

Top 10 Concerns for Buyers and Sellers

Regardless of how high-tech American homes are becoming, buyers still want to know that they're making a good investment, just as sellers don't want to be surprised by unforeseen repairs just prior to closing.



That's why home inspections have become such an essential part of real estate transactions. Pillar to Post is one of North America's leading providers of home inspection services. Here they identify the 10 most common trouble areas:

1. **Structural damage:** As a foundation settles, it can knock doorways, walls, and support beams out of alignment and lead to a host of other defects.
2. **Leaky roof:** If the roof leaks, the real question is will the repairs be minor (replacing some shingles), or major (replacing the entire roof?)
3. **Faulty wiring:** Older homes often need electrical upgrades. When electrical circuits are overloaded, the risk of fire is imminent.
4. **Defective heating:** If a home is being heated with an older furnace, it usually pays to install a more energy-efficient model. If it uses gas or oil, a carbon monoxide detector is advisable.
5. **Poor drainage:** This is one of the leading causes of water intrusion in homes. Make sure that the gutters and down spots are doing their job, and that water flows away from the house.
6. **Plumbing problems:** Check for pipes made of polybutylene, which were popular from the 1970's to the mid 1990's. They're prone to leaks and should be replaced with newer materials.
7. **Poor ventilation:** Examine the bathrooms for signs that a buildup of moisture may have caused structural damage inside the walls.
8. **Water seepage:** Evidence of mildew and water stains on basement walls or around the plumbing fixtures are a clear signal that water seepage is a problem.
9. **Substandard workmanship:** Make sure those do-it-yourself repairs and renovations have been done properly and that they meet local building codes.
10. **Hazardous materials:** Older homes (those built prior to 1979) may contain lead-base paint, asbestos, or other unsafe materials. Your home inspection pro should be able to advise you on removing these hazards, which is usually simple and affordable.

Joa Realty
Ph: 512.480.8384, Fax: 512.480.8384

800 Newman Dr, Austin, TX 78703
www.JoaRealty.com, help@JoaRealty.com