

10 HOME INSPECTION

COMMON PROBLEMS TO CONSIDER

Every Buyer wants a home that's safe, sound, and functional beyond what is visible at first glance. A professional home inspection examines dozens of components and can uncover issues that may become costly if ignored. Understanding the most common problems—and doing your own pre-check—can help you budget, plan repairs, and avoid surprises.

1 A DAMP BASEMENT

Mildew odour, mineral deposits, or reluctance to store items on the floor signal moisture issues. Repairs vary widely and can significantly affect the home's value, so expert assessment is recommended.



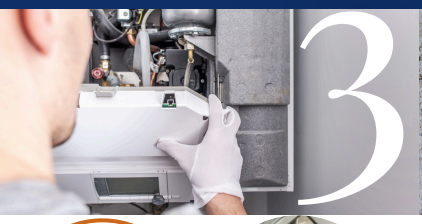
2 POOR OR DEFECTIVE PLUMBING

Older homes often show leaks, low pressure, clogged pipes, or rusted plumbing. Inspectors test water flow and look for discoloured water—signs of deterioration that require prompt repair.



3 AGING OR INEFFECTIVE HEAT/COOLING SYSTEM

Outdated or poorly maintained furnaces and AC units may pose safety risks, including carbon monoxide leaks. While replacement can be costly, newer systems improve efficiency and reduce monthly bills.



4 UNSAFE OR OUTDATED ELECTRICAL SYSTEM

Older homes may have outdated wiring, undersized service, or dangerous over-fused circuits. Upgrading panels or wiring improves safety but can involve significant cost.





5 WORN OUT OR LEAKING ROOF

Asphalt shingles typically last 15–20 years. Leaks may indicate age or storm damage. Inspectors check shingle layers to determine whether a full tear-off is needed before replacement.



6 MINOR STRUCTURAL ISSUES

Cracked plaster, foundation shifts, or settling are common in older homes. While not catastrophic, addressing them early prevents larger problems later.



7 POOR VENTILATION

Unvented kitchens and bathrooms promote mold and air quality issues, which can damage surfaces and trigger allergies. Identifying and correcting ventilation problems prevents long-term harm.



8 AIR LEAKAGE

Drafts from gaps, aged caulking, or poor attic sealing reduce comfort and efficiency. These repairs are usually simple and inexpensive.

9 INADEQUATE SECURITY FEATURES

Inspectors review locks, windows, and safety devices like smoke and carbon monoxide detectors. Missing or outdated features may require upgrades.



10 DRAINAGE AND GRADING ISSUES

Poor grading is a major cause of damp basements. Solutions range from installing gutters and downspouts to re-grading the property to direct water away from the home.



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