

# Questions to Ask at Home Inspections

## *Before the Home Inspection*

### Inquire About the Inspector's Qualifications & Experience

- Can you provide details about your certifications and any specialty areas of expertise?
- How many years have you been conducting home inspections?
- Do you have experience with homes of this type and age?

### Clarify the Scope of the Inspection

- Does your inspection include a check for radon, asbestos, or other hazardous materials?
- Will you inspect outbuildings or just the main residence?
- Are there any additional inspections you recommend based on the property's age and location?

### Ask About Your Participation During Inspection

- Is it possible for me to follow along and ask questions during the inspection?
- Do you encourage homeowner participation during the inspection?
- How can I best prepare to accompany you during the inspection?

### Verify the Duration of the Inspection

- Approximately how long will the inspection of a home this size take?
- Does the inspection time vary based on specific property features or issues?
- What factors could extend the duration of the inspection?

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## *During the Home Inspection*

### Ask for Signs of Water Damage & Mold

- Can you point out any signs of past or current water damage?
- Are there indications of mold growth in critical areas?
- How would you assess the severity of any water damage or mold issues found?

### Verify the Electrical System Compliance

- Does the electrical system meet current safety codes?
- Are there any outdated wiring or panels that need attention?
- What are the most common electrical issues you encounter in homes like this?

### Look Into the Roof Condition

- Can you estimate the remaining life span of the roof?
- Are there any immediate repairs needed on the roof?
- How does the roof's condition affect the home's overall value?

# Questions to Ask at Home Inspections

## Investigate the Foundation & Structural Integrity of the Property

- Are there visible signs of foundation settling or damage?
- How do structural issues you've found typically get resolved?
- Can minor cracks indicate a larger structural problem?

## Inquire About the Insulation & Ventilation

- Is the attic insulation adequate and up to current standards?
- How does the home's ventilation system affect its energy efficiency?
- Are there any recommendations for improving insulation or ventilation?

## Examine the Plumbing & Water Heater Condition

- How does the age of the plumbing system impact its functionality?
- Are there any signs of leaks or corrosion in the plumbing?
- Is the water heater sized appropriately for the home?

## *After the Home Inspection*

### Ask About the Detailed Issue Report

- How soon after the inspection will I receive the report?
- Can you explain how to interpret the findings in the report?
- Will the report include photographs of the issues found?

# Questions to Ask at Home Inspections

## Inquire about the Urgency of Repairs

- Which issues identified require immediate attention?
- How do you determine the urgency of repairs needed?
- Are there any repairs that can be delayed without causing further damage?

## Seek Recommendations for Skilled Professionals for Repair Services

- Do you have a list of trusted contractors for repair work?
- How should I prioritize repairs based on your findings?
- Can you provide guidance on addressing the repairs identified?

## Request an Estimate on the Repair Costs

- Can you offer a rough estimate of repair costs for major issues?
- How accurate are typical repair cost estimates in your experience?
- Should I get multiple quotes for the repairs suggested?

## Discuss Safety & Health Priorities

- Which of these issues poses a safety or health risk?
- How should I address these safety or health concerns immediately?
- Are there any local resources or professionals you recommend for these types of repairs?