

# What Buyers Should Ask After a Home Inspection

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After an inspector has finished a home report, buyers may feel overwhelmed by any flaws that might have been found. That's why it's important they take the opportunity to learn more so that they can move forward confidently in the transaction.



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A recent article at [realtor.com](https://www.realtor.com)® recommends home buyers ask their inspector clarifying questions like: “I don’t understand this; what does it mean?” or “Is this a major or minor problem?” and “Do I need to call in another expert for a follow-up?”

Home inspectors are bound to uncover something in a home; no home is perfect. But the majority of the problems they uncover will likely be minor. Have the home inspector clarify which problems fall within the “minor” or “major” categories.

Keep in mind: “The inspector can't tell you, ‘Make sure the seller pays for this,’ so be sure you understand what needs to be done,” Frank Lesh, executive director of the American Society of Home Inspectors, told realtor.com®.

If the inspector identifies a potentially major problem, consumers will want to follow up whether they should call an additional expert in to investigate further. For

example, consumers may need to bring in an electrician to take a closer look at potential electrical issues that were flagged or a roofer if a roofing problem is suspected. Those specialists can then give an idea of the cost to fix it, which the real estate agent can take to the seller to request a concession, if the seller doesn't want to fix it prior to the sale.

Also, Lesh says that the list of items a home inspector identifies are issues the new buyer may need to address as soon as they move in. He says it's like a “to-do list” for those items that did not get repaired by the seller prior to the sale.

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