



10 Questions to Ask a Home Inspector

1. **What are your qualifications?** Are you a member of the American Association of Home Inspectors?
2. **Do you have a current license?** Inspectors are not required to be licensed in every state.
3. **How many inspections of properties such as this do you do each year?**
4. **Do you have a list of past clients I can contact?**
5. **Do you carry professional errors and omission insurance?** May I have a copy of the policy?
6. **Do you provide any guarantees of your work?**
7. **What specifically will the inspection cover?**
8. **What type of report will I receive after the inspection?**
9. **How long will the inspection take and how long will it take to receive the report?**
10. **How much will the inspection cost?**

Portions adapted from Real Estate Checklists and Systems and used with permission
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