

AVOID:

Small kitchens that are after thought

Cul-de-Sac

Orangeburg pipe

Knob and Tube electrical

Vermiculite

Flipped properties (how to know it is flipped)

Sewer pipe that goes along side house (get picture)

Flood zones

Neighborhoods with high percentage of rental properties

BEWARE:

Senior tax exemption COUNTIES

PINK houses and interiors

New development scam with pricing being propped

RECOMMEND:

Drive the neighborhood at least 2x at night, at morning, and day, once during week and once during weekend.

Walk the neighborhood 1x on weekend, and 1x on weekday, and 1x at night. Goal is to try to talk with neighbors.

Sewer scope test

Old established neighborhoods

Neighborhoods with mature trees (or ANY trees)

Energy efficient properties

Southern facing back yard

Biggest window don't face west

FIRST SCREENING:

Flood button

Noise

Schools

Wildfire

Amenities

Transportation

LOOK FOR:

No streets facing front of house and shining light into front window

City street lights

City roads

Sidewalks

Before making offer or contingencies end:

Visit the neighborhood at all hours, especially at night.

BONUS:

Southern facing

Numerology section

Astrology (western and eastern) section

Feng shui section