

What Can a Home Inspection Reveal?

Buying a home is exciting, but it's also one of the biggest investments you'll ever make. While it's easy to fall in love with a beautiful kitchen or stunning views, it's just as important to understand what's happening behind the walls, under the floors, and above the ceiling.

A professional home inspection helps uncover issues that aren't always visible during a showing. It gives buyers peace of mind, helps sellers prepare their home for market, and can prevent costly surprises down the road.

Here are a few of the most common issues inspectors find:

1. Moisture in the Basement or Crawl Space

A musty smell, water stains, or visible moisture can all point to drainage or foundation concerns. Left untreated, moisture can lead to mould, structural damage, and expensive repairs.

2. Plumbing Problems

Older homes often have aging plumbing systems. Leaks, poor water pressure, corroded pipes, or discoloured water can all be signs that repairs or upgrades may be needed.

3. Heating & Cooling Systems

A furnace or heat pump that's nearing the end of its lifespan may still work today, but replacement costs should be considered when purchasing a home. Regular maintenance also plays a big role in safety and efficiency.

4. Roof Condition

The roof protects everything underneath it. Missing shingles, worn flashing, or signs of previous leaks can indicate repairs are needed sooner rather than later.

5. Electrical Concerns

Outdated wiring, overloaded panels, or improperly completed renovations can create both safety hazards and unexpected expenses.

6. Foundation & Structural Issues

Small cracks are common, but larger movement or settling can indicate more significant structural concerns that deserve further evaluation.

7. Windows & Doors

Poorly sealed or damaged windows and doors can affect your home's energy efficiency, comfort, and security.

8. Insulation & Ventilation

Proper insulation and ventilation help keep your home comfortable year-round while reducing energy costs and preventing moisture issues.

9. Attic & Crawl Space

These often-overlooked areas can reveal signs of leaks, pests, inadequate insulation, or ventilation problems that may not be obvious elsewhere in the home.

10. Exterior Drainage

Water should always flow away from the home. Improper grading, clogged gutters, or poor drainage can contribute to foundation and moisture problems over time.

Our Advice

At Pacific Roots Real Estate Group, we always recommend a professional home inspection whenever possible. No home is perfect—every property has its quirks—but understanding a home's condition allows you to make informed decisions with confidence.

Our job is to help you understand what matters, what can wait, and what may require further investigation, so you can move forward knowing exactly what you're buying.