

What Does A Home Inspection Include?

Quality Home Inspections report will review the visible condition of the home's structure, foundation, roof, basement, and grading, heating, and air-conditioning systems, electrical, plumbing, appliances, attic and visible insulation, ceiling, floors, windows and doors.

All reports are computer generated in a standard electronic format and are comprehensive, including photographs of defects and deficiencies. To help control costs we do not supply photos in addition to those provided in the inspection report itself. Sample reports available on our website. Quality Home Inspections performs all inspections to the American Society of Home Inspection - Standard of Practice & Code of Ethics.



Quality Home Inspections, LLC
(316) 990-0600
CALL OR TEXT

Francis Silveira, Owner

Email: francisthehomeinspector@gmail.com
www.qualityinspectionswichita.com

12720 Castlewood Dr. Wichita, Kansas 67206

Quality Home Inspections, LLC will conduct a visual examination of the subject dwelling to determine the general condition and operability of components listed in the report as inspected.

The report and inspection is an observation of conditions prevailing at the time of inspection is made and in no way is to be considered as a guarantee or warranty regarding the subject dwelling or any of its components.

Quality Home Inspections, LLC makes no representation regarding compliance with any governmental building, electrical or other codes.

Bonded and Insured

We are never in a hurry to get the job done. Typically, no more than two inspections are scheduled on any given day, allowing time for a thorough inspection. Our clients deserve nothing less.

With two ASHI Home Inspectors, our office manager Gerri can schedule your property inspection quickly at your convenience. Evenings and weekends available!

Payment is due the time of inspection. Payment can be made by credit card, cash, check or Venmo.



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Curb to Chimney Cap

"Quality Home Inspections makes the buyer confident, knowledgeable and provides a peace of mind."

Why Choose Quality Home Inspections?

Our Qualifications

Francis Silveira has over 35 years of experience in Home Maintenance and has an HVAC Wichita city license for 35+ years. He has installed hundreds of HVAC units and has experience in electrical work. But Francis' expertise extends to smaller home systems as well, logging more than 1000 hot water heaters and kitchen appliance installations and repairs. What's more, Francis has experience in a wide range of household repairs, covering everything from the simple to complex.

Francis completed his residential inspections training at ASHI (American Society of Home Inspectors) and is an ASHI Certified Inspector.

Bert Kennedy is a professional home inspector for Quality Home Inspections LLC. He is an ASHI (American Society of Home Inspectors) Certified Inspector.

Bert's general construction expertise derives from over 30+ years in home building, renovating and renting in Colorado, California and Kansas. His core strength is in his attention to detail, assessment and scope of a home's structural design and innate ability to identify and troubleshoot problem areas.

Previously in Kansas he worked as an engineer with Boeing and simultaneously owned and operated an irrigation company "About Water". While Bert enjoys all aspects involving real estate his previous employment for which he retired early was diverse in telecommunications as an engineer in fiber optics, network design, software and hardware applications, project management and customer care excellence. He was a member and resided on the Board of Directors of the prestigious Society of Cable Telecommunications Engineers group in California.

Little Spaces = Big Quality Inspection

Francis has one critical advantage over most other home inspectors: his small physical stature permits him access to tight places where few adults can fit. He can slither through narrow crawlspaces and squeeze through undersized openings to spot hidden clues about a home's true condition. Francis can gather a wealth of photo evidence from these hideaways to document findings of importance to the client.



American Society of Home Inspectors



Formally Registered Kansas State Home Inspector



Licensed by City of Wichita



Kansas Radon, EPA Approved, Continuous Monitor Test



Member of Kansas Association of Real Estate Inspectors (KAREI)



Affiliate member of Wichita Area Association of Realtors and MLS key holder.

INSPECTION FEES

Homes up to 1,999 or less sq. ft.	\$325
Homes 2,000 - 2,499 sq. ft.	\$350
Homes 2,500 - 2999 sq. ft.	\$375
Homes 3,000 - 3,499 sq. ft.	\$400
Homes 3,500 sq. ft. and above	Call for Pricing
Multi Family, and Commercial Bldgs.	

Single Component Inspection	\$125
Re-inspection of Repairs (<i>Max. 3 items only with repair invoices from license Co.</i>)	\$125

Fees are based on the finished square footage of all floors, including the basement.

Additional HVAC, breaker box or more than two fire places will cost extra.

Houses 75 years or older, or with an addition, will cost more depending on the home (not exceeding \$50)

Sprinkler System (up to 8 zones)	\$50
Swimming Pool	\$150
Hot Tub/Spa	\$150

Termites (*call for pricing outside Wichita and VA loans*) \$35

Pay at closing (*Certain restrictions apply*) \$45

RADON TESTING Licensed and certified with EPA approved continuous monitor

for important information about RADON GAS
www.epa.gov/radon/pubs/hmbyguid.html

With Inspection (<i>with CBS code or easy access</i>)	\$145
Without Inspection	\$155
Sewer Scope Inspection (<i>with home inspection up to 150 ft. only</i>)	\$160

All prices effective April 2024