



2026 Buyer's Inspection Survival Guide

The North Atlanta **RED FLAGS**

The Radon Reality:

Why Georgia granite matters

Stucco Scans:

How to spot moisture issues before they become structural.

Clay & Foundations:

Identifying settlement vs. structural failure.

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10 Questions to Ask Your Inspector

1. "What are the 3 most critical safety hazards here?"
2. "Is that crack in the foundation a structural concern?"
3. "Does the electrical panel show signs of being recalled?"
4. "Are there signs of previous water damage behind these walls?"
5. "Are the main water and gas shut-offs accessible?"
6. "Is the attic ventilation sufficient to prevent mold?"
7. "Do the exterior decks have proper flashing?"
8. "What is the estimated remaining life on the roof?"
9. "How do the HVAC systems compare to modern efficiency standards?"
10. "Would you buy this house for your own family?"



The Seller's "Pre-Listing" Advantage

If you are planning to sell this spring, don't wait for the buyer to find the problems.

The ROI of a Pre-Inspection:

Spending \$500 now can prevent a \$5,000 price drop later.

Quick Fixes:

Service your HVAC, check your GFCI outlets, and clear your gutters to signal a "well-maintained" home.

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