

Home Inspection Guide: Common Inspection Finds

10 Most Common Home Inspection Diagnoses and Cures.

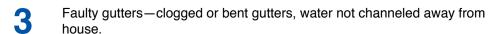
HomeMD names the top 10 most common home inspections findings in Louisville, KY and the surrounding areas.

Faulty wiring—open junction boxes, amperage mismatches, no wire nuts on wires.

The cure: Fix junction boxes; upgrade to at least 100 amps.

Poor grading and drainage—spongy soil around the foundation, signs of leaking in basement.

The cure: Regrade so that grounds slopes away from house for 10 feet; remove porous material around foundation.



The cure: Preventive maintenance; gutters of adequate size, splash pans to divert run-off.

Basement dampness—water stains, powdery residue on walls, mold or mil dew.

The cure: Repair gutters to channel water away from house; apply waterproof coatings to basement.

Roof problems—brittle or curled shingles; broken or missing flashings.

The cure: Apply new shingle, or tear off if needed (usually after three re-roofs); replacing flashings, especially around chimneys and other protrusions.

Foundation flaws—cracks in foundation, sloping floors, sticking doors or windows.

The cure: Fill cracks with silicon caulking or epoxy; apply waterproof coating to exterior.

- Poor upkeep—needs repainting, worn carpeting, cracked driveway.

 The cure: Give the house a minor facelift.
- Faulty plumbing—inadequate water pressure, slow drains, signs of leaks on ceilings.

The cure: Clean and rout drains; reseat toilet with new wax ring, repair leaks.

- Poor ventilation—extreme heat in attic, vapor condensation.

 The cure: Ensure that roof soffits are not blocked; install additional roof vents; vent bathroom and kitchen fans outside.
- Defective heating—cracks in the heat exchanger or water tank; carbon monoxide leaks.

The cure: Reseal chimney flues; replace sacrificial anode in water heater.

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TIP: Buyers can get extra protection and piece of mind by purchasing a home warranty insurance policy. Such policies may also be a way for sellers to protect themselves from post-sale claims by buyers for defects undetected in home inspections.

Excerpted from "Top 10 House Problems," Practical Homeowner, Practical Homeowner LP, March 1990