

# House Hunting Tips



1. Test water pressure in bathroom, toilets & kitchen.
2. You can even taste the water from the sink.
3. Check for holes or missing grout/caulking.
4. Look for watermarks in the ceiling, along walls and floors.
5. Look for rust on appliances.
6. What condition is the roof in? How old do the shingles look?

TIP: 3-tab shingle – Lay in a single file line. Most basic and least expensive. Typically last 15-18 years.

T-Lock shingle – Looks like a “T” locking together. Mostly used 1930-1980. Stopped using in 2004 due to a newer product. Typically last 25 years.

Architectural/Dimensional shingle – Has an over lapping 3-dimensional look. Most used today. Typically last 24-30 years.

7. Look for cracks in the foundation walls.

TIP: .25 inch or under are considered not significant cracks. If you can't fit a dime in it then it's usually nothing to worry about. It's probably just settling. Cracks in concrete slab, driveway, patio are not considered foundation.

8. Look for a sub floor.
9. Is the temperature the same in every room?
10. Does the floor curve or sink in certain areas?
11. Does it look like the owner kept on routine maintenance?
12. Open & close doors, windows & garage door.
13. Does the landscape slope away from the house?
14. Do gutters drain away from the house?