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BEFORE YOU BUY IN THE CENTRAL VALLEY

A Beautiful House Can Hide an Expensive Decision.

Fresh paint gets your attention. What sits beneath it can affect your budget long after closing. These five checkpoints help you recognize where a closer evaluation matters.

1 BUY THE LOCATION THAT FITS YOUR LIFE

Compare your actual commute, nearby services, property upkeep, and everyday needs. A larger house loses its appeal when the location makes daily life harder. Visit at different times before deciding.

2 SEPARATE FINISHES FROM CONDITION

New counters, flooring, and fixtures show what was updated—not whether underlying problems were corrected. Staining, swollen trim, uneven floors, and repeated patching deserve questions. They are clues, not diagnoses.

3 LOOK BEYOND THE PURCHASE PRICE

Consider property taxes, insurance quotes, utilities, applicable HOA dues or special assessments, and a repair reserve alongside your mortgage payment. Leave room in your budget for ownership.

4 QUESTION “BONUS” SPACE

A garage conversion, enclosed patio, or added bathroom may look useful. Verify permit records and intended use. Appearance alone does not establish that work was approved or properly completed.

5 PUT CONDITION INTO YOUR BUYING STRATEGY

Inspection findings can affect repair priorities, negotiations, and whether the property fits your resources. Significance depends on the cause, scope, and available options—not simply the length of the report.

Before you make an offer: What still needs verification—and could the answer change my decision?



BUY WITH A CONTRACTOR’S EYE.

My licensed contractor perspective helps you ask better questions and coordinate appropriate evaluations.

REQUEST YOUR BUYER CONSULTATION

Scan or tap to discuss your location, budget, and timeline.

Prefer to call? 209-502-5997

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Author, Real Estate with a Contractor’s Eye. Contractor observations complement independent inspections and specialist evaluations.

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