

TOP HOME SYSTEMS' PROBLEMS

WATER DAMAGE: Water near the structure is conducive to moisture intrusion causing foundation and possible structure damages, Rot and others, such as mold and other problems.

WHAT TO LOOK FOR? Flat or negative grade sloping (or draining) toward the home is the chief culprit for water related damages. Surface water must drain away from the structure at its perimeter to prevent possible water intrusion.

ROOF COVERING: All types of roof covering will deteriorate over time due to the exterior elements and will fail. Rain water will eventually have the opportunity to penetrate through the remaining roof covering system.

WHAT TO LOOK FOR? Loose, Displaced, Blistering, Cupped and asphalt roof shingles granule loss are typical of older roof covering. Other types of roof coverings may crack and be displaced. Further, Mastic around roof penetration will deteriorate, Crack and will allow rain water to penetrate the roof covering system.

SMOKE & CARBON MONOXIDE

DETECTORS: Absent, Old and / or non-functional smoke and carbon monoxide detectors are the leading health and safety related injuries or deaths in homes older than 10 years old.

WHAT TO LOOK FOR? Absent, Old and / or non-functional smoke and carbon monoxide detectors. Install newer smoke detectors at every bedroom and at the hallway(s) outside the bedrooms as well as on every floor regardless of whether there is a bedroom on that floor. Install carbon monoxide detectors in the immediate vicinity of the bedrooms and at every floor.

PLUMBING DEFECTS: Failing plumbing system and fixtures is one of the most expensive home's systems to repair if left unchecked for an extended time.

WHAT TO LOOK FOR: The most common plumbing defects are fixtures' leaking, outdated or problematic systems such as polybutylene and obstructed sanitary lines.

ELECTRICAL DEFECTS: Faulty wiring, Worn or outdated electrical systems are the most common defects, especially in older homes. Further, unsafe electrical systems repairs, including home-owners do-it yourself electrical work can cause significant damages to the home and fires.

WHAT TO LOOK FOR: Outdated or exposed wiring, Faulty receptacles, Flickering light bulbs and Tripping circuit breaker. Electrical system problems are safety related and require immediate attention.