

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.**

Get a FREE Home Value Update at : LarisaEsmat.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!



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CREATE A WINNING STRATEGY FOR SUCCESS. GIVE ME A CALL
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