

Top 10 Home Inspection Deal Killers – Quick Fix Checklist for Sellers

Use this guide to get ahead of the most common issues that derail closings.

Fix what you can now—and save the surprises for someone else.

1. Roof Trouble

Why It Kills Deals: Missing shingles, visible leaks, signs of aging raise red flags.

Quick Fix: Hire a roofing pro to inspect and patch before listing.

DIY or Pro? 🛠️ Pro recommended.

2. Electrical Hazards

Why It Kills Deals: Outdated wiring and ungrounded outlets are safety and fire hazards.

Quick Fix: Upgrade panels or fix outlets in kitchens, bathrooms, garages.

DIY or Pro? ⚡ Licensed electrician only.

3. Moisture & Mold

Why It Kills Deals: Musty odors and damp areas signal hidden damage.

Quick Fix: Use a dehumidifier; check gutters and downspouts. Add extension and splash blocks to keep water away from the foundation.

DIY or Pro? 📦 Start DIY, bring in pros if odor/mold persists.

4. HVAC Issues

Why It Kills Deals: If it doesn't heat or cool, buyers assume big costs. Quick Fix: Schedule a system tune-up and keep the receipt. Note: Home inspectors do not open furnaces or check refrigerant—they test function only.

DIY or Pro? ❄️ HVAC pro needed.

5. Plumbing Leaks

Why It Kills Deals: Water damage = red flags.

Quick Fix: Look for slow/gurgling drains, water under sinks, or warped cabinets.

DIY or Pro? 🛠️ Minor DIY, major issues = plumber.

6. Foundation Cracks.

Why It Kills Deals: Buyers fear structural problems.

Quick Fix: Hairline cracks? Have a specialist document they're minor.

DIY or Pro? 🧱 Pro inspection advised.

7. Sticky Windows/Doors.

Why It Kills Deals: Can suggest settling or moisture problems.

Quick Fix: Adjust latches or replace rotting frames.

DIY or Pro? 🪵 Mostly DIY.

8. Pest or Rodent Activity

Why It Kills Deals: No one wants an infestation.

Quick Fix: Schedule a pest inspection and seal entry points.

DIY or Pro? 🐜 Pro strongly recommended.

9. Poor Attic Insulation/Ventilation

Why It Kills Deals: Mold, heat loss, or ice dams scare buyers.

Quick Fix: Add insulation, check for airflow and blocked vents.

DIY or Pro? 🏠 Can be DIY with guidance.

10. Safety Code Violations

Why It Kills Deals: Missing GFCIs, loose handrails, or unpermitted work delay underwriting.

Quick Fix: Install GFCIs, smoke detectors, and handrails.

DIY or Pro? ✅ Mostly DIY, but verify local code.

Prioritize fixes that build buyer trust and prevent negotiation drama.

This checklist is your cheat sheet to a smoother inspection day!

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