



Guidance Education Service

Buying a House and Hidden Damage

Your house is your biggest investment. It is an exciting time when you are looking for and purchasing a home.

It is important to be an informed and aware buyer to avoid unexpected repair costs. Hidden and unforeseen damages can deplete your savings and may not be covered by your insurance policy.



Here are some tips on what to watch for when you consider purchasing a home:

- ✓ Find out how old the roof is. If the roof is old, it may begin to leak shortly after you move in. Replacing a roof is a big expense that you may not be prepared to pay.
- ✓ Look for evidence of roof leaks by inspecting all the ceilings. Look around the chimney, roof transitions (such as valleys) and freshly painted ceilings, which may be a sign of a recent leak.
- ✓ Check the electrical wiring. If it is old, there is a greater potential for fire. One way to identify the age of the system is to look at the outlets. If they have holes for only two prongs instead of 3, this is an indication that it may be older.
- ✓ Check the electrical panel. If there are screw-in or push-button fuses, this means it is older. A new breaker panel or new wiring may be eminent.
- ✓ Check for plumbing issues. Check under the sink to identify the type of plumbing. Galvanized steel leaks more easily than copper. Also, step close to the toilet to confirm that the floor is solid. If it is not, there has been a leak and you may have to replace the floor.



Screw-in Fuses



Galvanized Pipes

Be sure to contact your agent to determine the insurance premium for your home, since this will be part of your monthly expenses.

If you find these issues, you should assess the offer you make on the home by consulting with your realtor. Always consider a home inspection.

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Please note: This Fact Sheet contains general concepts which should not be applied to any specific circumstances, policy or claim.