

Buyers Beware!

1. Driveways, walkways, or low spots that pitch toward the home. Water should be directed away from the foundation, not toward it. The cost to regrade or repair: \$1,000 to \$10,000.*
2. Wall cracks in the basement or interior rooms. As a foundation shifts, floors and walls can move with it. It could be a sign of age, sagging or bowed basement walls or other factors. Cost to repair: \$10,000 to \$30,000.*
3. Buckled or wavy roofing. Caused by aging shingles or heat trapped in an unventilated attic. Cost to repair or replace: \$2,500 to \$20,000.*
4. High utility bills. If the heating or cooling bills are high, the insulation and drafty windows should be upgraded or replaced. Cost for new windows: \$2,000 to \$15,000.*
5. Aging infrastructure. The furnace may be a relic and air conditioners may be aging or inadequate. Inefficient HVAC systems will probably need a total makeover. Cost to repair and replace major components: \$5,000 and up.*
6. Sagging or cracked floors or ceilings. May be evidence of past water damage or damaged support beams. Cost to replace: \$1,500 to \$7,500.*

* Please note that all costs stated above are estimates.