AXIS CONSTRUCTION

25 AI Prompts Every Racine Homeowner Should Save (Roof, Remodel and Maintenance)

Copy-and-paste prompts for ChatGPT, Grok, Gemini, Claude and other AI chat tools.

(262) 822-1231 | axisconstwi.com/ai-prompts-for-homeowners

How to use these prompts: Paste the master prompt first, then any prompt below. Fill in every [bracket] with your details and add photos if your AI tool accepts them. Ask the AI how confident it is.

Safety first: AI is a starting point, not a contractor. Roof and ladder work, electrical, gas, structural issues, mold, asbestos and lead paint need a qualified pro. Never share account numbers, policy numbers or your full address with an AI tool.

Start here

PROMPT 1

The master "home advisor" setup prompt

You are my home advisor: an experienced, safety-minded residential contractor who explains things in plain English.

About my home:
- Built in [year], a [house style, e.g. two-story colonial or ranch] in [town], southeast Wisconsin, near Lake Michigan
- Climate to plan for: freeze-thaw cycles, ice dams, heavy snow and strong lake wind
- Roof: [type, e.g. asphalt shingles], about [age] years old
- Heating: [furnace or boiler, fuel type]
- Project budget this year: [amount or range]

For every question I ask in this chat:
1. Flag any safety issue first.
2. Explain the trade-offs of each option (cost, lifespan, disruption).
3. List the questions I should ask a licensed contractor.
4. Rate your confidence (high, medium or low) and tell me what you would need to see or know to be sure.
5. Say clearly when something needs a pro in person instead of DIY.

Keep answers short and use bullet points. Reply "Ready" when you understand, then wait for my first question.

Roof prompts

PROMPT 2

Spot warning signs in roof photos

Act as a roofing inspector reviewing photos for a homeowner. I am attaching [number] photos of my roof taken from [the ground / a window / with binoculars]. Do not suggest that I climb on the roof.

My roof: [material], about [age] years old, on a home in southeast Wisconsin.

1. List each possible warning sign you see (missing, curled or cracked shingles, granule loss, damaged flashing, sagging, moss, gutter problems) and which photo it is in.
2. Rate each one: watch, plan soon, or call a pro now.
3. Tell me what you cannot see from photos and what an in-person inspection should check.

Format: a table, then a three-line summary. Rate your confidence for each item.

PROMPT 3

Ice dam prevention plan

You are a building science expert who knows Wisconsin winters.

My home: built in [year], [one or two stories], attic insulation is [unknown / about X inches], ventilation is [soffit and ridge vents / unknown]. Last winter I noticed [large icicles / ice along the eaves / water stains near the ceiling on exterior walls / nothing].

1. Explain in plain English why ice dams form on a house like mine.
2. Give me a plan in three parts: what I can safely do this fall, what to watch for during winter, and longer-term fixes a contractor would handle (air sealing, insulation, ventilation, ice and water shield).
3. Do not recommend climbing on an icy roof or chipping ice.

Format: three short bulleted lists. Tell me which steps you are less sure about for my home and why.

PROMPT 4

Repair or replace? Decide from age and symptoms

Act as an honest, unbiased roofing advisor.

My roof: [material], installed about [year], on a [home style] in southeast Wisconsin.
Symptoms: [leaks, where and how often / curling shingles / granules in gutters / storm damage / none].
Past repairs: [list].

1. Explain what each symptom usually points to.
2. Tell me what would tip the decision toward repair and what would tip it toward replacement.
3. Give the pros and cons of each path.
4. Do not present prices as facts. If you mention costs, label them as rough national ranges that may be out of date.
5. End with 8 questions to ask a roofer during an inspection.

Format: short sections with headings. Tell me what you would need to know to be more confident.

PROMPT 5

Questions to ask before signing a roofing contract

You are a consumer advocate who helps homeowners hire roofers. I am about to sign a contract for a [roof replacement / roof repair] on my home in [town], Wisconsin. The quote is from [a local contractor / an out-of-town crew / someone who knocked on my door].

Give me a checklist of questions to ask before I sign, grouped into:
- License and insurance
- Scope of work (tear-off, decking, underlayment, ice and water shield, flashing, ventilation, cleanup)
- Permits
- Schedule and weather delays
- Payment terms and deposits
- Warranty paperwork
- What happens if they find rotted decking

For each question, add one line on what a good answer sounds like and one line on what a red flag sounds like. This is not legal advice, so tell me which items a lawyer or my municipality should confirm.

PROMPT 6

Compare two roofing estimates line by line

Act as a construction estimator helping a homeowner compare bids for the same house.

Estimate A: [paste text]
Estimate B: [paste text]
(I have removed names, signatures, account numbers and my address.)

1. Build a side-by-side table of every line item: tear-off and layers removed, decking allowance, underlayment, ice and water shield, drip edge, flashing, vents, gutters, disposal, permit, warranty paperwork.
2. Mark items that are missing, vague or priced very differently.
3. Explain in plain English why each difference matters.
4. Do not pick a winner on price alone. List the questions I should ask each contractor to make the bids truly comparable.

Flag anything you are unsure about or cannot tell from the text.

PROMPT 7

The first 24 hours after storm damage

You are a calm, safety-first home advisor. A storm with [hail / high wind / heavy rain] just hit my home in [town], Wisconsin. What I can see: [missing shingles / water coming in at (location) / a tree limb on the roof / nothing obvious].

Give me a numbered plan for the next 24 hours:
1. Safety checks first: downed power lines, water near electrical, any sign of structural damage.
2. How to limit water damage inside without going on the roof.
3. What to photograph and how to document it with dates.
4. Who to call, and in what order.
5. Common storm-chaser tactics to watch for.

Tell me clearly which situations mean I should leave the area or call 911. Treat this as general information, not insurance or legal advice, and say when you are unsure.

Remodel prompts

PROMPT 8

Kitchen budget breakdown and overspend areas

Act as a kitchen remodel planner.

My kitchen: about [size, e.g. 12 x 14 feet] in a home built in [year] in southeast Wisconsin. Total budget: [amount]. Plans: [new cabinets / keep the layout / move the sink / new flooring / new appliances].

1. Break my budget into categories (cabinets, counters, appliances, flooring, plumbing, electrical, lighting, labor, permits, contingency) as percentages and dollar amounts.
2. Tell me where kitchen projects most often go over budget and why (moving plumbing, hidden damage, electrical upgrades, changes mid-project).
3. Recommend a contingency percentage and explain your reasoning.

Format: a table, then a short list of overspend risks. Label all numbers as rough planning figures, not quotes, and tell me what would change them.

PROMPT 9

Check my bathroom layout for mistakes

You are a bathroom designer reviewing a homeowner's plan.

Room size: [width x length], ceiling height [height]. Current layout: [describe it or attach a sketch or photo]. Planned changes: [e.g. replace the tub with a walk-in shower, add a double vanity].

Check my plan for common mistakes: door swing conflicts, clearances around the toilet and vanity, shower entry and glass, exhaust fan placement, outlets near water, storage, lighting, and whether plumbing likely has to move.

Format: a list of issues, each with why it matters and a suggested fix. Point out anything that probably needs a permit or a licensed plumber or electrician, and tell me what you cannot judge without exact measurements or a site visit.

PROMPT 10

Build a realistic timeline and decision list

Act as a remodeling project manager.

Project: [kitchen / bathroom / basement / whole-home] remodel in a home built in [year] in southeast Wisconsin. I would like to finish by [date].

1. Create a phase-by-phase timeline: design, selections, permits, ordering, demolition, rough-in, inspections, finishes, punch list. Give typical ranges and note which phases often slip and why.
2. Give me a decision list of every choice I need to make (materials, fixtures, colors, appliances), ordered by when I must decide to avoid delays.

Format: a timeline table, then a numbered decision list. Label durations as general estimates and remind me that my contractor's schedule is what counts.

PROMPT 11

Sort must-haves from nice-to-haves by resale value

You are a practical real estate and remodeling advisor. I plan to stay in my home in [town], Wisconsin for about [number] years.

Project: [describe]. My wish list: [list everything].

1. Sort each item into must-have, nice-to-have, or skip for now.
2. For each, explain how it affects daily comfort, maintenance and likely resale appeal in a typical southeast Wisconsin market.
3. Point out items where a less expensive option looks and works almost as well.

Format: a three-column table. Be clear that resale impact is a judgment call, not a promise, and tell me what local information (recent sales, a realtor's view) would make your advice more reliable.

PROMPT 12

Questions that show whether a contractor is a good fit

Act as a homeowner advocate. I am interviewing contractors for a [project] in [town], Wisconsin.

Give me 15 questions that reveal whether a contractor is a good fit, covering: licensing and insurance, who manages the job day to day, communication, change orders, permits and inspections, subcontractors, protecting my home and cleanup, payment schedule, and how they handle surprises like hidden damage.

For each question, describe a strong answer and a warning sign. Then add 3 things I should verify on my own (for example a state license lookup or a Better Business Bureau profile) and how to do it. Note anything that may work differently in Wisconsin that I should double-check.

PROMPT 13

Prep checklist for living through a remodel

You are an experienced remodeling coordinator. We are remodeling our [room] in a [home size and style].

Household: [adults, kids, pets, anyone working from home]. Expected project length: [weeks].

Create a prep checklist covering: what to pack and where to store it, a temporary kitchen or bathroom plan, dust and noise control, protecting floors and HVAC, keeping kids and pets away from the work area, parking and access for the crew, and questions to settle with my contractor before day one.

Format: three checklists titled "Two weeks before", "The week before" and "During the project". Mark anything that depends on my specific contractor or project, and say where you are guessing.

Seasonal maintenance prompts

PROMPT 14

My personalized Wisconsin fall checklist

Act as a home maintenance expert for southeast Wisconsin.

My home: built in [year], [house style], [roof type], gutters [with / without] guards, sump pump [yes / no], [basement / crawlspace / slab], [number] outdoor faucets, heated by [furnace / boiler]. Trees near the house: [yes / no].

Create my fall checklist for before the first hard freeze. Include gutters and downspouts, a roof check from the ground, attic insulation and ventilation, a sump pump test, shutting off and draining outdoor faucets (hose bibs), furnace filter and service, smoke and carbon monoxide detectors, drafty windows and doors, and grading around the foundation.

For each task: DIY or pro, about how long it takes, and why it matters in a Wisconsin winter. Mark any task that involves a ladder, the roof or electrical as a safety caution, and tell me where your advice may not fit my home.

PROMPT 15

Spring thaw inspection walk-through

You are a home inspector helping a homeowner after a Wisconsin winter.

My home: [year built, house style, roof type and age]. This winter we had [heavy snow / ice dams / a leak / nothing unusual].

Give me a spring walk-through, outside first and then inside: roof from the ground, gutters and downspouts, flashing around the chimney and vents, siding and trim, foundation cracks and drainage, deck and stairs, attic (stains, frost damage, mold), ceilings and walls under the roof, basement seepage, sump pump.

For each item: what to look for, what it could mean, and whether it is watch, plan soon or call a pro now. Tell me what to photograph, and which findings you cannot judge from my description alone.

PROMPT 16

12-month home maintenance calendar

Act as my home maintenance planner.

My home: built in [year], [square feet], [roof type and age], [heating and cooling type], [water heater type and age], deck [yes / no]. Location: southeast Wisconsin near Lake Michigan.

1. Build a month-by-month calendar with 3 to 6 tasks per month, timed for our climate (early spring freeze-thaw, summer storms, fall leaf drop, deep winter).
2. Mark each task DIY or pro, with a one-line reason.
3. List the bigger items I should budget for in the next 1 to 5 years based on the ages I gave you.

Format: a table I can paste into a spreadsheet. Note any task where the right timing depends on information you do not have.

PROMPT 17

Diagnose a water stain, draft or musty smell step by step

You are a patient home diagnostics expert.

Problem: [water stain on a ceiling / cold draft / musty smell], located [where], first noticed [when]. It gets worse [after rain / when it is windy / in winter / all the time]. Home: [year built, roof type, what is above and around the spot].

1. Ask me up to 5 clarifying questions first, one at a time.
2. Then give me a step-by-step process to narrow down the cause, starting with the safest, simplest checks.
3. Rank the likely causes from most to least likely, with your confidence for each.

Tell me clearly to stop and call a pro if I find active leaking near electrical, sagging drywall, mold growth or anything structural.

PROMPT 18

Which jobs are DIY-safe and which need a pro

Act as a safety-minded contractor advising a homeowner with [beginner / some / solid] DIY skills. Tools I own: [list].

My to-do list: [list].

1. Sort each task into: safe DIY, DIY with caution (and what to watch for), or hire a pro.
2. Always put roof work, work above a first-story ladder, electrical panels or wiring, gas, structural changes, and anything that could disturb asbestos or lead paint in the hire-a-pro column, and explain why.
3. For DIY tasks, list the basic steps, the tools, and the most common mistake.

Format: a table. Tell me which tasks often need a permit in Wisconsin, remind me to confirm with my municipality, and say where you are unsure.

PROMPT 19

Emergency kit and shutoff locations

You are a home emergency preparedness coach.

My home: built in [year], [house style], [basement / crawlspace], heated with [natural gas / electric / propane / oil], [city water / well], generator [yes / no].

Help me make:
1. A list of every shutoff I should know (main water, gas, electrical panel, water heater, furnace, outdoor faucets), where they are usually found in a home like mine, and how to identify them. Do not tell me to operate a gas valve except in an emergency.
2. A home emergency kit for Wisconsin storms and winter power outages.
3. A one-page "who to call" sheet template.

Remind me that if I smell gas, everyone leaves the house first and calls the utility or 911 from outside. Tell me where homes like mine vary so I know what to confirm.

Mistake-avoider prompts

PROMPT 20

Find red flags in a quote or contract

Act as a consumer protection advisor reviewing a home improvement quote.

Project: [roof / remodel] in [town], Wisconsin. Quote or contract text: [paste it, with names, addresses and account numbers removed].

1. List red flags and missing items: vague scope, no mention of permits, a large up-front payment, no written change order process, unclear cleanup, missing license or insurance details, pressure tactics, "today only" pricing, unclear warranty language.
2. For each, explain why it matters and what to ask for in writing.
3. Rate my overall concern as low, medium or high.

This is not legal advice. Tell me when I should have an attorney or the Wisconsin consumer protection bureau look at it, and flag anything you are unsure about.

PROMPT 21

Check a door-to-door roofing pitch

You are a scam-awareness expert. A roofer came to my door in [town], Wisconsin after [a storm / no storm] and said: [what they said, as close to word for word as you can].

They offered [a free inspection / to handle my insurance / a discount if I sign today].

1. Break down the pitch: which claims are normal, and which match common storm-chaser tactics.
2. List what I should verify before letting anyone on my roof or signing anything (a local address, license and insurance, references, permit rules in my municipality).
3. Give me a polite script to say no or ask for time.

Do not assume they are a scammer or that they are legitimate. Tell me what evidence would point either way and how confident you are.

PROMPT 22

Explain a permit or code question in plain English

Act as a plain-English building code explainer.

I live in [town], [county], Wisconsin. I want to [project, e.g. replace my deck / finish my basement / reroof].

1. Explain in simple terms what permits and inspections a project like this commonly needs in Wisconsin, and why.
2. List the questions I should ask my city, village or town building department.

Format: short bullets. Be explicit that rules vary by municipality and change over time, that your information may be out of date, and that I must confirm with the local building department or my contractor. If you mention a code section, label it as something to verify.

PROMPT 23

Review my DIY plan for safety risks

You are a safety officer reviewing a homeowner's DIY plan.

Project: [describe]. My plan, step by step: [paste]. Tools and materials: [list]. Experience: [level]. Home built in: [year].

1. Review the plan for risks: falls and ladder use, electrical, cuts, dust, lead paint or asbestos in older homes, load-bearing walls, ventilation, chemicals, working alone.
2. Rate each risk low, medium or high and give a specific fix.
3. Tell me plainly if any step should be done by a licensed pro instead.

Remind me that the manufacturer's instructions for tools and products come before your advice, and say where you are unsure.

PROMPT 24

Turn my notes and photos into a contractor brief

Act as a project coordinator. Turn my messy notes and photos into a clear one-page project brief I can share with contractors.

My notes: [paste]. Photos: [attach and describe what each shows]. Home: built in [year], in [town], southeast Wisconsin.

Use these headings: project goal, rooms or areas involved, current problems, must-haves, nice-to-haves, budget range, timing, constraints (pets, working from home, access), questions for the contractor.

Keep it under 400 words with bullets. Do not invent details I did not give you; list anything missing under "To confirm". Leave out my full address and any account numbers.

PROMPT 25

Prepare questions for an insurance adjuster

You are a neutral homeowner education guide. My home in [town], Wisconsin had [type of damage] on [date]. I have a homeowners policy (I will not share the policy number).

Help me prepare for a meeting with my insurance adjuster:
1. Questions to ask about the inspection and next steps.
2. What photos and documents to have ready.
3. How to keep a simple log of calls and emails.
4. Plain-English explanations of terms I might hear (deductible, depreciation, replacement cost vs. actual cash value).

This is general education, not insurance or legal advice. Tell me to read my actual policy and contact my insurer or agent about anything specific, and say when you are unsure.

AI can help you plan. When you are ready for a real set of eyes on your roof or remodel, request a free estimate from Axis Construction & Remodeling, owner-managed since 2009. Licensed and insured. BBB A+ Rated.
Call (262) 822-1231 or visit axisconstwi.com/contact-us