



Top 10 Common Defective Areas Found During Home Inspection

Home inspections has become an important process more than ever because buyers want to be sure that they are making a good investment more than ever, and sellers do not want to have any unforeseen repairs and damages just prior to closing the deal. So here is the list of top ten defective areas that both the sellers and buyers want to look for in their house to make sure that the house is in good condition for the deal.

1. The house has poor drainage.

The top most common problem area found during home inspection is drainage. In general, you may have to install a new system of roof gutters and downspouts or re-grade the lot.

2. The house has faulty wiring.

This is one of the common problems in older homes mostly because of insufficient or out-dated electrical system. Electrical wiring problems can be hazardous so it needs serious attention.

3. The roof leaks.

The roof water damage can be caused by damaged shingles or improper flashing. While repairing/replacing shingles or small amounts of flashing is relatively an easy task, you may face the need to have to replace the entire roof, if it is too old.



4. The house has an unsafe heating system.

Heating system problems can lead to serious health and safety hazards. You may have to repair/replace the old furnace which would be a major expense, but new furnaces are energy-efficient, which will eventually save you money in long term. If your heating system is not electrical, you may want to install a few carbon monoxide detectors around the house.

5. The whole house has been poorly maintained.

Poorly maintained houses often have cracked/peeling paint, crumbling masonry, broken fixtures or shoddy wiring or plumbing. Check to make sure that these are in good condition.

6. The house has minor structural damage.

Minor structural damages need to be taken care of before it becomes major problems that will put the house in danger of falling down. Look for water damages in the foundation, floor joists, rafters or window and door headers, as these are the leading causes of structural damage.



7. The house has plumbing problems.

Check to make sure the plumbing has adequate, compatible piping materials and correct fixtures and waste lines. Old or incompatible piping materials, or faulty fixtures or waste lines may require simple repairs, but if serious, it may require replacing the entire plumbing, which may cost a fortune.

8. The house's exterior lets in water and air around windows and doors.

This is usually caused by poor caulking and weather stripping. These do not require anything more serious than a few relatively simple and inexpensive repairs around windows and doors.

9. The house is inadequately ventilated.

Poor ventilation can cause multiple problems such as moisture that wreaks havoc on interior walls and structural elements, and allergic reactions. Install ventilation fans if the bathrooms do not have windows, and make sure you ventilate your house regularly by opening all windows at your home. Repairs due to poor ventilation may require replacements of inexpensive drywalls or simple elements or costly replacements of major structural elements.

10. The house has an environmental hazard.

Environmental problems such as lead-based paint, asbestos, formaldehyde, contaminated drinking water, radon and leaking underground oil tanks are the most common examples of the environmental hazards found in homes. Environmental problems usually require a special inspection, and they are usually expensive to repair. For example, it costs \$1,000 to install a radon-ventilation system, and about \$6,000 to remove a leaking oil tank.

