

# Four Common Home Buying Mistakes to Avoid

By Tatjana Aghdasi PREC\*



## Key Takeaways

- ✓ Look beyond the physical aspects of the house and consider the location's long-term prospects, including factors like crime rates and school districts, before making a decision.
- ✓ Pay attention to red flags such as home inspection issues, odors, and DIY repairs, as they could indicate potential problems or additional costs down the line.
- ✓ Consider your future needs and lifestyle changes, such as family expansion or job transitions, to ensure that the home you choose will accommodate your evolving circumstances.



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Finding your dream home is an exhilarating journey that comes with many responsibilities. It's a monumental investment that requires careful consideration. Amidst the excitement, it's crucial not to overlook important factors that can impact your long-term happiness. Beyond the physical attributes of the house itself, there are several key elements to evaluate before making a decision that will shape your future. From the location to the home inspection, here's what to evaluate before signing on the dotted line.

In this article, we'll discuss common mistakes to avoid when buying a home. While discovering your dream home is thrilling, remember that you're also investing in a location. A good REALTOR® can help you identify potential issues and provide advice on whether you should proceed with the purchase. Taking the time to evaluate all the aspects can save you from costly mistakes and ensure a happy home life for years to come.

1. Not looking beyond the house. Finding your dream home is an exciting thing! But the home is not the only part of your new life when you move. You're also buying the location. Things like restaurants and grocery stores nearby are nice, but think long term too. Is the neighborhood likely to experience increased crime? Are there future construction projects planned there? How are the school districts? These are all important factors to consider.
2. Ignoring red flags. Red flags are things like home inspection issues, interior/exterior odors, DIY repairs done to the home, pest damage, etc. You might find your dream home, but don't ignore the obvious red flags! A good realtor will help you figure out what is worth ignoring and what should be a dealbreaker.
3. Not considering the future. Do you plan on expanding your family? Are you likely to buy a pet? Will you be changing jobs or will your income change? There are many factors to evaluate. Yes, the future is unpredictable - but consider how certain things might affect your lifestyle and needs before you buy.
4. Compromising. While it's important to stay open minded about your home search, think long and hard about those little things that you may or may not come to love in the future. Things like a single car garage, a tiny laundry room, a noisy street are all factors that might seem small before you move in but they could become frustrating over time.



When searching for your dream home, it's essential to think about the location, any red flags that might appear during the home inspection, your future plans, and the compromises you're willing to make. These are all crucial aspects that can affect your daily life and the long-term value of your investment. It's important to work with a knowledgeable real estate agent who can guide you through the process and help you make informed decisions. By taking the time to think about all these factors, you'll be better prepared to find the home that meets your needs and fits your lifestyle. Remember that finding the perfect home is not just about the house; it's about finding the right location and lifestyle that will make you happy for years to come.

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## About Agent

Tatjana Aghdasi is a local seasoned REALTOR® with exceptional knowledge of the real estate market as well as a Founder and Principal Designer at Bellino Homes, a home staging, interior design and renovations company. She specializes in comprehensive residential real estate, interior design, home staging and home renovation services for home owners, home buyers and real estate investors in Greater Vancouver area, looking to get more value for their money! Offering high professionalism and expertise that you can trust, along with a network of connections and trusted expertise of quality industry professionals, Tatjana is the unequivocal go-to resource for all your real estate needs!

