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**6 quick searches
before submitting
an offer.**



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why?

Before submitting an offer on a property, conducting a few essential searches can help you steer clear of unexpected problems.

These searches can reveal potential red flags, ensuring you make an informed decision.

Taking this step can save you from future complications, including costly repairs, legal disputes, or issues with zoning or ownership.

By doing your due diligence upfront, you can avoid unnecessary stress and protect your investment, ultimately saving time, money, and effort in the long run.

1. AirBnB

Researching Airbnb listings in the area can help you identify properties frequently rented for short-term stays, often appealing to vacationers or large groups.

This can provide clues about the neighborhood's character and potential issues.

Guest reviews are especially revealing, as they can highlight common complaints such as noise, late-night parties, or other disruptive behaviors.

These insights are crucial for understanding how such activity might impact your peace and the property's value before making a purchasing decision.

2. Square Footage

Verifying the square footage listed on tax records against the advertised figures is a vital step in the buying process.

Discrepancies between these numbers can raise red flags, potentially indicating errors or intentional misrepresentation.

Ensuring accuracy helps you avoid overpaying for a property based on inflated measurements.

Additionally, it safeguards you from future legal or appraisal issues that could arise if the property's actual size doesn't align with official records, ultimately protecting your investment and providing peace of mind.

3. Neighborhood Crimes

Researching recent crime activity in the area is a crucial step in evaluating a neighborhood's safety and assessing potential risks before purchasing a property.

This information provides insight into the types and frequency of incidents, helping you understand the area's security.

A detailed review of crime statistics allows you to gauge whether the neighborhood aligns with your safety expectations and lifestyle.

Being informed about local safety can empower you to make a confident, well-rounded decision about your investment.

4. Sex Offenders List

Checking the sex offender registry for an area is a crucial step in ensuring the neighborhood meets your safety standards.

It allows you to see if any registered offenders live nearby, helping you make an informed decision before purchasing a home.

To search for offenders in your area, visit the Texas Department of Public Safety's Sex Offender Registry or the National Sex Offender Public Website.

5. Utility Service Providers

Researching utility providers in the area is a key step to understanding which companies supply essential services such as electricity, water, and waste disposal.

Comparing rates and service quality between providers can help you estimate your monthly expenses and avoid surprises after moving in.

Additionally, you may discover if the area is serviced by cost-effective or renewable energy options, which could align with your budget and values.

This proactive step ensures you're fully prepared for ongoing utility costs.

6. Train Lines

Train lines impact noise, air quality, property value, and safety.

Homes near tracks may experience loud horns, vibrations, and air pollution from diesel trains.

Proximity can also lower resale value and increase accident risk.

Living at least 1 mile away reduces noise, structural vibrations, and pollution exposure while improving safety and property value.

To check train line locations, visit [OpenRailwayMap](#) or use Google Maps satellite view to analyze rail proximity.

bottom line

Performing these essential searches offers a comprehensive understanding of the property and neighborhood, helping you avoid costly mistakes and future headaches.

They empower you to make an informed decision by uncovering hidden risks and aligning the purchase with your lifestyle, safety, and financial expectations.

While requiring some upfront effort, these checks provide peace of mind, ensure transparency, and enhance your confidence in the investment.

The overall benefit lies in securing a property that truly meets your needs without unpleasant surprises.

how can i help?

As your realtor, I'll always conduct these vital checks to ensure your peace of mind and a seamless buying experience.

From verifying square footage and researching neighborhood safety to reviewing utility options and local rental activity, I leave no stone unturned.

My goal is to uncover any potential issues upfront, saving you time, money, and stress.

You can trust me to provide accurate, thorough insights so you can make a confident, informed decision about your investment.