



## 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.



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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.*

- 1** Faulty wiring—open junction boxes, amperage mismatches, no wire nuts on wires.  
**The cure:** Fix junction boxes; upgrade to at least 100 amps.
- 2** 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.
- 3** Faulty gutters—clogged or bent gutters, water not channeled away from house.  
**The cure:** Preventive maintenance; gutters of adequate size, splash pans to divert run-off.
- 4** Basement dampness—water stains, powdery residue on walls, mold or mildew.  
**The cure:** Repair gutters to channel water away from house; apply waterproof coatings to basement.
- 5** 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.
- 6** 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.
- 7** Poor upkeep—needs repainting, worn carpeting, cracked driveway.  
**The cure:** Give the house a minor facelift.
- 8** Faulty plumbing—inadequate water pressure, slow drains, signs of leaks on ceilings.  
**The cure:** Clean and rout drains; reseal toilet with new wax ring, repair leaks.
- 9** 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.
- 10** Defective heating—cracks in the heat exchanger or water tank; carbon monoxide leaks.  
**The cure:** Reseal chimney flues; replace sacrificial anode in water heater.

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