

# Parker's Selling Team

105 E Pennsylvania Ave Southern Pines, NC 28387

## Inspection Worries?

1. Plumbing Defects - Obviously look for leaking if clogging. There are some other simple test you can do to look for other common issues. Test for pressure by turning on all faucets in the highest bathroom and then flushing the toilet. Look for a decrease in the water from the faucets and listen for the sound of running water. The sounds indicate the pipes may be undersized. If your water appears dirty when first turned on, it is a good indication that the pipes are rusting.
2. Damp or Wet Basement - An inspector will check for powdery white mineral deposits a few inches of the floor. They will also look to see if you store items on the the floor or off. You can look for these deposits prior to listing. You can also check for any odors and eliminate them as best you can. The walls may need to be sealed, a sump pump may need to be added. Buyers will think carefully before purchasing a home with potential water problems.
3. Inadequate Wiring & Electrical - You need a minimum of 100 AMP service. Your electrical panel should be clearly marked. Wires should be of either aluminum or copper. All wires should be grounded or fitted properly. No exposed or frayed wires. Inspectors and buyers take these safety issues seriously.
4. Heating & Cooling Systems - Inspectors are concerned with age as well as function. Typical life expectancies are 12-20 years. They will be looking for proper insulation, leakage, rust, debris, and clearance. The best thing you can do is hire a technician annually to properly service your units and make any repairs that are necessary.
5. Roofing Issues - Typical age of a roof is about 20-30 years. Insulation, ventilation, debris and damage all affect the actual life. Also be concerned with the gutters. Make sure they are free of debris and clogs. Water can travel in all directions including under the roof! Water damage is the hardest to repair and identify.
6. Damp Attic Spaces - Problems with insulation, ventilation and flashing around chimneys can all lead to mold and mildew forming in attics and well as crawl spaces or basements. Not only is mold a hot button right now, it can lead to premature wear on support beams, flooring and roof structure. Make sure you have a proper ventilation!
7. Wood Rot - Rot can appear in any number of places. Most commonly you can find damage by doorways, window casings, siding, under gutters and around decks. Look for splash back on walls, doors and the garage. Look for poor water management as water comes down gutters or general overflow.
8. Masonry Work - Brick is a porous material and is constantly absorbing water. Make sure your gutters are working properly; the mortar is in good condition.; and that the chimney does not need to be sealed or repaired.

When you are ready to sell, please give me a call and I can dispel a lot of the myths and eliminate headaches associated with home inspections.



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## Inspection Worries Continued

9. Unsafe or Overused Circuits - Circuits have a maximum amparage. Putting more onto a circuit than what is recommended is a fire hazard and can end in a tragedy. 15 AMP circuits are most common. Check your panel box. Make sure it is properly marked.

10. Security Features - Make sure your doors and windows open and lock properly. Check your fireplace for creosote build-up, your smoke detectors for fresh batteries, you may even consider purchasing a carbon monoxide detector.

11. Structural and Foundation Issues - An inspector is going to check the stability and condition of your foundation. He is going to be concerned with the span, insect damage, water damage and improper installation.

When you put your home on the market, you don't want any unpleasant surprises that could cost you your sale. By having a good understanding of what the inspector is concerned with, and what the problem areas may be, you can walk through your home with a critical eyes. Arming yourself against future issues will eliminate disappointments down the road.

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## I "MATCH" Buyers and Sellers!



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