

A toxic landfill on the property or poor workmanship can lead to bigger problems down the road.



DRY BASEMENTS/ CRAWL SPACES

No major structural issues, cracks, or leaks.