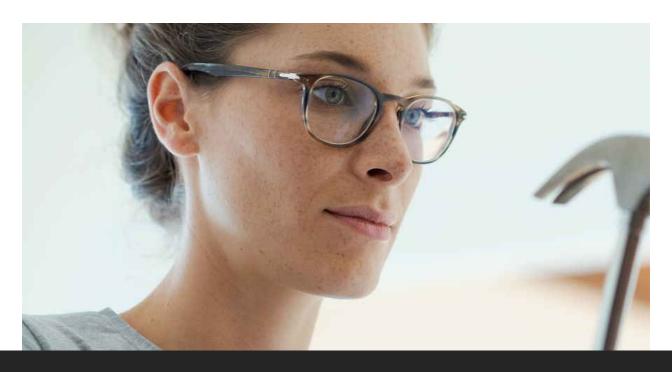
# 10 MOST EXPENSIVE HOME REPAIRS (AND HOW TO AVOID THEM)

Owning a home is an awesome investment, but it comes with some risk. Do some basic maintenance to avoid **major costs!** 



Ready to buy or sell? If you are in the market, I can help! Contact me to get started.



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Mitigate the cost risk of home ownership by spotting and taking care of minor repairs before they become major. These are the **10 highest cost** problems you could encounter (and what to do about them).

1	FOUNDATION REPAIR	6	HVAC REPLACEMENT
2	ROOF REPAIR	7	MOLD REMOVAL
3	BROKEN WATER HEATER	8	NEW PIPES
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5	WATER DAMAGE	10	ELECTRICAL ISSUES



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## FOUNDATION REPAIR

**AVERAGE COST TO REPAIR:** 

\$500-\$15,000



Issues could include a slope in the floors, pooling water, cracks or hard-to-shut windows or doors.



**Maintenance That Can Prevent This Issue:** Don't let soil get too dry and check for proper drainage.

## ROOF REPAIR

**AVERAGE COST TO REPAIR:** 

\$1,000-\$10,000



If you notice leaks, visible damage or missing shingles, you could have a roof problem.



**Maintenance That Can Prevent This Issue:** Get regular inspections, visually inspect, take care of minor repairs right away.



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### **BROKEN WATER HEATER**

**AVERAGE COST TO REPAIR:** 

\$500-\$1,500



Broken water heaters may make strange noises, let off bad smells, not effectively heat water or have pooling water in the drip tray.



Maintenance That Can Prevent This Issue: Check your pressure valve, get your water heater inspected, flush the tank.

### **TERMITE DAMAGE**

**AVERAGE COST TO REPAIR:** 

\$500-\$8,000



Termite damage looks like swarms of flying bugs, wood with hollowed out tunnels and mud tunnels along exterior walls.



Maintenance That Can Prevent This Issue: Get termite monitors and traps installed, pull mulch away from the foundation, get termite inspections.



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## WATER DAMAGE

**AVERAGE COST TO REPAIR:** 

\$2,000



You may have water damage if you notice musty smells, leaks anywhere in the roof or walls, mold or mildew growth, peeling or cracked paint.



**Maintenance That Can Prevent This Issue:** Clean your gutters, fix any pipe leaks, get your sump pump tested.

### HVAC REPLACEMENT

**AVERAGE COST TO REPAIR:** 

\$500-\$2,500



If your HVAC isn't heating/cooling, is making strange noises, giving off strange odors or is resetting frequently, you may have mechanical or electrical issues.



**Maintenance That Can Prevent This Issue:** Get your HVAC system maintenanced every year, replace air filters on schedule, clear away debris from outdoor units.



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#### MOLD REMOVAL

**AVERAGE COST TO REPAIR:** 

\$2,000



Mold may be visible or simply give off a musty odor and discolor ceilings. It may also cause respiratory issues for the people in your home.



**Maintenance That Can Prevent This Issue:** Don't ignore plumbing leaks and perform regular mold inspections.

### NEW PIPES

**AVERAGE COST TO REPAIR:** 

\$2,500



If you notice damage on exposed pipes, water leaks or rusty water, you may have pipe issues.



**Maintenance That Can Prevent This Issue:** Don't use chemicals on drains, winterize your pipes during cold months, get your pipes professionally cleaned out.



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#### SEPTIC SYSTEM REPAIR

**AVERAGE COST TO REPAIR:** 

\$1,500



Septic system issues may show up if you don't flush toilets, drains go slow or you have standing water in the yard.



**Maintenance That Can Prevent This Issue:** Septic tanks should be pumped once every 3-5 years and inspected at least that often.

# ELECTRICAL ISSUES

**AVERAGE COST TO REPAIR:** 

UP TO \$15,000 FOR REWIRING



Electrical issues may be evident if circuit breakers trip a lot, appliances cause electrical shocks, lights flicker or switches stop working.



**Maintenance That Can Prevent This Issue:** Electricity isn't a DIY task. Get a professional electrician to inspect and service your system.



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Buyers going into a new home need to understand their best option for avoiding these repairs

Sellers need to understand what maintenance steps will improve their home value.

Good news: I can help both!



WHETHER YOU ARE BUYING OR SELLING, TOGETHER WE CAN CREATE A WINNING STRATEGY FOR SUCCESS. GIVE ME A CALL AND LET'S GET STARTED!



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