

10 MOST EXPENSIVE HOME REPAIRS (AND HOW TO AVOID THEM)

Owning a home is an awesome investment, but it comes with some risk. Do some basic maintenance to avoid **major costs!**



Ready to buy or sell? If you are in the market, I can help! Contact me to get started.

Get a FREE Home Value Update at : AaronM.FreeValues4Home.com



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Mitigate the cost risk of home ownership by spotting and taking care of minor repairs before they become major. These are the **10 highest cost** problems you could encounter (and what to do about them).

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FOUNDATION REPAIR

AVERAGE COST TO REPAIR:

\$500-\$15,000

Issues could include a slope in the floors, pooling water, cracks or hard-to-shut windows or doors.



Maintenance That Can Prevent This Issue: Don't let soil get too dry and check for proper drainage.

ROOF REPAIR

AVERAGE COST TO REPAIR:

\$1,000-\$10,000

If you notice leaks, visible damage or missing shingles, you could have a roof problem.



Maintenance That Can Prevent This Issue: Get regular inspections, visually inspect, take care of minor repairs right away.

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**BROKEN
WATER HEATER**

AVERAGE COST TO REPAIR:

\$500-\$1,500

Broken water heaters may make strange noises, let off bad smells, not effectively heat water or have pooling water in the drip tray.



Maintenance That Can Prevent This Issue: Check your pressure valve, get your water heater inspected, flush the tank.

**TERMITE
DAMAGE**

AVERAGE COST TO REPAIR:

\$500-\$8,000

Termite damage looks like swarms of flying bugs, wood with hollowed out tunnels and mud tunnels along exterior walls.



Maintenance That Can Prevent This Issue: Get termite monitors and traps installed, pull mulch away from the foundation, get termite inspections.

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WATER DAMAGE

AVERAGE COST TO REPAIR:

\$2,000

You may have water damage if you notice musty smells, leaks anywhere in the roof or walls, mold or mildew growth, peeling or cracked paint.



Maintenance That Can Prevent This Issue: Clean your gutters, fix any pipe leaks, get your sump pump tested.

HVAC REPLACEMENT

AVERAGE COST TO REPAIR:

\$500-\$2,500

If your HVAC isn't heating/cooling, is making strange noises, giving off strange odors or is resetting frequently, you may have mechanical or electrical issues.



Maintenance That Can Prevent This Issue: Get your HVAC system maintained every year, replace air filters on schedule, clear away debris from outdoor units.

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MOLD REMOVAL

AVERAGE COST TO REPAIR:

\$2,000

Mold may be visible or simply give off a musty odor and discolor ceilings. It may also cause respiratory issues for the people in your home.



Maintenance That Can Prevent This Issue: Don't ignore plumbing leaks and perform regular mold inspections.

NEW PIPES

AVERAGE COST TO REPAIR:

\$2,500

If you notice damage on exposed pipes, water leaks or rusty water, you may have pipe issues.



Maintenance That Can Prevent This Issue: Don't use chemicals on drains, winterize your pipes during cold months, get your pipes professionally cleaned out.

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SEPTIC SYSTEM REPAIR

AVERAGE COST TO REPAIR:

\$1,500



Septic system issues may show up if you don't flush toilets, drains go slow or you have standing water in the yard.



Maintenance That Can Prevent This Issue: Septic tanks should be pumped once every 3-5 years and inspected at least that often.

ELECTRICAL ISSUES

AVERAGE COST TO REPAIR:

UP TO \$15,000 FOR REWIRING



Electrical issues may be evident if circuit breakers trip a lot, appliances cause electrical shocks, lights flicker or switches stop working.



Maintenance That Can Prevent This Issue: Electricity isn't a DIY task. Get a professional electrician to inspect and service your system.



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Buyers going into a new home need to understand their best option for avoiding these repairs

Sellers need to understand what maintenance steps will improve their home value.

Good news: I can help both!



**WHETHER YOU ARE BUYING OR SELLING, TOGETHER WE CAN
CREATE A WINNING STRATEGY FOR SUCCESS. GIVE ME A CALL
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PROJECT TYPE	SEATTLE			PACIFIC			2023 NATIONAL AVERAGES		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
Minor Kitchen Remodel Midrange	29,610	38,328	129.4%	28,140	37,794	134.3%	27,492	26,406	96.1%
Major Kitchen Remodel Midrange	87,697	50,616	57.7%	82,810	56,151	67.8%	79,982	39,587	49.5%
Major Kitchen Remodel Upscale	173,669	76,196	43.9%	164,636	89,958	54.6%	158,530	60,176	38.0%
Bath Remodel Midrange	32,758	26,427	80.7%	27,501	26,290	95.6%	25,251	18,613	73.7%
Bath Remodel Upscale	97,814	54,770	56.0%	84,660	50,225	59.3%	78,840	35,591	45.1%
Bath Remodel Universal Design	50,557	26,762	52.9%	43,765	28,018	64.0%	40,750	20,148	49.4%
Bathroom Addition Midrange	73,624	28,711	39.0%	63,486	30,089	47.4%	58,586	20,334	34.7%
Bathroom Addition Upscale	124,821	44,587	35.7%	115,185	49,753	43.2%	107,477	34,997	32.6%
Primary Suite Addition Midrange	193,470	83,476	43.1%	175,266	95,315	54.4%	164,649	58,484	35.5%
Primary Suite Addition Upscale	414,137	123,272	29.8%	366,594	133,385	36.4%	339,513	81,042	23.9%
HVAC Conversion Electrification	22,323	14,778	66.2%	19,572	16,477	84.2%	18,800	12,422	66.1%
Entry Door Replacement Steel	2,497	4,205	168.4%	2,402	6,001	249.9%	2,355	4,430	188.1%
Grand Entrance Fiberglass	12,747	11,554	90.6%	11,732	16,026	136.6%	11,353	11,054	97.4%
Garage Door Replacement	4,936	11,453	232.0%	4,554	11,417	250.7%	4,513	8,751	193.9%
Deck Addition Composite	25,741	18,557	72.1%	24,012	21,040	87.6%	24,206	16,498	68.2%
Deck Addition Wood	20,086	17,317	86.2%	18,936	21,037	111.1%	17,615	14,596	82.9%
Roofing Replacement Asphalt Shingles	40,649	20,233	49.8%	33,244	26,706	80.3%	30,680	17,461	56.9%
Roofing Replacement Metal	65,555	27,904	42.6%	54,580	34,007	62.3%	49,928	24,034	48.1%
Window Replacement Wood	27,452	19,167	69.8%	26,645	21,543	80.9%	25,799	16,222	62.9%
Window Replacement Vinyl	22,129	18,056	81.6%	22,397	19,241	85.9%	21,264	14,270	67.1%
Siding Replacement Vinyl	22,683	14,620	64.5%	18,873	16,913	89.6%	17,410	13,957	80.2%
Siding Replacement Fiber-Cement	26,666	20,923	78.5%	21,947	25,388	115.7%	20,619	18,230	88.4%
Manufactured Stone Veneer	12,340	18,025	146.1%	11,760	23,934	203.5%	11,287	17,291	153.2%