

5 top house problems and how to spot them!



NOW IS NOT THE TIME TO EXPERIMENT!
Buying your future home, for most their most valuable asset can be very costly! **BE CAREFUL!** Know your facts and have a plan! Call Arlen for help!

More free reports!

3 biggest mistakes when selling!

4 critical things to sell for more!

How to buy foreclosure property!

3 best "efficiency" Improvements!

Fixer upper list. Email updates hourly!

5 ways to save building a new home!

What should I be looking out for when buying?

Firstly, what is a problem for one person may be easily tolerated by another. Keep in mind there isn't much that can't be fixed in a home, it just depends on how much money and time you have to make it happen. Here are the most common deal breakers in my experience:

- 1) Wood foundation issues are common in FSJ and should be taken seriously. No one can guarantee the issue will not get worse as time goes on. Look under the window sills in the basement closest to the parking area in the yard. Vehicles parked too close to a wood foundation compact the soil and cause pressure. Nice thing about wood foundations is that they are easier to repair than concrete even if they are more prone to problems.
- 2) Heating systems are a part of a home that does need replacing every so often. Different systems last longer than others and the cost of each can vary greatly. Typically one can expect a \$3500 bill or more depending on several factors. This happens to be one of the top 3 things to do to an older home to improve efficiency so look for a way to make this work into the deal as it's a good investment. Look for rust on the bottom of the chimney stack and heating unit.
- 3) Ground water is a major concern especially to any homes over 25 years old. Weeping tiles can silt up over time and replacing them can mean a lot of expensive work. Inspectors say 90% of water problems with houses comes from downspouts and poor landscaping. Look for the soil sloping towards the house and water marks at the bottom of the stair case into the basement.
- 4) Roof coverings and structures are critical to maintaining a solid and healthy home. Engineered trusses are required today but many in FSJ have rafter/ridge beam type construction. Knowing this can determine a lot of what you can do with the inside for renos etc. Look for a support wall running the length of the main floor as a hint there are rafters. If the roof is rafters, that wall has to stay unless you know how to build a laminated beam out of the supports!
- 5) Unprofessional repairs in a home can lead to problems. Additions to homes that look out of place, plumbing and electrical that don't function properly all make for unsafe conditions. Look for tidiness in the work. Are all the pipes run nice and straight? Are the electrical wires stapled down and flat? Does the floor or ceiling match up between the main house and the addition? A great many of these items are not a safety issue, but the quality of what you can see usually is an indicator of what you can't see.

REMEMBER NOTHING TAKE THE PLACE OF A PROFESSIONAL INSPECTION! IT LET'S YOU SLEEP AT NIGHT KNOWING YOU EITHER BOUGHT A GOOD HOUSE (OR AT LEAST KNOW WHAT YOU NEED TO DO) OR THAT YOU DIDN'T BUY A BAD ONE!

Arlen Brekkaas
RE/MAX Action
Realty Inc. 1991

250-785-1234
www.arlenb.com

