



Things You Need to know To Pass Your Home Inspection.

Homebuyers Want to Know Your Home Inside And Out.

While homebuyers are as individual as the homes they plan on purchasing, one thing they share is a desire to ensure that the home they will call their own is as good beneath the surface as it appears to be. Will the roof end up leaking? Is the wiring safe? What about the plumbing? These, and others, are the questions that the buyers looking at your home will seek professional help to answer.

According to industry experts, there are at least 33 physical problems that will come under scrutiny during a home inspection. We've identified the 10 most common of these and, if not identified and dealt with, any of these 11 items could cost you dearly in terms of repair.

In most cases, you can make a reasonable pre-inspection yourself if you know what you're looking for. And knowing what you're looking for can help you prevent little problems from growing into costly and unmanageable ones. 11 Things You Need to Know to Pass Your Home Inspection

When you put your home on the market, you don't want any unpleasant surprises that could cost you the sale of your home.

By having an understanding of these 11 problem areas as you walk through your home, you'll be arming yourself against future disappointment.

1. Defective Plumbing

Defective plumbing can manifest itself in two different ways: leaking, and clogging. A visual inspection can detect leaking, and an inspector will gauge water pressure by turning on all faucets in the highest bathroom and then flushing the toilet.

If you hear the sound of running water, it indicates that the pipes are undersized. If the water appears dirty when first turned on at the faucet, this is a good indication that the pipes are rusting, which can result in severe water quality problems.

2. Damp or Wet

An inspector will check your walls, floors, as well as the inside ceiling for an indication of moisture. A mildew odor is almost impossible to eliminate, another key pointer to a issue maybe water stains, an inspector will certainly be conscious of it. . You will have to weigh these issues and costs into the calculation of what price you want to net on your home.

3. Inadequate Wiring & Electrical

Your home should have a minimum of 200 amps service, and this should be clearly marked. Wires should be copper and in good condition. Many time the inspector report will be needed and used for the buyer financing to be approved and may have impact on the cost of insuring the home. Home inspectors will look at panel and connections as indicative of inadequate circuits and a potential fire hazard.



4. Poor Cooling Systems

Insufficient insulation, and an inadequate or a poorly functioning Air conditioning system, are the most common causes of poor cooling and high energy costs. While an adequately serviced A/C system can last for years, a poorly serviced unit can be costly to run and maintain.

5. Roofing Problems

Water leakage through the roof can occur for a variety of reasons such as physical deterioration of the asphalt shingles (e.g. curling or splitting), or mechanical damage from a wind storm. When gutters leak and downspouts allow water to run down and through the exterior walls, this external problem becomes a major internal one.

6. Damp Attic Spaces

Problems with ventilation, insulation and vapor barriers can cause water, moisture, mold and mildew to form in the attic. This can lead to premature wear of the roof, structure and building materials. The cost to fix this damage could easily run in the thousands. In today's market insurance companies will always want a wind mitigation report. A solid roof is required for a sale to move forward.

7. Rotting Wood

This can occur in many places (door or window frames, trim, siding, decks and fences). The building inspector will sometime probe the wood to see if this is present - especially when wood has been freshly painted.

8. Masonry Work

Concrete block issues can be costly, but, left unattended, these repairs can cause problems with water and moisture penetration into the home which in turn could lead mold issues. With most homes in Florida being concrete structures reassured the inspector will check out the structure construction and condition. Many time a simple fix can be to have the home painted..

9. Unsafe or Overfused Electrical Circuit

A fire hazard is created when more amperage is drawn on the circuit than was intended. 15 amp circuits are the most common in a typical home, with larger service for large appliances such as stoves, dryers water heaters etc. It can cost several hundred dollars to replace your fuse panel with a circuit panel.

10. Adequate Security Features

More than a purchased security system, an inspector will look for the basic safety features that will protect your home such as proper locks on windows and patio doors, Dead bolts on the doors, smoke and even carbon monoxide detectors in every bedroom and on every level. Even though pricing will vary, these components will add to your costs. Before purchasing or installing, you should check with your local experts.

