



What to Ask When Buying Your First Home

Needless to say, buying your first home is a big deal. It means you are on your way to taking part in your life's next great adventure. You may have even found what seems to be the "perfect" house right here in Brevard County. However, before you jump in, there are some questions you may not have thought about asking.

Whether you are looking for or found, a house somewhere along the Space Coast, you should know what to ask before buying your first home.

#1. Is there any past water damage or other damages I should be made aware of?

Even a home that looks beautiful can hold secrets from the past. Water and fire damage can sometimes be easily concealed but can lead to problems for you down the road. That's why it is always a good idea to inquire about any past damage to the home. While some things are minor, other things can lead to very expensive replacements or repairs. While it may not make a difference to you in the bigger scheme of things, it's always a good idea to know what you can expect.

#2. When was the last time the roof, HVAC system, and water heater were checked for damage or replaced?

An old roof, HVAC system, or water heater can end up costing a lot of money to repair or replace, or worse, cover the damages they can cause to other areas of your home or personal items. For example, a leaky roof can cause minor flooding in certain parts of your home or cause damage to electronics, furniture, and other valuables. Replacing an air conditioning unit is one thing, but having to replace the air handler, cables, and ductwork can get expensive. Finding out whether these things need to be replaced can help with your price negotiation or maybe even have these things paid for or replaced by the current owners.

#3. Is there anything I've seen here today that is not included in the final sale?

Often times, a homeowner will decorate the home for showings. And sometimes beautiful appliances are part of this décor. Furniture left behind for these showings can include bedroom sets and custom cabinetry. Even shutters are sometimes not on the table. It's always good to find out exactly what is included in the final sale of the home. It would be a shame to adore the beautiful, hand-crafted shelving unit in the den just to find out upon move in that it was going with the prior owners.

#4. Is there any paperwork that shows work or maintenance performed on the home?

It's one thing to be told that the home has undergone recent repairs, remodeling, or maintenance. It's another thing to have the paperwork in-hand to review exactly what had been done. This is also handy to verify dates. The realtor may have told you that the roof has been "recently" replaced, but "recent" may be only from a certain point of view – as in, 1989 recent. Additionally, understanding what has been repaired, and how often, may provide you with a better understanding of problem areas you should be aware of.

#5. How many times has the property been bought and sold?

This may seem unimportant but knowing how many times the home has been bought and sold can give you an idea of how others have felt about living in the home. If the house is only 15 years old, but it has been sold 25 times, there may be a slight issue with this particular house. Rattling chains in the attic maybe?

When It's Time for a Financing

Once you've asked these questions and decided on the perfect house, it's time to start looking into financing. Luckily, Obsidian Financial Services can help you get the best mortgage available. Applying for a loan is easy. Contact us today and we'll help you get started!