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10 F.A.Q. for Home Buyers

1. WILL THE WINDOWS NEED TO BE REPLACED?

Windows that don't stay shut? Windows that are so drafty you've got to apply ugly plastic over them to keep the cold out? Old windows that have peeling or chipped paint (which may even have lead in them if the house was built before 1973)? Windows are costly and they're one of the most costly home repairs and upgrades that you'll ever pay for. The Average cost to replace windows is approximately \$50/\$600 per window with a typical home having 12-24 windows (\$6500 to \$15,000)

2. CHECK TREE QUALITY AND POSITION TO A HOME ?

In a bad storm, trees can fall on your new house? Do any of them look rotted? Do any of them need to be cut down? Do trees block the sunrise? What about the sunset? When we bought this house, it was the winter of 2010. There were no leaves on the trees. Who even notices bare trees in the winter? We sure didn't. But let me tell you—when those leaves came....they sucked out all the sunlight, making a home feel like a cave.

3. DO YOU SEE ANY SIGNS OF PESTS?

Look inside cabinets and moist places where pests like to hide. Pull out the refrigerator or stove out, and make sure there's nothing there.

4. ARE SIDEWALKS IN THE NEIGHBORHOOD?

For older and younger people the lack of sidewalk can be an inconvenience and/or a safety issue

5. IS THE HOUSE TOO OUT-DATED?

How much will it cost to upgrade your new home? How much time will be involved if you attempt some DIY projects yourself? Are you being realistic regarding what you can accomplish, in time and budget? If you have kids, consider if you'll have enough time away from the kids to get these projects done.

6. DOES THE HOUSE HAVE ANY WEIRD ODORS?

What do you smell when you walk into the house? If a house has odors it maybe mold/mildew caused by a water leak. Cooking smells may be present and can take a long time to go away. Make sure you micro inspect an inspection report focusing on the reason for the odors and specifically ask the inspector to target the item if you really wish the home.

7. DOES THE GROUND SLOPE AWAY FROM HOME?

Does the house sit at the top or bottom of a hill? Where does the water flow around the house? Grading is probably one of the few things people check when they go house-hunting. Don't make this mistake! Grading that is poor and allows rain and water to sit at the home's foundation is a recipe for flooding and water damage

8. HOW MUCH ARE THE UTILITIES FOR THAT HOUSE?

usage will be different, depending on your family size and usage.

9. DO THE SELLERS HAVE PETS ?

Check for pet smells and pull carpet back and look for signs of pet urine

10. CHECK PROXIMITY TO HOSPITALS, AMBULANCE FIRE DEPT. ?

These services will add to the noise level with sirens and late night activities etc.