



Home-Seller Dirty Tricks: What Are They Hiding?

As a veteran home inspector and property consultant, I've seen just about every "dirty trick" used out there. When our team inspects a property, we take great pride in discovering hidden defects and we warn our clients about potential issues. We've even been called the "Mike Holmes" of the West Coast - because of our reputation for thoroughness, customer care and honesty.

As we've often observed, the bad guys in this world are eager to mislead trusting home buyers, who are innocently unaware of all the pitfalls of buying property. So it really does pay to have an expert on your side like [Duxbury & Associates](http://www.glennduxbury-inspections.com). Here is a list of serious issues which are often undisclosed or just unknown:

Quick List - Undisclosed Property Issues

- **Toxic Mold** lurking behind walls and in the attic.
- **Asbestos** in homes built pre-1995 but not noted in the PDS.
- **Toxic Carpet** containing filth, chemicals and smoke residue; very harmful to young children and human health.
- **"Critters"** – Resident mice, bugs, squirrels, racoons, birds, rats and bats; unhygienic and expensive to evict.
- **Rotten Wood** – Weak or collapsing wall studs /floor joists.
- **Old Appliances** ready to shut down or die at any time.
- **Old Roof/Furnace /Plumbing /Electrical** – at or near the end of its service life end; requiring expensive repairs.
- **Holes /Cracks** in the building envelope or foundation; disguised or hidden from view.

Continued...

- **Flooding** – Frequent water backup or flooding events in the past; evidence hidden by new drywall.
- **Oil Tanks** – abandoned and very expensive to remove – along with soil-remediation.
- **Moisture** – Wet basements or crawl spaces – damaging to the home and unhealthy.
- **Fire Damage** – Compromised homes which can stink of smoke for decades and /or are unsafe.
- **No Permits** – Major work done with no oversight; potential for BIG and expensive problems.

Duxbury & Associates

-The Team of Home and Property Specialists-

**Over the years, we've saved Thousands of
Clients Many MILLIONS of dollars!**

***We do this by not over-charging and by finding
things others miss or just don't bother checking...***