



## Home Inspections: Top 10 Common Issues

### What to Watch For Before You Buy

Every homebuyer has a unique vision of their ideal home—often shaped by style, layout, and personal preferences. But beyond aesthetics, all buyers share one essential priority: finding a home that’s structurally sound, safe, and efficient. That’s where a professional home inspection becomes invaluable.

During a typical inspection, over 30 components of the home are evaluated. Below are the 10 most common issues uncovered—many of which, if left unaddressed, could lead to costly repairs down the road.

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#### 1. 🌧️ Damp Basement

- **Warning signs:** Mildew odour, mineral deposits on walls, reluctance to store items on the floor.
- **Why it matters:** Moisture can lead to mold, structural damage, and reduced property value.
- **Estimated cost:** \$200 to \$15,000 depending on severity and required remediation.

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#### 2. 🛠️ Defective or Outdated Plumbing

- **Common issues:** Leaks, clogs, rusted pipes, low water pressure.
  - **Inspection method:** Faucet and toilet tests, water discoloration checks.
  - **Impact:** Water quality concerns and potential for expensive repairs.
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### 3. 🔥 Aging Heating & Cooling Systems

- **Red flags:** Systems over 15–20 years old, poor maintenance, cracked heat exchangers.
  - **Risks:** Carbon monoxide leaks, inefficiency, high utility costs.
  - **Benefit of replacement:** Improved safety and long-term energy savings.
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### 4. ⚡ Unsafe Electrical Systems

- **Issues found:** Aluminum wiring, knob-and-tube systems, over-fused circuits.
  - **Hazards:** Fire risk, insufficient power for modern appliances.
  - **Upgrade cost:** Several hundred dollars for panel replacement or rewiring.
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### 5. 🏠 Leaking or Deteriorated Roof

- **Signs:** Water stains, missing shingles, multiple layers of old roofing.
  - **Inspection focus:** Age of shingles, structural integrity, storm damage.
  - **Solution:** Strip and re-shingle if necessary to prevent further damage.
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### 6. 🧱 Minor Structural Concerns

- **Examples:** Cracked plaster, small foundation shifts.
  - **Why it matters:** May worsen over time if ignored.
  - **Recommendation:** Address early to avoid larger repairs later.
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### 7. 🌬️ Poor Ventilation

- **Problem areas:** Bathrooms, kitchens, attics.
  - **Consequences:** Mold growth, poor air quality, allergic reactions.
  - **Fixes:** Install proper exhaust fans and improve airflow.
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## 8. ❄️ Air Leakage

- **Causes:** Drafty doors, worn caulking, poor attic seals.
  - **Impact:** Higher heating/cooling costs, reduced comfort.
  - **Solution:** Simple weatherproofing measures are often effective and affordable.
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## 9. 🗝️ Inadequate Security Features

- **Inspection includes:** Door/window locks, smoke and CO detectors.
  - **Importance:** Safety and peace of mind.
  - **Tip:** Upgrade outdated systems and ensure proper placement of detectors.
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## 10. 🌧️ Drainage & Grading Issues

- **Most common issue:** Improper slope directing water toward the home.
  - **Result:** Damp basements, foundation damage.
  - **Solutions:** Install gutters/downspouts, re-grade landscaping.
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## Final Thought

Understanding these common inspection findings helps you make informed decisions and avoid surprises. A thorough pre-inspection or professional assessment can protect your investment and give you peace of mind.

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