

Here are some useful tips when preparing to purchase a home.

Use a good **Realtor** that has your best interest in mind. A Realtor should want to know all the issues with a home you are interested in and be willing to walk away from the home if it is not right. A well qualified Realtor will save you money in the long run and give you invaluable advice and guidance.

Area - What condition are the surrounding homes in and are the tenants owners or renters? This could have an effect on the resale of a home. This is again where a Realtor can assist you.

Are there schools nearby that are desirable, if you have a family?

What is the general overall condition of the house in question? Does it appear to have been maintained properly or is it in a less than desirable condition due to neglect? Observe the condition of the bathrooms. Bathrooms from my experience seem to reflect the level of maintenance the home has had. Look for stress cracks in walls and ceilings, try opening and closing a few doors while you are there looking at the property, walk around the exterior and look for stress cracks and brick problems.

Only use a professionally trained inspector that are licensed and insured to inspect the property. Some Realtors have a list of inspectors to choose from, be cautious and make sure they are inspectors that are independent and unbiased.

Have some Perspective and realize there are no perfect homes, not even new ones. The inspection will always reveal some problems and some things that need repairs or attention.

Don't go house hopping, there are buyers that go from one inspection of one home to another hoping to find the perfect home.