



Lambert
GROUP

WHAT TO LOOK FOR WHEN BUYING OR SELLING A PROPERTY

AREA & CONDITION OF NEIGHBORHOOD

- Proximity to work, schools, shopping, and public transit.
- Safety and crime rates in the neighborhood.
- Future development plans in the area.

STRUCTURAL INTEGRITY

Foundation: Look for cracks, uneven floors, or gaps in walls, which could indicate foundation issues. Always a good idea to invest in a small level to verify if a floor or wall is even.

Ceilings: Look at ceilings for any horizontal lines/cracks and/or water stains.

Doors: Open and close all doors.

Walls: Look at texture on all walls and ceiling to see if any evidence of drywall patches.

Roof: Check for missing or damaged shingles, signs of leaks, or sagging areas.



EXTERIOR

Siding: Examine the condition of the siding or exterior finish for any damage or signs of wear.

Landscaping: Consider the state of the yard, drainage, and any potential issues with trees or plants.

Systems: Inspect garden lighting, sprinklers, and BBQ (*home inspectors typically don't inspect these systems*).

Gutters: Verify if rain gutters have been cleared out.

WINDOWS AND DOORS

Open/Close: Ensure all windows and doors open and close properly.

Seals: Check for drafts around windows and doors, as well as the condition of seals.

UTILITIES

Plumbing: Look for leaks, water pressure issues, and inspect the condition of pipes. Buy a water pressure gauge to check water pressure. Also a good tool for homeowner maintenance purposes.

Electrical: Check outlets, switches, and the electrical panel. Ensure there are no exposed wires.

Gas: Notice odors on the property. Purchasing a gas leak detector is recommended for detecting gas leaks.

APPLIANCES AND FIXTURE

Condition: Inspect the condition of appliances and fixtures included in the sale.

Age: Inquire about the age of major appliances, such as the furnace, water heater, and air conditioner.

Water Stains: Look for hard water stains. Get water checked for impurities and/or the level of minerals in the water. Water softener may be recommended.

Mounting: Look behind the washer/dryer and refrigerator if it is not affixed to the wall.

Hot Water: Turn on hot water in sink establishing how long it takes to heat up on all levels of the home.

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INTERIOR SPACES

Flooring: Look for damage, wear, or uneven areas.

Walls and Ceilings: Check for cracks, stains, or signs of water damage.

Doors and Windows: Ensure they operate smoothly, and look for any signs of water damage around them.

Pet Stains: Look for evidence of pet stains and odors.

Purchasing a Black Flashlight can help with assessing the location of pet stains.

Popcorn Ceiling: If popcorn ceiling are present, get them tested for asbestos. This could be a health risk.

INSULATION AND VENTILATION

(make sure home inspector reviews thoroughly)

Attic and Crawlspace: Inspect insulation and check for proper ventilation to prevent issues like mold or moisture.

Energy Efficiency: Consider the home's energy efficiency, including windows, doors, and insulation.

PEST AND MOLD INSPECTION

Pest Signs: Look for signs of pests, such as droppings or damage to wood.

Mold: Check for mold or mildew in areas prone to moisture, like basements or bathrooms.

Termites: Request a termite report and termite clearance on your purchase offer.

NEIGHBORHOOD

Safety: Assess the safety of the neighborhood.

Amenities: Consider the proximity to schools, shopping centers, parks, and other amenities.

Area: Visit the property several different times of the day to check for any nuisances like traffic noise, plane flight patterns, etc.

ANALYZE FUTURE RENOVATIONS

Space and Layout: Visualize how the space will meet your needs and if any renovations may be required.

Zoning: Check local zoning laws and restrictions for potential future changes or additions.

DOCUMENTATION

Review Documents: Ask for important documents, such as property disclosures, inspection reports, and any relevant permits preferably before making an offer if possible.

NOISE AND ENVIRONMENTAL FACTORS

Assess noise levels and potential environmental concerns in the area.

If you have any questions about buying or selling, don't hesitate to reach out!

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