



12 Questions Buyers Should Ask the Home Inspector

Disputes over property condition and repairs can kill a deal in a hurry. Take the time to schedule inspections and nail down the condition of the property as early as possible to allow adequate time for resolving any issues that arise.

1. Are you a member in good standing of a professional inspectors organization, such as the American Society of Home Inspectors?
2. Are you licensed? (Required only in some states)
3. What systems—plumbing, heating, electrical—will the inspection include?
4. How long will the inspection take?
5. How much will the inspection cost?
6. Can we accompany you on the inspection?
7. Do you have references?
8. Do you carry errors and omissions insurance?
9. What is your specialty and what sort of continuing education have you completed? Note: If the inspector is a plumber by training and has no expertise in home construction, the inspection might not be comprehensive.

TIP: If you have particular concerns about one area of the home—the foundation, for instance—hire a second inspector who specializes in that component.

10. Do you provide a written report at no extra charge?
11. Does the report include estimates of repair costs?
12. Does your company also do repairs when you find problems? If the answer is yes, it may indicate a conflict of interest.



SAMPLE INSPECTION LIST			
ITEM	CHECKED	NEEDS ATTENTION	COMMENTS
Exterior grading			
Tree Safety			
Fences			
Patio			
Driveway, walkways			
Doors			
Windows, storm windows, screens			
Roof, flashing, gutters, downspouts			
Foundation, basement, crawl space			
Walls - exterior and interior			
Structural integrity of bridging and joists			
Sump pump			
Sewer, septic tanks, wells, if applicable			
Attic insulation and ventilation			
Flooring			
Fireplace damper, flues			
HVAC system			
Water heater			
Electricity			
Plumbing fixtures, water pressure			
Toilets, showers			
Stove, oven, refrigerator, dishwasher			
Washer, dryer			
Garbage disposal			
Garage door electric opener			
Alarms, smoke detectors			
OTHER INSPECTIONS			
Termite			
Radon			
Asbestos			
Mold			
Lead-testing for paint and water			
Earthquake/geological			
Underground storage tanks, if applicable			