

PROFESSIONAL STANDARD
HOME INSPECTION

Top 7 FAQs: Home Inspection

Professional Standard Home Inspection | ProInspectionsKS.com/Resources

"Got Questions? You're Not Alone."

Buying a home is one of the biggest decisions you'll ever make, and the inspection is one of the most important steps in that process. Here are the questions I hear most often from buyers and agents across the Wichita area. If you don't see your question here, feel free to reach out. I'm always happy to help.

FAQ #1: How long does a home inspection take?

Most home inspections take between 2 and 3 hours, depending on the size and age of the home. Larger homes, older homes, or homes with additional systems (like a crawl space, detached garage, or outbuildings) may take a little longer.

A thorough inspection can't be rushed, and I won't rush it. You're making a major investment, and you deserve a careful, methodical look at every accessible system and component.

Pro tip: Plan to join me for the last 30 minutes of the inspection. That's when I do the walkthrough, and it's the most valuable part of the whole process.

FAQ #2: What does a home inspection actually cover?

A standard home inspection is a visual evaluation of the home's major systems and components. Here's what I look at:

- Structure: foundation, framing, floors, walls, ceilings, roof
- Exterior: siding, grading, drainage, driveways, decks, porches
- Roofing: shingles, flashing, gutters, downspouts, chimneys
- Electrical: panel, wiring, outlets, switches, GFCI protection
- Plumbing: supply lines, drain lines, water heater, fixtures
- HVAC: furnace, air conditioning, ductwork, ventilation
- Interior: doors, windows, stairs, insulation, attic access

I also offer add-on services including radon testing, sewer scope, termite inspection (coordinated through a licensed local pest control partner), mold inspection, and irrigation system inspection, all of which I can bundle with your standard inspection.

FAQ #3: Should I be there for the inspection?

Yes, especially for the last 30 minutes. That's when I walk through the home with you and explain everything I found in plain language. You'll leave with a clear picture of the home's condition and a chance to ask questions on the spot.

You don't need to follow me around the whole time (though you're welcome to). But showing up for the walkthrough makes a real difference in how well you understand your report when it arrives.

FAQ #4: Can a house fail a home inspection?

No. A home inspection isn't a pass/fail test. It's an information-gathering process.

Every home I inspect has findings. That's completely normal. My job is to document what I see and help you understand what it means. Some items need attention right away. Others are things to plan for down the road. And many are just normal wear and tear that you'd expect in any lived-in home.

The report gives you the information. What you do with it is your decision, and I'm here to help you make sense of it.

FAQ #5: Will the report find every single problem?

A home inspection is a thorough visual evaluation, but it does have limits. I can only inspect what's visible and accessible. I can't see inside walls, under flooring, or behind finished surfaces.

What I can tell you is that I'll look carefully at everything I can access, and I'll document it clearly with photos and plain-language descriptions. If I see something that warrants a closer look by a specialist, I'll tell you that too.

The goal is to give you the most complete picture possible, so you can move forward with confidence.

FAQ #6: When will I get my report, and what does it look like?

You'll receive your report within 24 hours of the inspection, always. Most of the time, it's delivered the same evening.

Your report is delivered through Spectora, a modern inspection platform that produces a clear, photo-documented report in both HTML and PDF formats. It's designed to be easy to read, not a dense wall of text. You'll be able to see exactly what was found, where it is, and how serious it is.

If you're a real estate agent, you'll also have access to the Repair Request Builder, which lets you quickly pull specific items from the report to include in a custom document for negotiations.

FAQ #7: Do I really need to test for radon in Kansas?

Yes, and this is one I feel strongly about. Kansas is in a high radon zone, and the Wichita area is no exception. Radon is a naturally occurring radioactive gas that seeps up from the soil. You can't see it, smell it, or taste it. But long-term exposure is the second leading cause of lung cancer in the U.S.

The EPA recommends testing every home. The EPA recommends fixing a home if radon is 4 pCi/L or higher. According to the Kansas State University Radon Program, about 30% of Kansas homes tested during a real estate sale come back high for radon. Yet only about a third of homes sold in Kansas are ever tested. It's a

simple, non-invasive test that I can run alongside your standard inspection. If levels come back elevated, there are effective mitigation solutions available.

It's a small investment that can make a big difference. I always recommend it, especially for homes with basements or crawl spaces here in South Central Kansas.

Still have questions? I'd love to help. Give me a call at 316-303-4266, shoot me an email at **David@ProInspectionsKS.com**, or **Schedule online**.