

PROFESSIONAL STANDARD
HOME INSPECTION

What to Expect on Inspection Day

Professional Standard Home Inspection | Wichita, KS

You've found a home you love. You've made an offer. Now comes the inspection, and if you've never been through one before, it can feel a little mysterious.

What's the inspector actually doing in there? How long will it take? What happens when it's over?

Let me walk you through the whole thing, from start to finish, so you know exactly what to expect.

Before the Inspection

Once you schedule with me, you'll get a confirmation with everything you need: date, time, address, and what to bring (hint: not much). I use Spectora to manage scheduling and reporting, so you'll also get a link to your client portal where you can track everything in one place.

A few things to do before inspection day:

- Make sure the home is accessible: utilities on, all areas unlocked
- Let your real estate agent know you plan to attend (I always encourage it)
- Write down any questions or concerns you already have about the property
- Plan for 2 to 3 hours, just to be safe (more for larger homes or add-on services).
- Attending the last 30 minutes is highly encouraged.

The Day Of: What I'm Doing and Why

I typically start outside and work my way in. Here's the general flow:

Exterior first. I walk the perimeter, check the foundation, grading, siding, roof, gutters, and any outbuildings or decks. I'm looking for signs of water intrusion, structural movement, or deferred maintenance.

Roof next. If it's safe to walk, I get up there. I'm checking shingles, flashing, chimneys, and drainage. This is one of the most important systems in the home, and one of the most expensive to replace.

Inside the home. I move room by room, checking walls, ceilings, floors, windows, and doors. I test a representative number of outlets and switches and open accessible panels and hatches.

Mechanical systems. HVAC, plumbing, electrical panel, water heater. I run them all and document what I find.

Attic and crawl space (if accessible). These areas tell a lot of stories: insulation, ventilation, moisture, pests. I don't skip them.

Should You Be There?

Yes, especially for the last 30 minutes.

You don't need to follow me around the entire time (though you're welcome to). But please plan to be there for the walkthrough at the end. That's when I go through everything I found with you in person, in plain language, no jargon.

You'll leave knowing:

- What needs attention now
- What to keep an eye on
- What's totally normal for a home this age

That conversation is worth more than any written report. It's also your chance to ask questions while we're still standing in the home.

After the Inspection: Your Report

Within 24 hours, usually the same evening, you'll receive your full inspection report through Spectora.

Your report includes:

- Photos of most findings, clearly labeled
- Plain-language descriptions of what was found and why it matters
- A PDF version you can share with your agent or contractor

If you're working with a real estate agent, they'll also have access to the Repair Request Builder, a tool that lets them pull specific items from the report into a clean document for negotiations. It saves everyone time and keeps the process moving.

What Happens After You Read the Report?

This is where a lot of buyers get overwhelmed, and I get it. A thorough report can be long. But here's the thing: findings are normal. Every home has them. Even brand-new construction.

My job isn't to scare you. It's to inform you.

After you've had a chance to read through everything, reach out. I'm happy to answer questions, help you prioritize what to address, or just talk through what you're seeing. That support doesn't stop when I hand you the report. It's part of the service.

This is also where a great real estate agent is extremely helpful.

A Few Things the Inspection Doesn't Cover

I want to be upfront about this. A standard home inspection is a visual evaluation of accessible areas. There are things I can't see: inside walls, under flooring, behind finished ceilings.

If something during the inspection raises a flag, I'll tell you, and I'll recommend the right specialist to take a closer look.

I also offer add-on services that go beyond the standard inspection:

- 🔬 Radon Testing: highly recommended in Kansas (According to the Kansas State University Radon Program, about 30% of Kansas homes tested during a real estate sale come back high for radon.)
- 🔍 Sewer Scope: camera inspection of the home's sewer service line
- 🐛 Termite inspection (coordinated through a licensed local pest control partner): especially important in South Central Kansas
- Irrigation system inspection

These can all be bundled with your standard inspection on the same day.

Ready to Schedule?

If you're under contract on a home in the Wichita area, or just starting to think about it, I'd love to be your inspector.

Call or text: 316-303-4266
Email: **David@ProInspectionsKS.com**
Online: **www.proinspectionsks.com**

Professional Standard Home Inspection is certified, insured, and committed to delivering integrity, precision, and peace of mind at every step of the home buying process.