

## Home Inspections: Top Ten Problems

A home inspection helps buyers understand a property beyond what they can see during a showing. Inspectors evaluate dozens of systems and components, identifying issues that could affect safety, comfort, or long-term costs. Here are the ten problems most commonly uncovered during inspections—and why they matter.

- 1. DAMP BASEMENT** - Signs include mildew odour, mineral deposits on walls, or visible moisture.
- 2. DEFECTIVE OR OUTDATED PLUMBING** - Inspectors check for leaks, clogs, rusting pipes, and low water pressure.
- 3. OLDER OR POORLY MAINTAINED HEATING & COOLING SYSTEMS** - A furnace over 15–20 years old may need replacing. Safety issues—like cracked heat exchangers—must be addressed.
- 4. OUTDATED ELECTRICAL SYSTEMS** - Common red flags include aluminum wiring, knob-and-tube wiring, or overloaded circuits.
- 5. ROOF WEAR OR DAMAGE** - Asphalt shingles typically last 15–20 years. Missing shingles, curling edges, or active leaks require attention.
- 6. MINOR STRUCTURAL ISSUES** - These may include foundation cracks, settlement, or damaged plaster—often manageable but worth monitoring.
- 7. POOR VENTILATION** - Unvented bathrooms or kitchens can lead to moisture buildup and mould, especially in older homes.
- 8. AIR LEAKAGE** - Drafty doors, aging caulking, and poor attic seals reduce efficiency.
- 9. INADEQUATE SECURITY FEATURES** - Inspectors assess locks, window latches, smoke alarms, and carbon monoxide detectors.
- 10. GRADING & DRAINAGE PROBLEMS** - Incorrect grading can cause water to flow toward the home rather than away from it.

## What We Do for Our Clients:

We help you understand inspection results, estimate repair priorities, and decide when to negotiate, request improvements, or move on to the next home.