

# 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!**



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I can help! Contact me to get started.**

Get a FREE Home Value Update at : [\*\*ChrisSchultz.FreeHomeValues.net\*\*](https://ChrisSchultz.FreeHomeValues.net)



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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).

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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 maintained 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  
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