SMART QUESTIONS TO ASK YOUR HOME INSPECTOR



1. ***What are the biggest issues you found?***
   → *Prioritize what actually matters*
2. ***What is a safety concern vs. a maintenance item?***
   → *Don't confuse urgency levels*
3. ***What would you fix first if this were your house?***
   → *Real-world priority insight*
4. ***Are there any deal breakers here?***
   → *Protect your long-term investment*
5. ***How much life is left in the roof?***
   → *One of the most expensive items*
6. ***What is the condition of the foundation?***
   → *Structural integrity matters most*
7. ***Is the electrical system safe and up to date?***
   → *Fire risk + insurance concerns*
8. ***How is the plumbing system overall?***
   → *Leaks = hidden damage + cost*
9. ***What's the condition of the HVAC system?***
   → *Comfort + major replacement cost*
10. ***Are there signs of water damage or moisture issues?***
    → *Water problems spread fast*
11. ***Do you see any signs of mold?***
    → *Health + remediation cost*
12. ***Are there any drainage or grading problems?***
    → *Water should move away*
13. ***How are the windows and doors performing?***
    → *Energy efficiency + sealing*
14. ***Is the attic properly insulated and ventilated?***
    → *Impacts heating + cooling costs*
15. ***Are there any pest or rodent issues?***
    → *Hidden damage risk*
16. ***What repairs should we negotiate?***
    → *Helps guide your strategy*
17. ***What items are typical for a home this age?***
    → *Set realistic expectations*
18. ***Are there any DIY fixes that were done poorly?***
    → *Red flags for bigger issues*
19. ***What ongoing maintenance should I expect?***
    → *Plan for homeownership costs*
20. ***If you were buying this home, what would concern you most?***
    → *Honest, unfiltered opinion*