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Common Major Home Projects Every Homeowner Should Be Prepared For

When you purchase a home, you're met with a wide array of costs. Besides the purchase price, you have to budget for the down payment, title-based fees, survey and appraisal fees, closing costs, and many other possible expenses. And then you have the costs that come with ownership, such as a monthly mortgage, insurance, taxes, and decorating.

One type of expense that is difficult to budget for is a major home project that requires the services of a professional. Some of these projects can take you by surprise, like when you need water damage or foundation problems fixed. Some of them you can plan for only to be met with a bevy of unexpected expenses, such as building a garage or remodeling a bathroom. Even when you're using the best local contractors (always interview [several contractors](#) and read online reviews before hiring them), there can be unforeseen problems.

What you can do as a homeowner is to carefully plan for any major projects that might come your way. Regularly putting money into a home repair fund can save you a lot of financial stress down the road. To help you start preparing, we've listed some of the most common (and

expensive) home projects that are typically best left to the professionals.

House Demolition

Demolition sometimes refers to tearing down your current home to make space for a new one. Oftentimes, homeowners hire a demolition on a portion of their home so they can build an addition or perform a major renovation. According to Hometown Demolition, the national average for a [house demolition](#) is about \$9,000.

Major Renovations

Renovations are a great way to make your current home feel newer. Any room or space in a home can be renovated, and it usually involves intensive and tedious labor. For resale value reasons, many homeowners choose to remodel their bathroom, which, according to HomeAdvisor, usually costs between [\\$8,000 and \\$11,666](#) in Charleston.

Septic System Issues

This problem is most often a surprise—and a nasty one at that. If you have foul-smelling, standing water in your lawn, or you notice that your toilets aren't flushing or drains aren't working properly, you might have a septic system issue. In general, Aero-Stream explains that American homeowners spend between [\\$6,000 and \\$50,000](#) to replace this system.

Roof Issues

Roof problems are very common, and they can be quite expensive to fix. If you notice a leak, missing/broken shingles, fading shingles, or if you see that your roof is gradually sinking in, you need to take immediate action. Expect a [repair](#) to cost anywhere from \$150 to \$3,000, depending on the extent of the repair.

Foundation Repair

Along with the roof, the foundation is critical to your home's structural integrity and stability. If you notice excessive standing water around your house or in the basement, sticky doors and windows, crooked walls and floors, or expanding cracks in your home or in the foundation itself, you might have a problem with the foundation. The national average to repair a foundation is between [\\$1,800 and \\$6,500](#), though it could cost as much as \$10,000 depending on the project.

Garage Addition

If you need a little more space in your home, building a garage is one of the most cost-effective ways to add on. Plus, you can use a garage for any number of things, whether it's to protect your vehicles, store tools and seasonal items, or set up a home office or hobby room. Adding a garage to the side of your home typically runs about [\\$40 per square foot](#).

As a homeowner, you can't predict everything that will go wrong with your house, but you can start preparing for the costs. While these home projects are some of the most common, there are many others to keep in mind as you set up your repair fund. Be sure to research other potential home projects, and be picky when you choose your contractors!