



Maximizing Your Home Inspection

Why a Home Inspection?

Once you have a contract to buy a home, scheduling a home inspection is an important next step.

A home inspector is a trained professional who conducts a visual inspection and provides a written report on the condition of the essential components that make up a house.

The home inspection helps you determine if further evaluations or other services need to be scheduled. **A good home inspector can save you significant time and money** by eliminating the need to schedule numerous specialists and by giving you leverage to negotiate for repairs or concessions. If your inspection indicates very few problems, you have peace of mind and confidence from knowing a trained professional has objectively evaluated the home!

What's Included?

A home inspection is a visual, non-invasive assessment. Walls, flooring, ceilings, etc. cannot be removed. The following areas are included:

- ✓ Grounds: sidewalks and driveways, grading and water drainage, and how trees and shrubs might damage the home
- ✓ Exterior: roof, siding, windows, trim, decks, patios, porches and doors
- ✓ Structural components: foundations, framing, joists, beams, columns, roof structures, decking, and insulation
- ✓ Plumbing: water supply lines, drainage, water heaters, and all fixtures
- ✓ Heating ventilation and air conditioning systems
- ✓ Electrical systems: service drop, main panel, lights and receptacles
- ✓ Living spaces: kitchen, laundry room, bathrooms, bedrooms, and others will be evaluated for safety and proper operation of fixtures/systems.

A comprehensive list of inspection items can be seen on a sample report or on the International Association of Certified Home Inspectors Standards of Practice.

Making the Most of Your Inspection

If you have specific concerns or questions about a house you're purchasing, talk with your inspector ahead of time. A good inspector will listen to your concerns and take the time to discuss their findings so you have the information you need to make confident, knowledgeable decisions when buying a home.

Depending on your personal interests and availability, you may choose to be on-site for the entire inspection (often 2-3 hours). Otherwise, it is recommended to let the inspector focus on evaluating the property before you arrive to discuss the findings. You also have the option of not attending the inspection and simply reviewing the inspector's final report. Again, a good inspector should be willing to accommodate your preferences and talk with you about their findings during or after the inspection.

Next Steps

Following the inspection, you will receive a comprehensive written and illustrated report. After reviewing this report with your real estate agent and discussing any questions with your inspector, you can use the findings to determine the need for any additional inspections, get estimates from contractors, negotiate with sellers, and/or to budget for maintenance or improvements.

If you have questions about the inspection process, please talk with your real estate agent or contact us at **In View Inspection**. We're looking forward to helping you get into your new home!



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The following is a list of the inspections and tests that may be conducted as part of a home purchase:

Home Inspection **\$300 - \$600**

A home inspection is a broad ranging visual inspection of the systems and structures of a home. If there are areas of specific concern, homebuyers may be encouraged to get specialized inspections.

Radon Test **\$75 - \$150**

Radon is a naturally occurring radioactive gas found in almost all homes in Kansas. Levels can vary greatly within the same neighborhoods. The EPA recommends installing a mitigation system (\$800-\$1500) if radon levels are above 4.0 pCi/L.

Pest inspection **\$45 - \$75**

Typically this is an interior and exterior inspection for termites and other wood destroying organisms. Other apparent pest issues are noted.

Main Sewer Line Inspection **\$150 - \$300**

A sewer line inspection is recommended if a home is more than 25 years old, or if trees grow near the sewer line. A video camera is sent through the sewer line to look for tree roots or low areas where the line may have settled and grease or solids could build up and block the line.

Septic Inspection/Pump **\$250 - \$350**

If the home has a septic tank, some counties require pumping as part of real estate transactions. This service can include pumping accumulated solids from the tank, inspecting the integrity of the tank, inlets, outlets, lid liquid level, and filing official forms with the county sanitation department.

General Electrical Inspection **\$75 - \$200**

An electrician evaluates the main power lines entering the home, major shut-off breakers, the main distribution panel, sub-panels, and other visible branch wiring systems.

General Plumbing Inspection **\$75 - \$150**

A plumber inspects visible water supply lines and valves, water heater(s), drain/waste/vent lines, and plumbing fixture problems.

HVAC Inspection **\$75 - \$150**

Technicians operate and evaluate all heating, ventilation, and air conditioning equipment and provide a brief report of any issues or recommendations.

Fireplace/Chimney Inspection **\$150 - \$350**

A fireplace and chimney inspection involves a detailed evaluation and report for the chimney, flue, damper, and firebox; often conducted with a specialized camera. Some providers even include a chimney cleaning with the inspection.

Roof Inspection **\$50 - \$100**

A professional roofer assesses the condition of roofing materials, flashings, sealants, attic ventilation, and their ability to keep the home dry inside. This evaluation may include estimates of the roof's age and remaining life.

Structural Inspection **\$160 - \$600**

A licensed structural engineer evaluates the integrity of visible home structural components such as foundations, framing and roofing structures. Structural inspectors can help determine the severity of cracks in foundations.

Mold Evaluation and Test **\$100 - \$400**

Mold is a naturally occurring organism. A basic mold evaluation or consultation can be inexpensive. However sampling to identify specific spores can cost as much as \$400 for collection, lab fees, and reports.

Survey **\$700 - \$6,000**

A land survey defines or verifies the boundaries of a piece of property based on legal descriptions. Cost varies with the size/complexity of the property.

Well Inspection **\$50 - \$1,000**

Well inspection costs can vary depending on the work requested. Surface level visual inspections are generally inexpensive. Pulling the pump greatly increases costs.

Water Quality Test **\$10 - \$150**

Basic drinking water test kits can be purchased on-line to test for bacteria, lead, pesticides, nitrites/nitrates, chlorine, hardness, and pH. The county Environmental Health office can also conduct similar tests at competitive rates.

Soil Tests **\$5 - \$100**

Basic soil fertility tests through K-State Research and Extension Offices provide information for better lawns and more productive gardens. Tests for soil contaminants can be conducted with the help of county Environmental Health offices.

Environmental Inspection **\$100 - \$300**

A county Environmental Health Specialist inspects the existing private water and private wastewater disposal system, verifies connection to a public water and/or public wastewater system. Evaluation may involve well sampling, functional components of the system, lot site conditions and a historical file review.