



Nitty Gritty Considerations When Purchasing a Home in Tahoe

(That most agents won't tell you)

- 1 Roof design and orientation:** Pay attention to the roof's design and orientation. A steeply pitched roof tends to shed more snow effectively than a flat or low-pitched roof. South facing roofs may receive more sunlight and thus help with snow melting, while north-facing roofs may accumulate more snow. Consider the type of roofing material (e.g. metal, composition shingle, shake) and its suitability for snowy conditions. We will be sure to inform you of the pros and cons of each type of when appropriate.
- 2 Eaves and overhangs:** The presence of large eaves and overhangs can affect how snow accumulates on the roof. They can protect the home's exterior and prevent ice dam formulation, but they may also contribute to snowdrifts in other areas.
- 3 Roof Insulation and Ventilation:** Proper insulation and ventilation in the attic can help prevent ice dams, which can cause roof damage and leaks. Check the attic for signs of insulation quality and adequate ventilation.
- 4 Property Layout:** In big snow winters, will the windows in some rooms be buried in snow?
- 5 Driveway Slope and Design:** A steep driveway can be challenging to navigate in snowy conditions if you don't have the proper vehicle/tires as well as potentially leading to difficulty in clearing snow. A gently sloping or level driveway may be more practical in snowy areas unless you are a very experienced driver in the snow.
- 6 Proximity to Snow Plow Routes:** Homes near snowplow routes and main roads may benefit from quicker and more reliable snow removal services, which can be crucial during heavy snowfalls – especially on a powder day!
- 7 Winter Road Maintenance:** Research the local winter road maintenance policies and practices. Some areas may prioritize clearing roads quickly, while others may have slower response times.



- 8 Sidewalks and Pathways:** Check if there are sidewalks or pathways leading to your property. Consider whether you are responsible for clearing them or if the home owner's association takes care of this task.
- 9 Snow Storage and Disposal:** Assess whether there is adequate space on the property to store snow after clearing it from driveways and walkways.
- 10 Winter Emergency Services:** Research the availability and response times of emergency services in the area during severe winter weather conditions.
- 11 Snow Load-bearing Capacity:** Determine whether the home's structure, particularly the roof and supporting walls, is designed to handle heavy snow loads common in the area.
- 12 Homeowner's Association (HOA) Rules:** If the property is part of an HOA, review their rules and regulations related to snow removal, parking, and property maintenance during the winter months.
- 13 Insurance Coverage:** Consult with insurance providers to ensure you have appropriate coverage for snow-related damages including heavy snow load, deck or roof damage, ice dams, and snow removal.

By thoroughly examining these factors you can make more informed decisions when purchasing a home in a snowy area and ensure that you are prepared for the unique challenges of winter living.