



Sunday Column

By Cher Miculka, 2021 Chairman

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Do's and Don'ts for House Hunters

When you're searching for your next home, going to showings can be exciting but also overwhelming. Keep in mind there are some things that you should look for and others that don't matter as much. Consider these do's and don'ts while house hunting.

Don'ts:

- Don't let the wall color or décor be a deal breaker. The current homeowner probably has a different style than you - that's okay. Remember, paint and décor can be easily changed.
- If you notice stains in the carpet, don't let that prevent you from considering an otherwise great house. Carpet and other flooring can be replaced.
- Don't let the outdated faucets and fixtures keep you from loving a home. A simple trip to a home improvement store can help you find new fixtures that better match your tastes.
- Not a fan of the fence? Don't let that be the deciding factor. Check out the yard to see if there is potential for a fence that will fulfill all your outdoor dreams.
- Don't pass on a house just because it has older appliances. If you love a home but it needs some updates, look into what it will take to replace them. If it's simple and within your budget, it may be worthwhile to invest in those changes to get the home of your dreams.

Do's:

- When touring a home, check out the walls and doorways for any significant cracks that could be a sign of structural issues.
- Take note of any water damage that you may see which could be a sign of an underlying and potentially expensive issue.
- Pay attention to the state of the home. If it looks well taken care of you can usually assume that the homeowner took the time to keep up with routine maintenance.
- Use your nose. If you notice a significant amount of air freshener, that could be an attempt to mask the smell of an underlying problem.
- Did you notice an extra room that wasn't listed in the property sheet? This could be a sign that it was an unpermitted addition. If you're interested in the house be sure to ask your REALTOR® to confirm that the space is permitted.
- Check out the neighborhood. Find out if the area the home is in would suit your needs.

These do's and don'ts can help you navigate the homebuying process. But remember to consult with your REALTOR® for any other factors to consider.

For more information on buying, selling, or leasing your home in the San Antonio or surrounding areas, visit SABOR.com and use a REALTOR®.

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