

PROFESSIONAL STANDARD
HOME INSPECTION

Your Buyer Inspection Prep Guide

Professional Standard Home Inspection | Wichita, KS | 316-303-4266 | ProInspectionsKS.com

Getting a home inspection is one of the smartest steps in the home buying process. This guide will help you know what to expect, how to prepare, and how to get the most out of your inspection day.

Before Inspection Day

✅ Confirm Your Appointment

- Verify the date, time, and address with your inspector
- Plan to attend the last 30 minutes. Walking through with your inspector is one of the most valuable parts of the process.
- Budget 2 to 3 hours for a standard inspection (more for larger homes or add-on services).

✅ Prepare the Home

- Make sure the inspector can access the attic, electrical panel, furnace/water heater, crawlspace, garage, and exterior.
- Electric, gas, and water should be on so systems can be tested.
- Please secure pets so we can safely inspect every area.

✅ Write Down Your Questions

- Note anything you noticed during your showing: unusual smells, stains, cracks, or anything that felt "off"
- Focus on the foundational systems: roof, HVAC, electrical, plumbing, foundation
- There are no bad questions. Bring them all

✅ Know What Add-Ons to Consider

Depending on the home, you may want to add:

- Radon Testing: Kansas has elevated radon risk; testing is strongly recommended
- Sewer Scope: especially for homes 20+ years old or with mature trees near the sewer line
- Termite inspection (coordinated through a licensed local pest control partner): common in South Central Kansas
- Mold Inspection: if you notice musty odors or visible staining

What the Inspector Will Cover

Your inspector will do a thorough visual examination of the home's major systems, including:

- Roof & Attic: shingles, flashing, gutters, ventilation, insulation
- Foundation & Structure: cracks, settling, drainage, framing
- Exterior: siding, windows, doors, grading, driveway
- Electrical System: panel, wiring, outlets, fixtures
- Plumbing: water pressure, pipes, water heater, fixtures
- HVAC: furnace, air conditioning, ductwork, filters
- Interior: walls, ceilings, floors, doors, stairs
- Garage: structure, door operation, ventilation, electrical
- Appliances: built-in appliances that convey with the home

Note: Home inspections are visual and non-invasive. We don't open walls or move personal belongings.

On Inspection Day

What to Bring

- A notepad or your phone for notes
- Your list of questions
- Comfortable shoes (we'll be walking the full property)
- Your agent is likely to attend too

What to Expect

- The inspector will move through the home systematically, inside and out
- You'll be invited to follow along and ask questions as we go
- We'll point out findings in real time and explain what they mean
- The inspection is not a pass/fail. It's a full picture of the home's condition

What the Inspector Will NOT Do

- Make decisions for you about whether to buy
- Provide repair cost estimates. When something needs a closer look, I recommend the type of specialist to evaluate it.
- Open walls, move furniture, or disturb personal property

After the Inspection

Your Report

- You'll receive your full report within 24 hours, often the same day
- Reports are delivered through Spectora, with photos and plain-language explanations
- Your agent will also have access to the Repair Request Builder to streamline negotiations

Reading Your Report

Findings are in 3 categories:

1. Major or Safety issues. Indicated in red. These can range from structural movement to missing electrical covers
2. Moderate or Corrective recommendation. Indicated in orange. These are defects that may need an industry professional for evaluation or correction
3. Maintenance or DIY. Indicated in blue. These are typically simple continued maintenance items that are in need of addressing

Next Steps

- Review the report with your agent
- Decide which items, if any, to negotiate with the seller
- Use the Repair Request Builder to make the process simple and clear
- Call or text us anytime with questions. We're here after inspection day too

A Note From David

> *"My job doesn't end when I hand you the report. If you have questions a week later, or a year later, don't hesitate to reach out. That's what I'm here for."*