



# Buffalo Property Inspections

## Things to Expect When Buying an Older Home

Older homes often come with character and charm, but they also bring some maintenance needs. Many common findings on a home inspection report for older homes are simple, affordable fixes.

Here's what buyers can expect:

1. **Windows Needing Caulking or Sealant** - Gaps around windows can be sealed with a tube of caulk to improve energy efficiency and prevent moisture intrusion.
2. **Minor Roof Repairs** - Replacing a few missing or damaged shingles is a straightforward and low-cost repair. *\*This should be done by a licensed professional.*
3. **Outdated or Missing GFCI Outlets** - Replacing standard outlets with GFCI outlets in kitchens, bathrooms, and garages is a relatively easy upgrade. *\*This should be done by a licensed professional.*
4. **Leaky Faucets or Fixtures** - Dripping faucets often require simple fixes like replacing washers or cartridges.
5. **Loose or Worn Doorknobs and Hinges** - Tightening screws or replacing hardware can restore functionality.
6. **Weather-stripping Around Doors** - Adding or replacing weather-stripping helps seal gaps and reduce drafts.
7. **Clogged Gutters** - Cleaning out gutters and adding inexpensive gutter guards helps protect the home from water damage.
8. **Sticking Doors or Windows** - Sanding or planing a door or window frame can resolve sticking issues caused by settling.
9. **Small Drywall Cracks** - Hairline cracks can be filled with spackling paste and touched up with paint.
10. **Dirty or Worn HVAC Filters** - Replacing air filters is an easy and low-cost way to improve air quality and system performance.
11. **Non-Functional Smoke or CO Detectors** - Installing new batteries or replacing outdated detectors ensures safety compliance.
12. **Grading or Drainage Issues Near the Foundation** - Adding a few bags of soil to improve grading around the foundation can help divert water away from the home.

Why This Matters - These items are common in older homes and typically require minimal investment to address. Highlighting them to buyers helps set realistic expectations and shows that many maintenance tasks are manageable.

*Protect Your Greatest Investment - Your Home!*