

Most Common Home Concerns Found at Inspection

- Poor drainage - water does not drain away from the home as it should due to incorrect grading or missing or misdirected gutters and downspouts.
- Bad electrical wiring - wiring may be improperly installed or not grounded, increasing risk of electrical fires/shock.
- Roof Leakage - broken shingles, cracked flashing and improperly installed skylights all result in leaks.
- Structural damage - settling of foundation over time causes cracks in walls, door that won't close and worse.
- Defective or ineffective heating system - older systems require maintenance and may emit carbon monoxide.
- Lack of regular care - homes that have been neglected overall result in numerous systemic problems. Similarly, work performed improperly by non-professionals (such as plumbing) is just as damaging.
- Plumbing issues - in addition to leaks, homes may have faulty pipes and fixtures and some homes still have polybutylene (PB) pipes inside the home.
- Water damage - water seepage, often visible on walls and ceilings, can be a sign of a bigger problem.
- Poor ventilation - lack of ventilation fans in bathrooms (for example) may cause water damage or structural damage to walls.
- Hazardous materials - there may be many hazardous things in older homes (lead-based paint, asbestos) and all homes are at risk for toxic mold, carbon monoxide, and radon gas.