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*Know More.
Buy Smarter.
Live Better.*

5 RED FLAGS

TO LOOK FOR DURING AN OPEN HOUSE

Some problems are easy to spot. Others could cost you thousands later.
Here are five key things to watch for when touring a home.

1



FOLLOW YOUR NOSE **Musty or Unusual Odors**

A strong musty smell can be a sign of moisture or mold. Also notice heavy air fresheners or candles — they may be masking an issue. When in doubt, ask.

2



LOOK UP **Water Stains & Moisture Clues**

Check ceilings, around windows and doors, under sinks, and near baseboards. Discoloration, bubbling paint, or swollen trim can point to a current or previous water issue. Ask what happened and whether it was repaired.

3



LOOK DOWN **Cracks, Uneven Floors & Doors That Stick**

Small cosmetic cracks are common. But larger cracks, noticeably uneven floors, or multiple doors that don't close properly can be a sign of foundation or structural issues.

4



PAY ATTENTION TO THE BIG-TICKET SYSTEMS

Look at the apparent condition and ask the ages of the roof, HVAC, water heater, electrical system, plumbing, and windows. An older system isn't automatically bad — but several nearing replacement at once can significantly impact your budget.

5



DON'T STOP AT THE FRONT DOOR **Check the Property & Surroundings**

Walk outside. Look at drainage, grading, standing water, roof and exterior condition, pool equipment, neighboring properties, traffic/noise and what's behind the home. In Florida, also ask about flood zone, insurance history/insurability, permits, and HOA/CDD fees.

See Something You're Not Sure About?

Don't automatically walk away — and don't ignore it.
Many issues are manageable when you know what questions to ask.



WANT MY COMPLETE HOME TOUR CHECKLIST?

Get the full checklist I use to help buyers evaluate homes throughout Greater Sarasota — inside and out!



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