

water, moisture, mold and mildew to the roof, structure and building materials. The cost to fix this damage could easily run over \$4000.

7 Rotting Wood

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

8 Masonry Work

Re-bricking can be costly, but left un-attended, these repairs can cause problems with water and moisture penetration into the home which, in turn, could lead to a chimney which falls onto the roof. The cost to rebuild a 5 ft chimney may exceed \$500. To repoint a 5' x 10' area may cost around \$250.

9. Unsafe or overfused Electrical

Circuit A fire hazard is created when more amperage is drawn on the circuit than intended. 15 amp circuits are the most common in a typical home, with larger service required for large appliances such as stove and dryers. It will cost approximately \$600 to replace your fuse panel with circuit breakers.

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 and smoke detectors on every level. To install a Carbon Monoxide Detector may cost around \$100. You would need to invest about \$150 to install 2 deadbolts and a further \$150 to install 3 to 5 smoke detectors.

11 Structural / Foundation

An inspector will certainly investigate the underlying footings of your house as structural integrity is fundamental to a good home. It may cost approximately \$300 to add a new footing and to install a post and \$1000 to replace a 40ft beam.

When you put your house on the market, you do not want any unpleasant surprises that could cost you the sale of your property.

By understanding these eleven problem areas, you will be arming yourself against possible future disappointment.

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Eleven Things You Need to Know to Pass Your Home Inspection



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PAT & JIM TRISTRAM
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Homebuyers Want to Know Your Home

Inside-Out

While home buyers are as individuals 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 a perfect beneath the surface as it appears to be.

**Will the roof end up leaking?
Is the wiring safe?**

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 11 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.

"According to industry experts, there are over 33 physical problems that will come under scrutiny during a home inspection when your home is for sale."

Eleven Things You Need to Know To Pass Your Home Inspection!

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 Basement

An inspector will check your walls for a powdery white mineral deposit a few inches off the floor, and will look to see if you feel secure enough to store things right on your basement floor. A mildew odour is almost impossible to eliminate and an inspector will certainly be conscious of it.

It could cost you \$300 - \$1000 to seal a crack in or around your basement foundation depending on severity and location. Adding a sump pump and pit will run you around \$1000, and complete waterproofing (on an average 3 bedroom home) could amount to \$8000 - \$15000. You will have to weigh these figures into the calculation of what price you want to net on your home.

3. Inadequate Wiring and

Electrical Your home should have an adequate electrical service. Wiring could be copper, aluminium or knob & Tube. Home inspectors will look at octopus plugs as indicative of inadequate circuits and a potential fire hazard. Lenders sometimes require an Ontario Hydro inspection when the system is questionable.

4 Poor Heating and Cooling

Systems Insufficient insulation and an adequate or poorly functioning heating system are the most common cause of poor heating. While an adequately clean furnace, without rust on the heat exchanger, usually has life left in it, an inspector will be asking and checking to see if your furnace is over its' typical life span of 15-25 years. For a forced air gas system, a heat exchanger will come under particular scrutiny since one that is cracked can emit deadly carbon monoxide into the home. These heat exchangers must be replaced if damaged - they cannot be repaired.

5 Roofs/Shingles Water leakage through the roof occurs for a variety of reasons such as physical deterioration of the asphalt shingles. When gutters leak down through exterior walls, this external problem becomes a major internal one.

6. Damp Attic Spaces Aside from basement dampness, problems with ventilation, insulation and vapor barriers can cause