

Home Inspections: Top Ten Problems

Every homebuyer has their own idea of what makes the perfect home, often based on personal style. However, what all buyers have in common is the need for a home that is solid and dependable—not just looking good but also safe, comfortable, and efficient for their daily life.

This is where a home inspector is really helpful. During an inspection, the inspector checks around 30 different parts of the home. Here are the ten most common issues found in these inspections. If these problems aren't fixed, they could end up costing you a lot of money later. By knowing what to look for and doing your own careful check beforehand, you can spot and address potential issues before they become expensive problems.

1. Damp Basement:

- Smell of mildew indicates dampness
- Check for whitish mineral deposits on walls
- Repairs can cost between \$200 and \$15,000. Consider consulting an expert before selling

2. Poorly Installed/Defective Plumbing:

- Look for leaks or clogs
- Check water pressure and discolored water, which may signal rusted pipes

3. Old/ Poorly-Functioning Heating and Cooling Systems:

- Old systems may need replacing, especially if over 15-20 years old
- Inspect heat exchangers for cracks to avoid carbon monoxide leaks

4. Old/ Unsafe Electrical System:

- Check for undersized services, aluminum wiring, or outdated systems
- Over-fused circuits create fire hazards. Upgrading can be costly

5. Old/ Leaking Roof:

- Asphalt roofs last 15-20 years. Look for leaks or damage
- New shingles might require stripping old layers first

6. Minor Structural Problems:

- Issues like cracked plaster or small foundation shifts should be fixed before worsening

7. Poor Ventilation:

- Unvented areas can cause mold and air quality issues
- Address ventilation problems to prevent damage and health issues

8. Air Leakage:

- Drafty homes may have issues with doors, caulking, weather strips, or attic seals
- Repairs are usually simple and inexpensive

9. Security Features:

- Check locks on doors and windows, and ensure smoke and carbon monoxide detectors are installed
- Consult an expert if any security features are lacking

10. Drainage/Grading Problems:

- Poor drainage can cause damp basements
 - Solutions may include new gutters, downspouts, or re-grading the property
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Understanding and addressing these common issues identified during a home inspection can help you avoid costly repairs and ensure the home is safe and functional. By addressing these issues, you can enhance your home's value and livability. It's wise to consult experts and tackle these problems proactively to protect your investment and improve your home's overall condition.