

## How Long Does it Take to Find a New Home?



If you're planning to look for a new home sometime in the future, you may be wondering how long the process will take. How much time should you set aside for viewings? How many of the listed homes should you see?

Of course, the process varies from person to person. According to the Department of Housing & Urban Development, home buyers view an average of 15 properties before finally choosing to make an offer on one of them. That number may be a good benchmark for you.

On a Saturday afternoon, you can comfortably look at three or four potential properties. You can see more if you want to make a full day of it.

One factor that impacts the home shopping process is how clearly you know what you're looking for.

For example, if you're certain you want a three bedroom backsplit, backing onto a wooded area or ravine, in an upscale neighbourhood, then the process is going to be fairly simple. You're just going to view properties that closely meet that criteria.

But if you're the kind of person who simply says, "I'll know it when I see it", then you'll need to look at several homes on the market. That means carving out plenty of room in your schedule for viewings.

A good REALTOR can help you understand what's available on the market and which homes are worth seeing. He or she can also help you determine how long the process will likely take, and show you ways to make the process go more quickly and smoothly.

## Preventing Basement Leaks



If you have a basement, or even just a crawlspace, the last thing you want is water infiltrating the area. Even a minor leak can cause damage to walls and flooring, and may even lead to mould issues. Here are some precautions worth taking:

- Every spring and fall, check the grading around your home. The ground should gently slope away from the foundation. Pay particular attention to areas where shrubs and other foliage make the grading difficult to see.
- Look for cracks in the foundation. Get them fixed

right away. Even a minor crack that doesn't appear to penetrate all the way through can cause problems eventually.

- Check the caulking on basement windows. If it's worn and cracked, it's time for recaulking. The lifespan of most exterior caulking is less than five years.
- Watch the eavestroughs when it rains. (You'll get wet, but it's worth it.) Make sure the water drains well away from the foundation.

Doing these simple inspections takes just a few minutes. Yet, if they prevent a basement leak, it's time well spent!

## Think, Act... Live!

"Whatever the mind [of a person] can conceive and believe, it can achieve." [Napolean Hill](#)

"In all realms of life it takes courage to stretch your limits, express your power, and fulfill your potential." [Suze Orman](#)

"If you come to the fork in the road, take it!" [Yogi Berra](#).