

What to Do When Your Dream Home Has Major Damage

Many new buyers think that once they find “the” house that it’s all smooth sailing. Unfortunately, this is not always the case. Sometimes, your home inspection drums up a few issues the owners did not know about or did not disclose from the beginning. So, what should you do if the house you want has issues you weren’t expecting? Read on for guidance.

The Importance of a Home Inspection

A home inspection, while technically an optional step in many mortgage transactions, is something you should think twice before skipping. According to Veterans United Home Loans, it’s a powerful tool that can help [uncover hidden issues](#). Investing in a home inspection with [808 Home Inspections](#) can save you money and headaches. And it gives you a bargaining chip if problems like a pest infestation or foundation damage is discovered.

Common Issues

So what should you do if your home inspector hands you a file full of red flags? That really depends on you, your budget, and what issues you’re willing to work around. Here are a few of the most common.

- **Water damage.** Water damage happens for a variety of reasons. Most often, it’s the result of a busted water pipe or a natural disaster, such as a flood. Water damage [can be repaired](#) but you will also have to be on the lookout for the after-effects, which include mold and rotten wood. Beyond the extent of damage, The Balance notes the cost to make repairs will depend on the type of water that entered the home, and you can expect it to run from [\\$3.75 to \\$7](#) per square foot. If you can get the buyer to agree to a repair contingency, then have them foot the bill.
- **Pest infestation.** Pests can mean bugs, spiders, snakes, or rodents. No matter what they are, you shouldn’t have to share your space with them. If your inspection turns up a mouse den in the garage or a spider-friendly haven under the porch, you’ll want that taken care of before you move in. If the issues are [hidden](#), the seller might not even know—this often happens when the house was previously used as a rental. To get you started, note an exterminator will usually cost between [\\$50 to \\$530](#) for a one-time visit.
- **Electrical issues.** Many older houses have electrical issues, such as faulty wiring or ungrounded outlets. While you might want to upgrade your home’s power system at some point, old isn’t necessarily bad. What is a problem is when the wires are loose or if

the breaker panel is in poor shape. If your inspection reveals electrical problems, it's best to get the full scope of what sort of repairs are needed.

- **Window problems.** Many older homes have original windows that might need replacing or mending, and depending on the age of the home, this could be a serious undertaking. Often, preservation districts require historical replicas when an update is made, which can be quite costly. On the other hand, an experienced window [specialist](#) can restore or repair panes, in addition to adding weather stripping to original windows. For a home with aging windows that need full replacement, this can be another significant expense, with the average window costing [\\$500](#). In many cases, a buyer might be unwilling to make any updates for the windows, so consider a home carefully when window issues come up.
- **Roof damage.** If there is obvious damage, the seller has likely priced the home to account for that. Problems with the subroof, however, might go undetected until your inspection. NV Roofs says the [national average](#) for roof repair is \$150 to \$1,900. If issues do arise during the inspection, most sellers are willing to negotiate here because it will only cause more problems later if they don't. A word of caution with roof damage: ask your home inspector to pay careful attention to other areas that may have been damaged. If water leaked into the attic, for example, there [could be mold](#).

Minor issues include things like missing mortar in bricks, loose ceiling tiles, and small holes in the ductwork. These shouldn't be cause for much concern but, if you are worried, the seller will likely allow you to have these issues inspected further.

Don't let your dream home become a nightmare. Turn to the experts at [808 Home Inspections](#) to get a full report on what a home needs, and then weigh your personal pros and cons of completing the deal if issues do pop up. Remember, most problems are surmountable, you just have to decide if you are willing to cross those hurdles—or if it's best to move on.



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