



Buyers want to know your home inside and out

Although buyers are all different from each other, they share at least one thing in common: they all want the house they are about to buy to be as healthy as it looks. Will the roof leak? Is the electrical wiring safe? What about the plumbing? All of these questions, and more, are on the minds of the buyer and usually require professional help. According to industry experts, there are 33 specific problems that an inspector might discover during your home inspection. We've identified the 12 most common problems that could cost you a fortune in repairs if ignored or underestimated. In most cases, you can do a good pre-sale inspection if you know where and what to look for. This prevents small problems from getting out of hand and ruining your home.

12 things you need to know to pass your inspection

1 - Faulty plumbing

Poor plumbing can be detected in two ways: leaks and blockages. A visual inspection can detect leaks, and an inspector will assess the water pressure by opening all the faucets in the top floor bathroom and flushing the toilet.

2 - Wet basement

The inspector will look to see if your basement walls are covered with white powdery deposits and can check by eye if you are confident enough to store things directly on the floor. A musty smell is almost impossible to eliminate. It could cost you anywhere from \$200 to \$1000 to seal a foundation crack depending on its severity and location. It could cost \$750 to \$1000 to install a column pump. Complete membrane insulation could cost anywhere from \$5,000 to \$15,000. These future expenses for the buyer should be factored into your pricing.

3 - Inadequate wiring

Your home should have a minimum of 100 amps and this should be clearly marked on your panel. The wiring can be aluminum or copper, the latter being highly recommended.

4 - Poor heating and cooling systems

Heating problems are caused either by inadequate insulation or an inadequate heating system. A clean furnace with no rust on the exchanger is a good sign; however, an inspector may recommend a more thorough examination of the furnace.

5 - Roof problems

Roof leaks can have all sorts of origins: deterioration of asphalt shingles or damage caused by inadequate winter maintenance, for example. When the eavestroughs are not functional, it results in sometimes major problems, mostly in the basement.

6 - Poorly ventilated attics

Moisture and mold can appear in the attic due to deficiencies in the insulation or ventilation of the roof. This creates premature wear on the roof, structure and materials. Repair costs can easily exceed \$2,500.

7 - Wood rot

It can appear in many places (door or window frames, friezes, porches, fences, etc.) The inspector will usually probe the wood pieces, especially if they are freshly painted.

8 - Masonry work

It is expensive to do such work. But ignoring such problems can lead to complications such as water infiltration, a blocked chimney with bricks, or even a chimney collapsing onto the roof. It can be expensive to rebuild a chimney or even to re-seal it.

9 - Overloaded electrical circuits

A fire hazard exists when more amperage is drawn on a circuit than intended. 15 amp circuits are the most common, with a double circuit for stoves, dryers and baseboard heaters. It can cost several hundred dollars to replace your old fuse panel.

10 - Protection systems

The inspector will take note of security systems such as alarm systems, smoke or monoxide detectors, as well as the quality of locks on doors, windows and patio doors. Prices can vary substantially from one product to another. Before buying or installing, consult experts in the field.

11 - Structural or foundation problems

The inspector always carefully examines the foundation and the condition of the footings of the house since this is the very foundation of the construction.

12 - Vermiculite insulation

Vermiculite is a mineral formerly used for insulation. Vermiculite itself is not a health hazard, but rather vermiculite insulation composed of asbestos fibres can cause health problems. Indeed, the inhalation of airborne asbestos fibers can cause diseases such as asbestosis, mesothelioma and lung cancer. It should be noted that this type of insulation has not been sold in Canada since 1990 and that not all insulation from previous years contains asbestos. Health Canada estimates that approximately 200,000 homes in Canada contain this insulation. If you are unsure whether your home is insulated with vermiculite, you should know that the best way to reduce exposure to the asbestos in vermiculite is not to remove or move the insulation. If you are planning a renovation, hire a professional who is qualified and certified in handling asbestos.

When you put your property on the market, you don't want a bad surprise during the inspection to jeopardize the sale.
By having a good general knowledge of these 12 points, you will avoid important disappointments.

This report is courtesy of the Bardagi Team. For more information please contact us.