

WHAT'S LURKING UNDER YOUR HOUSE?

(And Why It Matters)

◆ 1. Hidden Plumbing Leaks

Old galvanized or cast iron pipes (30–50 year lifespan) often corrode or crack without anyone knowing.

✓ Pro Tip: Get them checked before you list—leaks under the house scare buyers fast.

◆ 2. Don't Forget the Sewer Line!

Out of sight, but not out of risk. Older homes (and even some newer ones) may have hidden issues in the lateral sewer line—the underground pipe connecting the home to the city sewer.

✓ Pro Tip: A licensed plumber can run a camera through the pipe to check for cracks, tree roots, blockages, or collapsed lines.

◆ 3. Moisture & Standing Water

Poor ventilation or grading often causes high humidity, standing water, and even wood rot.

✓ Pro Tip: Ensure all vents are clear and that gutters direct water away from the home.

◆ 4. Loose Fittings & DIY Plumbing Fixes

We often find temporary wraps, tape jobs, or loose joints that are leaking slowly—but steadily.

✓ Fix before the inspection. Hire a licensed plumber and avoid renegotiations later.

◆ 5. Landscaping Sloping Toward Foundation

Improper grading or landscaping can lead to erosion or foundation damage over time.

✓ Best Practice: All soil and drains should slope away from the foundation to prevent long-term issues.

