

Home Inspections: Top 10 Problems to Know

Every home inspection covers at least 30 areas of a property. These are the ten most common issues uncovered — and the ones most likely to affect your offer price, your negotiation, or your decision to buy altogether. Know them before you visit.



1 Damp Basement

Mildew odour, whitish mineral deposits near the floor, and moisture damage are key signs. Repairs range from \$200 to \$15,000 — get expert quotes before finalizing your offer.

2 Defective Plumbing

Older homes commonly have leaking, clogged, or rusted pipes. Inspectors test water pressure and check for discoloration — dirty water means rusted pipes.

3 Aging HVAC Systems

A furnace over 15–20 years old will likely need replacement soon. Cracked heat exchangers in gas systems can leak carbon monoxide — they cannot be repaired, only replaced.

4 Unsafe Electrical

Knob-and-tube wiring, aluminum wiring, or over-fused circuits are fire hazards common in older homes. Upgrading a fuse panel to circuit breakers runs several hundred dollars.

5 Leaking Roof

An asphalt roof lasts 15–20 years. Leaks may signal aging shingles or storm damage. Determine how many layers exist before deciding whether to strip and reshingle.

6 Minor Structural Issues

Cracked plaster or small foundation shifts are common in older homes. Manageable now — but left alone, they grow into expensive problems.

7 Poor Ventilation

Unvented bathrooms and kitchens breed mold and fungus, causing air quality issues and damage to plaster and window frames. Identify and fix before permanent harm occurs.

8 Air Leakage

Ill-fitting doors, aged caulking, and poor attic seals create cold drafts and energy loss. Usually inexpensive to fix — but worth noting in your offer.

9 Security Features

Inspectors check locks on all entry points and smoke/CO detector placement. Simple to bring up to code, but confirm what's required and budget accordingly.

10 Drainage & Grading

The most common inspection finding. Water pooling near the foundation causes basement dampness. Solutions range from new gutters to full re-grading of the property.

Always get an inspection before you buy.

Your Vantage agent will connect you with trusted local inspectors and ensure your contract includes the right protection clause — so you're never caught off guard.

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