



***Damage & Environmental Issues  
with Foreclosed/Vacant Properties***

Presented by  
*David Gilpatrick, CRMI, AHERA*



RESIDENTIAL ENVIRONMENTAL SERVICES OF AMERICA™

644 E. Southern Ave. #100B \* Mesa, Arizona 85204 \* Phone 602-230-9500 \* Fax 480-834-4646

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# *Damage & Environmental Issues with Foreclosed/Vacant Properties*

Litigation launches topic...

Knowing begets risk reduction...

How your BFF becomes your Plaintiff- when good intention go bad

Video Demonstration of disclosure-

Fun and entertaining tells story of what's out there-

FORECLOSURES

VACANT HOME

LIABILITY

DANGER

Could Realtors® really be held LIABLE for reasonably obvious defects?

Standard of Care

ADRE: R4-28-1101-I

What does it mean to "Protect and Promote the Clients best interest"

What are Reasonably obvious defects?

Using your eyes to sharpen your "Gut"

What to look for

Where to look for it

What to do once you see it

What are NOT Reasonably obvious defects?

What you can't see

What you Home Inspector sees

Hidden problems represent hidden risk



A good home inspector is good, A GREAT home inspector is invaluable

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What happens to a vacant home over time

Ever wonder why smoke detectors chirp and carpet gets dark around the edges in vacant homes?

Vacant homes are not lived in, but they are ALIVE!

Most building materials are not designed for extreme temperatures

Plumbing, Electrical, Roofing, Fixtures, HVAC are all affected

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Surviving Environmental issues with Foreclosures and Vacant Homes

Brief introduction to the most common Environmental issues:

Mold

Third-Party Disclosure: Filling out the Environmental Section of the SPDS

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How to best protect yourself from the liability of Foreclosed/Vacant Homes?

Pre-inspections- Now more than ever they are ABSOLUTELY NECESSARY

The very BEST agents have the very BEST team!

Knowing the law regarding General Contracting:

When do real estate agents cross the line and BREAK THE LAW!

What is your liability when you coordinate repairs for Banks?

Bring on the General Contractor, Be aware!

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