

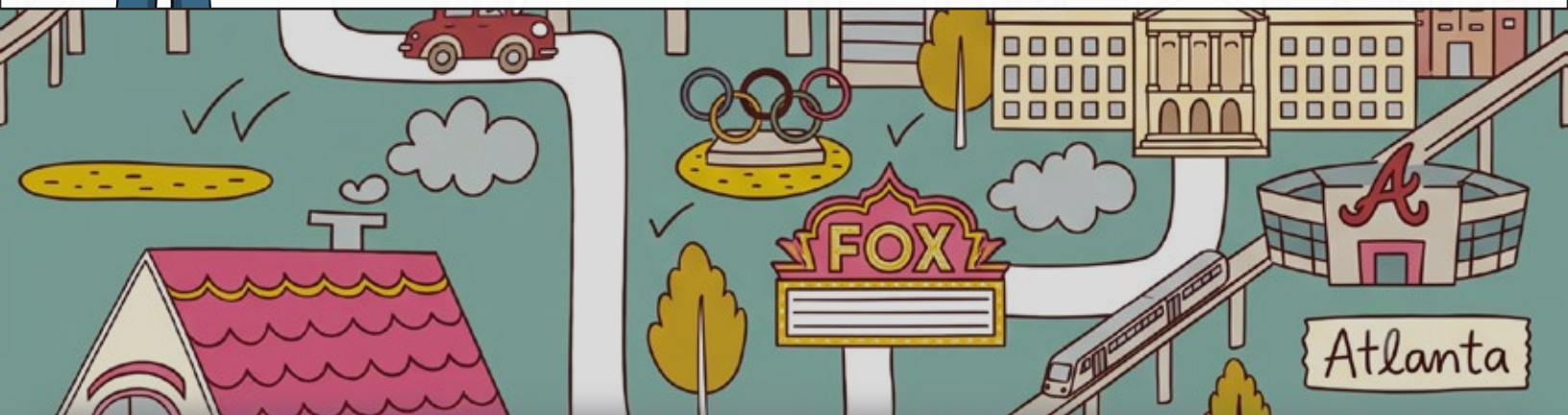
Real-World Advice for Buying Smart in North Metro Atlanta



TIPS

For HomeBuyers

- Atlanta Area -



Tips for Home Buyers

Hey there! I'm David Van Vurst—though pretty much everyone around Cobb, Cherokee, and North Metro Atlanta calls me Inspector Van.

Buying a home is a huge step. Whether this is your very first place or you're trading up for more room, it's exciting. But let's be honest: it can also feel a bit crazy.

My job as a home inspector isn't to scare you or speak in confusing builder-jargon. It's to crawl through the tight spots, check the big systems, and give you straight answers. I want you to feel confident when you sign on the dotted line.

I took the old standard home buying tips, tossed out the dusty stuff, and updated them for how our local market works today. Here's what you need to know.

16 Simple Tips for Buying a Home Today

1. Hire your own buyer's agent

The listing agent works for the seller. You want someone on your side who has a legal duty to protect your money and your sanity. Just know that today, you'll sign a quick agreement with your agent before you go tour homes together.

2. Be totally open with your agent

Agents are great, but they can't read minds! Tell them what you love, what you hate, and what your hard budget limits are. The more honest you are, the faster they can find you the right house.

3. Look at homes during the off-season

Everyone shops in the spring. If you want a better deal, look around late fall or during the holidays. Sellers who list their homes late in the year are usually ready to make a deal.

Tips for Home Buyers

4. Test out your commute in real traffic

Around Atlanta, a five-mile drive can take ten minutes or forty minutes. Drive from the house to your job at 7:30 AM on a Tuesday. You'll learn really fast if that house location actually works for your lifestyle.

5. Go look at the house when it rains

Our Georgia red clay doesn't soak up water quickly—it sends it running. Pull up to the house during a heavy downpour. Are the gutters overflowing? Is water pooling around the foundation walls? That's stuff you want to know early.

6. Take a walk around the block

Don't just drive through. Get out of the car, stretch your legs, and walk the neighborhood. Say hi to people out walking their dogs. It's the easiest way to catch the true vibe of the area.

7. Don't rely only on the seller's form

Sellers can only tell you about problems they know about. And honestly, plenty of homeowners just don't notice slow leaks or attic issues. That's why you bring in an inspector to check the facts.

8. Use your nose and ears

Visit the street during the day and again at night. Listen for train tracks, highway noise, or nearby flight paths. Roll down your windows and check for weird smells, too.

9. Ask to see past energy bills

Moving into a bigger space? Your power and gas bills will go up. Ask to see a few old bills so you aren't surprised by the summer cooling costs.

Tips for Home Buyers

10. Give yourself time to inspect

In Georgia contracts, you'll usually have a set number of days to inspect the home. Make sure your contract gives you enough days to get a thorough inspection done and back out with your deposit if major problems show up.

11. Remember: Almost everything is negotiable

Buying a house is a business transaction. You can ask for price cuts, help with closing costs, or specific repairs. Just make sure every single agreement is written down in the contract!

12. Don't cheap out on the inspection

This is likely the biggest purchase of your life. Don't go hunting for the cheapest inspector you can find. A cheap inspection often misses costly defects, while a good inspector pays for themselves many times over.

13. Brand new homes need inspections too

New houses aren't built on a smooth factory line by robots. Human beings build them in the rain, heat, and wind. Missing insulation and improper vents happen on brand-new builds every week.

14. Keep your head and focus on the big stuff

No house is perfect—not even new ones. Inspection reports can look long, but most items are just small maintenance notes. Focus your energy on four main things:

- Major structural defects
- Active roof or pipe leaks
- Safety risks (like bad wiring)
- Issues that could prevent you from getting insurance

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15. Selling your old house? Get it checked first

If you need to sell your current home, consider getting a seller's inspection before you list it. You can fix things on your own schedule and avoid last-minute drama when a buyer comes along.

16. Lock it down after you move in

Once you get the keys, change the locks. Put in fresh air filters. Test the smoke alarms, and make sure you know where the main water shut-off valve is before a pipe leaks.

Let's Make Sure You Buy a Great House!

When you find a house you love in North Metro Atlanta, you don't have to guess what's going on behind the drywall.

At Phoenix Real Estate Solutions, I keep things simple. You get a clear, easy report with clear pictures and simple descriptions. I'll walk you through what's going on so you can make a smart choice with total peace of mind.

Need an inspection? Got a question about a home? Give me a call!

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