

Are You Buying A Foreclosed Home?

As with any Home purchase, there are sometimes factors involved and special considerations with some Foreclosed homes. This information is provided to help you be aware of these potential situations. I look for all these issues in your Home Inspection.

- **Winterized Homes and Utilities:** It is more than likely the home's plumbing has been winterized and the utilities have been turned off. In order for you to have a proper Inspection, you should attempt to have the Home de-winterize and all utilities turned on. This usually takes a couple of days and sometimes difficult to achieve. I encourage you to work closely with your Realtor (if you have one) and have utilities turned on and ready for your scheduled Inspection.
- **Mold/Air Quality:** Foreclosed homes have a higher potential for Mold growth because the indoor air has not been conditioned for an extended period of time. Conditioned air not only provides heating and cooling, it also reduces humidity. A host of additional situations (such as leaks past or present) can also contribute to mold growth. Mold is not always visible and can cause health problems. It may be required to do Mold testing at an additional cost.
- **Insect/Rodents** Pest control is vital in all homes. Foreclosed homes that I have Inspected have had many problems in this regard. Termites, spiders, crickets, ants, bees etc. and snakes, mice, birds, squirrels and raccoons will move into homes for shelter. A vacant home can become a breeding ground for these because their presence has not been detected for an extended period of time. All my Inspections include looking for the evidence of any infestation.
- **Vandalism/Theft:** This is a problem that is growing because of the amount of vacant homes on the market. Thieves are stealing a host of items in vacant homes and selling them at salvage yards. Copper plumbing is a "hot" item and several Homes I have Inspected have needed almost complete replacement of the copper plumbing supply lines. Stoves, Refrigerators, Air Conditioners and internal components of the heating systems are all targets for theft.

It is Important to understand that every home is unique. It can have none, some or all the above situations. I hope this information will help you understand some Foreclosed Homes have a higher potential for problems. If Walls Could Talk offers your complete Full Service Building Consulting needs. Discounts offered for combined services.