

What the seller won't tell you

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Disclosure is the name of the game in real estate. Most states require sellers to reveal knowledge of previous water damage, for example, or termite infestation. Even if repairs have corrected the problem, sellers are typically compelled by law to disclose the issues that once existed.

Some states go so far as to require sellers to report murders, suspicious deaths and even the presence of ghosts. But whether you are alerted to these events or not, Robert Jensen of the Jensen Group at Re/Max Central in Las Vegas suggests would-be buyers would be well served by running a black light over the home's carpeting in the evening. What you might find — evidence of blood, perhaps, or other bodily fluids — could startle you.

Actually, you are more likely to uncover evidence of old pet waste than what's left of a grisly shooting or suicide. But that's something you might want to know, especially if the seller said no animals resided in the house.

And that, of course, raises the question: What else might the seller be trying to hide?

