

## Potential Problems with Resale Homes

1. Mold issues
2. Encumbrance & encroachment issues (title / RPR)
3. Liens / caveats
4. Lack of permits for upgrades / basement suites
5. Outdated (buyers want modern looking)
6. Bad decorating
7. Bad smells
8. Allergy issues
9. Trees growing into the sewer line
10. Old mechanics (furnace, roof, hot water tank, windows)
11. Faulty / aluminum wiring
12. Poor plumbing
13. Rotting wood
14. Lack of windows
15. Small (ie) inner city bungalows
16. Lack of insulation
17. Old services (power, gas, water/sewer)
18. Cracks in the basement / garage floor
19. Old flooring (carpet, lino)
20. Needs painting
21. The other agent
22. The price
23. The mortgage (mortgage fraud / money laundering - Fintrac)
24. Outstanding contracts (alarm)
25. Energy efficiency
26. Mail
27. Dirty
28. Leaking roof
29. Old roof
30. Pine shake roofs
31. Leaking tile in the tub
32. Leaky basement
33. Eavestroughing, soffit, fascia
34. Settling
35. Drafty doors
36. Leaky faucets / drains
37. Worn out appliances
38. No dishwasher
39. Dirty oven
40. Exterior grading around the house
41. Old, weathered siding
42. Time it was built (quality of workmanship & workers)
43. Poor maintenance

44. Quality of materials
45. Grow op or drug house
46. Outdated construction (new building codes)
47. No new gadgets
48. No smart wiring for technology (internet)
49. Bad floorplan
50. Poor landscaping
51. Not enough bathrooms
52. Poor basement development
53. Old (doors, bathtubs, toilets)
54. Rotting fence
55. Environmental issues
56. No warranties
57. Can't always find the perfect home with everything you want, in the perfect neighborhood