

HIDDEN SIGNS TO LOOK FOR

Basement Ceilings or main floor structure

- Are there any headroom problems?
- Are there signs of rot, sagging floor joists or twisted beams?
- Are there water stains on the main floor structure or basement finished ceiling?
- Are floors or stairs springy, sagging, warped or squeaky?
- Are floor surfaces damaged or carpets musty?

Kitchens and bathrooms

- Is there any water seepage around fixtures or condensation on windows or toilets?
- Are floors damaged around bathtubs or showers?
- Are tiles falling off or coming away from the walls or floor?
- Are there water stains or excessive dampness?

Walls & Ceilings

- Do walls and ceilings have any cracks, holes, bulges, water stains or peeling finishes?
- Do any doors or windows bind or stick?
- Are any windows drafty, broken, operating poorly or is there moisture between panes?
- Are there water stains or rot on windows or walls?

Mechanical and Electrical systems

- Major renovation or major new appliances have been added in the last 10 years
- Lights often flicker, blink or dim momentarily
- Circuit breakers trip or fuses blow often
- Cords or wall plates are warm to the touch or discolored
- Crackling, sizzling or buzzing is heard from outlets
- Extension cords or multiple power strips are permanently in use.
- Is the electrical service and wiring capable of supplying current and future needs?
- Are there unusually high heating or cooling bills?
- Is the house too dry or too humid? Is heat uneven?
- Is there ever a noticeable smoky or fuel smell?
- Are there leaks from pipes, taps, toilets or the water heater?

Mold

Anyone living in a flood-damaged home should be very cautious and have their home inspected for mold growth. Some things to help prevent mold from growing :

- Clean a flooded basement or home the first time with detergent to remove the grime. Then scrub with a 25% bleach solution, rinse and spray With a 10% bleach solution that is left on.
- DRYING TIME IS CRITICAL-allow to thoroughly dry before enclosing. Open windows and fans help expedite the drying process. Use a moisture meter to ensure that wall studs are dry.

Outside Your Home

- Remove dead or rotting branches from trees now before they cause damage
- Secure shutters, doors, and other outdoor objects that could cause damage in a windstorm.
- Remove or isolate hazardous materials stored on your property.
- Exercise caution with recreational fires and keep them away from your home and gardens, especially in dry weather

Foundations

- Are there any cracks or is there damage to concrete or floors?
- Are there any damp spots, stains, white -chalky stains or blistered paint on the concrete, finished walls or floors?
- Does anyone notice bad smells or experience nausea or headaches when in the basement?
- Is there high humidity, and any condensation or visible mold?

Roofs & Exterior Walls

- Does the roof have any curled or cracked shingles, bare patches, leaks, moss, or damaged flashing?
- Do eaves troughs and downspouts direct water away from the foundation?
- Is there any blistered paint, rotted wood, buckled siding, stained or crumbled brick or damaged stucco on exterior walls?