



Common Issues that May Affect Value in Residential Properties

Home Structure, Exterior, and Interior Problems

Cracks in bricks or mortar may indicate a foundation issue or settlement
Cracks in sheetrock may indicate a foundation issue or settlement
Damaged or buckled hardwood flooring may indicate settlement issues or moisture problem
Rotten wood on exterior
Termite infestation
Roof needs repair or replacement- roof is damaged or leaks
Water damage due to roof leaks or plumbing issues
Plumbing issues such as leaking pipes or sewer not working properly
Furnace or air conditioner needs repair or replacement
Inadequate electrical system

Evidence: Photos of issue and repair estimates, if problem is severe then may need structural engineer's report

Location Issues/External Factors

Fronts busy street (poor ingress/egress and noise level)
Sides or backs busy street (noise level)
Across from, sides, or backs commercial properties (poor ingress/egress and noise level)
Fronts busy school (poor ingress/egress)
Fronts, sides, or backs major thoroughfare (poor ingress/egress and noise level)
Sides or backs major thoroughfare (noise level)
Across from, sides, or backs railroad (noise level)
Near railroad (within a few lots - noise level)
Fronts, sides, or backs loud industrial or manufacturing plants (noise level/industrial type vehicle traffic)
Near loud industrial or manufacturing plants (noise level/industrial type vehicle traffic)
Issue with maintenance and upkeep of neighboring properties

Evidence: Photos of issue, maps, aerials