

Questions to Ask Your Home Inspector

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Why This Guide Matters

A home inspection is an opportunity to better understand how a home performs. The goal isn't to find a perfect house—it's to identify maintenance items, potential concerns, and priorities so you can make an informed decision.

Questions to Ask Your Inspector

- What are the top three issues you would address first if this were your home?
- Do you see any signs of past or current water intrusion?
- Are there any moisture-prone areas that deserve closer attention?
- What should I know about the attic, ventilation, or insulation?
- Do the gutters, grading, and drainage appear to move water away from the home?
- Are there any visible concerns with the roof or flashing?
- What is the approximate age and condition of the HVAC system, water heater, and major components?
- Are there any safety concerns I should address soon after moving in?
- What maintenance items should I budget for over the next few years?
- Is there anything you would recommend having evaluated by a specialist?
- What routine maintenance would help protect this home long-term?
- If you were buying this home, what would you pay close attention to after closing?

Remember

Home inspectors provide a visual assessment of a home's accessible systems and components. Inspection policies vary, and not every inspector conducts inspections the same way. Ask questions in the manner your inspector prefers and review the final report carefully. Depending on the property, additional evaluations by licensed specialists may also be appropriate.

Kali's Perspective

Use your inspection as an opportunity to better understand the home. Whether your questions are answered during the inspection, afterward, or through the inspection report, focus on learning how the home's major systems work, what maintenance should be prioritized, and where future investments may be needed. Every home has strengths and maintenance needs—the goal is to know what you're buying and how to care for it.

Related Resources

Healthy Home Buyer's Guide
Healthy Home Walkthrough Checklist
Understanding Indoor Humidity
Bathroom Ventilation Best Practices
Attic Ventilation Best Practices

Disclaimer

This guide is provided for educational purposes only. It is not a substitute for a professional home inspection or the advice of licensed inspectors, engineers, contractors, or other qualified professionals. Buyers should complete all inspections and due diligence appropriate for the property.