

Top 50 Common Home Inspection Findings & Estimated Repair Cost Ranges

Typical cost ranges for residential homes in the Southeastern Indiana market as of March 2026*

Roof

Issue	Typical Cost Range
Damaged or missing shingles	\$250 – \$1,200
Exposed nail heads / failed sealant	\$150 – \$600
Roof nearing end of life (budget planning)	\$6,000 – \$15,000
Flashing failure around chimney or vents	\$300 – \$1,200
Improper attic ventilation	\$400 – \$2,000

Exterior

Issue	Typical Cost Range
Rotten trim or fascia boards	\$300 – \$2,000
Loose or damaged siding	\$200 – \$2,500
Improper grading toward foundation	\$500 – \$3,000
Missing or clogged gutters and downspouts	\$300 – \$1,500
Deck structural or railing issues	\$500 – \$5,000

Structural

Issue	Typical Cost Range
Foundation cracks	\$500 – \$4,000 or more
Uneven floors or settling	\$1,000 – \$10,000 (varies by extent)
Improper support posts in crawlspace	\$400 – \$2,500 (varies by condition)
Damaged floor joists	\$500 – \$4,000 (varies by damage)
Water intrusion in basement	\$1,000 – \$10,000+ (varies)

HVAC

Issue	Typical Cost Range
Dirty or poorly maintained furnace, service call	\$150 – \$500
Furnace near end of life (Budget Planning)	\$4,000 – \$8,000
AC unit replacement (Budget Planning)	\$3,000 – \$7,500
Disconnected HVAC venting	\$300 – \$1,500
Condensate drainage issues	\$200 – \$800
Dirty Filter Replacement	\$25

Electrical

Issue	Typical Cost Range
Missing GFCI outlets	\$150 – \$500
Open Wires and Missing Covers	\$300 – \$1,000 depending on extent
Double tapped breakers	\$150 – \$400
Ungrounded outlets	\$500 – \$2,500
Panel replacement (older panels)	\$1,800 – \$3,500

Plumbing

Issue	Typical Cost Range
Leaking supply lines	\$150 – \$600
Corroded galvanized piping (needing replaced)	\$2,000 – \$6,000
Replacing Cast Iron Waste Lines	\$2,000-\$10,000 varies how far
Improper drain plumbing	\$300 – \$1,200
Water heater replacement	\$900 – \$2,500

Interiors

Issue	Typical Cost Range
Loose or damaged flooring	\$300 – \$3,000
Poor insulation in attic	\$800 – \$3,000
Drywall cracks from settlement	\$200 – \$1,500
Poor bathroom ventilation	\$250 – \$800
Stair safety / railing issues	\$300 – \$1,500
Window failing	\$300-\$1500 depending on size and extent

Appliances

Issue	Typical Cost Range
Dishwasher not working	\$150 – \$600
Oven no tip over device	\$200 – \$500
Dryer vent incorrect or blocked	\$150 – \$400
Old appliances near end of life	\$400 – \$2,000

Mold / Air Quality

Issue	Typical Cost Range
Vapor Barrier in Crawlspace	\$500-\$3,000
Attic and Crawlspace Mold Remediation	\$2,000-\$10,000 depending on extent
Dehumidifier	\$200 - \$600
Attic / Crawl Ventilation Improvement	\$500 – \$2,500

Radon

Issue	Typical Cost Range
Radon Mitigation System	\$1,000 – \$2,500

Termite / Wood Destroying Insects

Issue	Typical Cost Range
Active termite activity	\$800 – \$2,500
Minor wood damage	\$500 – \$3,000
Major Structural repairs	\$2000+ Varies by damage

Septic

Issue	Typical Cost Range
Full septic tank needing pumping	\$300 – \$600
Broken septic baffle	\$500 – \$2,000
Leach field failure	\$5,000 – \$20,000
Missing septic riser	\$300 – \$800
Septic nearing end of life (Budget Planning)	\$8,000 – \$25,000

Well

Issue	Typical Cost Range
Low well pressure	\$500 – \$2,500
Well pressure tank failure	\$800 – \$2,000
Well pump replacement	\$1,500 – \$4,000
Coliform bacteria contamination	\$300 – \$1,200
Poor water filtration	\$400 – \$2,000

*Repair Cost Estimate Disclaimer

The repair cost ranges provided in this guide are **general estimates based on typical residential repair costs in Indiana and the Midwest at the time of publication**. Actual costs can vary significantly depending on factors including the size of the home, accessibility, materials used, contractor rates, regional labor costs, and the extent of the issue. Repair costs listed in this guide should be considered **general budgeting guidance only** and not a definitive quote for work.

This guide is intended for **educational and informational purposes only** to help homeowners and home buyers better understand common issues that may be discovered during a home inspection.

A home inspection performed by **Wholesome Homes Co. Inspection & Design** identifies visible conditions present at the time of the inspection. It is **not a contractor bid, repair estimate, warranty, or guarantee of future performance** of any system or component.

Homeowners and buyers are encouraged to obtain **written estimates from qualified, licensed contractors** for accurate repair costs and recommendations prior to completing any repairs.