



Ethical Wildlife Solutions of Maine, LLP

HOMEBUYERS CHECKLIST

COVER YOUR BIGGEST INVESTMENT. BE PROACTIVE AND KNOW THE SIGNS TO LOOK FOR!

It is Ethical Wildlife Solutions' goal to give homebuyers the right tools to be able to evaluate any potential issues before a purchase. If you are in the market for a home, there are many things you need to consider whether the property is newly constructed or an older home. Wild animals never discriminate when looking for food and shelter, and we see them frequent newer constructions quite often.

Subsequently, if you are a homeowner looking to list your property, you can be proactive to avoid any surprises during the home inspection to keep the sale and close running smoothly.

We've put together a checklist of the most common issues to help you identify any potential issues.

Review below and check off any of the listed you see to identify potential risks in a purchase.

EXTERIOR

Walk around exterior of home, any outbuildings or a garage and make some observations.

Look up at the gable vents - are they damaged in any way?	<input type="checkbox"/>
Are there any noticeable holes around any of the siding, trim, fascia or soffits?	<input type="checkbox"/>
Is any of the siding, trim, fascia or soffits missing or does it appear damaged?	<input type="checkbox"/>
Check the chimney, does the lead flashing look like its pulling away?	<input type="checkbox"/>
If there's a bulkhead, does it close properly?	<input type="checkbox"/>
If there's a bulkhead, is there an interior door inside and is that sealed around it?	<input type="checkbox"/>
If there is an outbuilding/shed, is there any tunneling under or around it?	<input type="checkbox"/>
If there is an attached garage, is it finished inside?	<input type="checkbox"/>
When garage doors are closed do the lower corners have small pieces chewed off?	<input type="checkbox"/>

INTERIOR

Starting in the basement, work your way up and make some observations.

Basement - do you see any brown staining on the concrete edges or the wires?

Basement - do you see anything that appears to be droppings?

Check under ALL sinks, is there droppings or excessive gaps around piping?

In the attic - are there any droppings on the insulation or around the chimney?

In the attic - are there holes in the insulation or that appears to be "tunneling"?

If any one of these questions have yes or a check mark next to them, it can mean there is a potential issue currently or down the road if left unaddressed.

Once rodents and other critters find a way in and start to come with any regularity, they leave scent trails for others to follow. Like the pied piper! Problems can escalate quickly as mice can breed four to six times a year and have litters of over 6 each time.

Bats are always going to come back to the same place every year and can live over 20 years!! They leave behind piles of guano where they fly and roost, which can be associated with Histoplasmosis, an infection caused by breathing in spores of a fungus found in bird and bat droppings.

Squirrels and chipmunks can cause significant damage to your home both structurally as well as electrically. Mice, chipmunks and squirrels are considered rodents and in many cases their damage is not covered by insurance. Which means if there's a fire or they chew a water line in the walls, this damage will be paid out of pocket by you.

Ethical Wildlife Solutions' inspections are free. We provide you a comprehensive diagnosis of any problem areas to be aware of in your new dream home. We are happy to work with your home inspector or can we go in independently.

Contact us today to schedule a FREE inspection.



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