



## 10 Most Common Inspection Issues

The following items are ten of the most common inspection items that can easily be fixed prior to a full home inspection. The detailed home inspection report will provide the buyer with a comprehensive detailing of problems/issues found in the home — both big and small. The home owner, however, can easily fix these common inspection issues in one weekend to help reduce the size of an inspection report and possibly lessen the negotiation time and cost.

AmeriSpec Inspection Services will evaluate each part of a subject property looking for electrical, plumbing, mechanical, and structural issues. Preparing for a home inspection can help you address some of the most common home inspection problems ahead of time.

### The 10 most-common home inspection items

Cosmetic flaws and minor repairs might come up in an inspection report. These small items will rarely cause a deal to unravel, but repairing these issues ahead of time can make a strong statement about the condition of the home. Here are some of the most common issues found on a general home inspection report.

#### **Inspection Item #1: Cracked or slipped concrete roof tiles**

Concrete roof tiles generally last 25 to 30 years. Over that time, it is common that some of the concrete tiles may form cracks or slip from their original position. Regular maintenance of the roof can easily repair cracked or slipped tiles at a minimal cost.

#### **Inspection Item #2: Landscaping Issues**

Surface-to-ground contact or excessive vegetation around a home can potentially allow moisture or pest intrusion to the home's exterior siding. Cutting back vegetation 8"-10" away from the home's exterior siding and/or correct the surface grade to slope away from the home's siding will create a good air space to keep the area dry.

#### **Inspection Item #3: Irrigation Maintenance**

Most quality home inspection services will inspect the home's irrigation system. The most common issues found are missing/damaged drip heads and supply line connection leaks at the irrigation shut-off valve.

## **Inspection Item #4: Exterior Caulking**

One of the simplest inspection items to correct is caulk or seal all open voids around windows, door frames and house trim. This will aid in helping to avoid potential water intrusion to the home's siding layer and behind trim, which is the primary cause of wood rot or siding damage.

## **Inspection Item #5: Exterior Outlet Weatherproof Covers**

According to current and generally accepted electrical codes, all exterior outlet receptacles must include a weatherproof cover. It is not uncommon to find the weatherproof covers removed or damaged around the home. The replacement of these covers is a low-cost repair item that can be found at most home improvement stores.

## **Inspection Item #6: Bathroom Sink Stopper**

The two most common issues found with bathroom sink stoppers is the disconnection of the rod & clip assembly and/or a loose pivot seat collar (which may cause a drip leak) under the sink. These are both generally very easy to reconnect or tighten to avoid it as an inspection item on the report.

## **Inspection Item #7: Loose Toilet**

After continual use, it is not uncommon for toilets to become loose at the anchor mounts. Even though the basic correction for is this is a simple tightening of the anchor nuts, it is often the most overlooked pre-inspection correction.

## **Inspection Item #8: Return Air Filters**

Change all air filters prior to the general home inspection. Most air and heating technicians agree that using an inexpensive air filter (changed monthly) offers the best air flow for the home's HVAC system. This will also help ensure that the home's current HVAC system will run as well as possible.

## **Inspection Item #9: Stove/Range Anti-tip Device**

Anti-tip brackets for stove/range are safety devices that became required by all appliance manufacturers in 1991. However, as home kitchens get remodeled and stove/ranges are changed, the installation of these devices is often skipped. This is a standard inspection item that is checked by most reputable inspectors.

## **Inspection Item #10: Spent Light Bulbs**

Replace all non-working light bulbs prior to a general home inspection. This is the easiest way to help ensure a clean report. Home inspectors will generally not test non-working individual lights. Most of the time it is a spent bulb, but it always brings in to question the reason for the inoperable light.