YOUR SWEET HOME ALABAMA

What Buyers Should Know

Inspections, termites, septic systems, surveys, and buying from out of state — what Alabama buyers actually need to understand.

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Buying a Home in Alabama

What buyers, especially out-of-state buyers, should understand going in.

"Buyer Beware" — Caveat Emptor

Alabama generally follows the rule of caveat emptor, or "buyer beware," in the sale of existing residential property. That makes a buyer's own due diligence especially important. There are exceptions to this rule, and your specific contract and circumstances matter — but the takeaway for relocating buyers is simple: inspections and asking the right questions are extremely important in Alabama.

Inspections That Matter in Alabama Specifically

- **Termite / wood infestation inspections.** Alabama's climate makes wood-destroying organisms an important consideration. Depending on the transaction and financing, an Official Alabama Wood Infestation Inspection Report may be required. Even when it isn't required, it's something buyers should discuss with their agent and inspector.
- **Septic systems.** These are common in many areas outside municipal sewer service. Buyers should consider an appropriate septic inspection as part of their due diligence.
- **Surveys.** Especially relevant for larger lots or rural property, where boundary lines matter more than they might have in a dense subdivision elsewhere.

Know When to Bring In a Specialist

A general home inspection is a starting point, not the finish line. Depending on the property and what the inspection turns up, buyers may also want evaluation by qualified roofing, HVAC, plumbing, electrical, structural, or other specialty professionals during their due diligence period. A general inspector can flag a concern — a licensed specialist is who actually tells you what it means and what it costs to address.

Buying From Out of State

You don't have to already be in Alabama to start your home search. A remote purchase generally works like this:

1. We narrow your search criteria and I send you curated listings as they hit the market
2. Video walkthroughs for homes you're genuinely interested in, before you ever fly in
3. One focused in-person trip to tour finalists, when possible
4. Remote closing may be available depending on your lender, closing attorney, and transaction — if you won't be in Alabama for closing, discuss the options early so there's time to make the appropriate arrangements

> **Real talk:** I won't push you toward a rushed decision just because you're not local. If it makes sense to wait for a better trip or a better listing, I'll tell you that.

A Few Things Worth Knowing Before You Buy

- **Assessed value ≠ appraised value ≠ purchase price.** Three different numbers, three different purposes — I'll walk you through which one matters when.
- **Ask about homestead exemption eligibility** promptly after closing if the home will be your primary residence.
- **Get comparable sales, not just listing prices,** before making an offer — I'll pull real numbers for the specific property and area.

Have a Property in Mind?

I'd rather give you the full picture — good and not-so-good — than a sales pitch. Let's talk through what you're looking at.

Call or text: 214-250-7865

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YourSweetHomeAlabama.com

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