

What We Offer

Your Computerized Report

AJC Williams Home Inspections will generate a computerized report that will be presented to you at the time of your inspection. Your report will include important facts and findings from our inspection and also include safety tips, home maintenance information, convenient record keeping files and much more to ease the transition into your new home.

Follow Up Support

All homes have problems. The question is - how serious are they? We understand the difference between major and minor issues and educate you about the difference in terms you can understand. This information will help you in the negotiating process of the purchase of your new home or property and provide adequate information to assist you in future maintenance plans. When you choose AJC Williams Home Inspections, we want you to feel confident that you have found a building consultant for as long as you own the home.

Inspection Fees

Under 1500 sq ft - \$200
1501 -2000 sq ft - \$225
2001 -2500 sq ft - \$250
2501 -3000 sq ft - \$300
3001 -3500 sq ft - \$350
3501 -4000 sq ft - \$400
Over 4,000 sq. ft - Quote

Other Fees

Radon Testing - \$125 - \$150
Pool/Spa - \$65
Sprinkler System - \$40
Re-Inspection Fee - \$50 - \$75
Termite Inspection* - \$35+

**Free with home inspection*

Payment is due at the time of inspection.

Add 10% if paying at closing. There will be a 5% transaction fee for all credit card payments. Fees are subject to change without notice. Please confirm pricing when scheduling your appointment.

Frequently Asked Questions

WHAT IS A HOME INSPECTION?

A home inspection is an objective visual examination of the physical structure and systems of a house, from the roof to the foundation.

WHAT DOES A HOME INSPECTION INCLUDE?

The standard home inspector's report will cover the condition of the home's heating system; central air conditioning system (temperature permitting); interior plumbing and electrical systems; the roof, attic and visible insulation; walls, ceilings, floors, windows and doors; the foundation, basement and structural components.

WHY DO I NEED A HOME INSPECTION?

Buying a home could be the single largest investment you will ever make. To minimize unpleasant surprises and unexpected difficulties, you'll want to learn as much as you can about the newly constructed or existing house before you buy it. A home inspection may identify the need for major repairs or builder oversights, as well as the need for maintenance to keep it in good shape.

WHAT WILL IT COST?

The inspection fee may vary depending on a number of factors such as the size of the house, its age and possible optional services like septic, well or radon testing.

Do not let cost be a factor in deciding whether or not to have a home inspection or in the selection of your home inspector. The sense of security and knowledge gained from an inspection is well worth the cost, and the lowest-priced inspection is not necessarily a bargain. Use the inspector's qualifications, including experience, training, and compliance with the state's regulations, if any, and professional affiliations as a guide.

CAN A HOUSE FAIL A HOME INSPECTION?

No. A professional home inspection is an examination of the current condition of a house. It is not an appraisal, which determines market value. It is not a municipal inspection, which verifies local code compliance. A home inspector, therefore, will not pass or fail a house, but rather describe its physical condition and indicate what components and systems may need major repair or replacement.

WHEN DO I CALL A HOME INSPECTOR?

Typically, a home inspector is contacted immediately after the contract or purchase agreement has been signed. Before you sign, be sure there is an inspection clause in the sales contract, making your final purchase obligation contingent on the findings of a professional home inspection. This clause should specify the terms and conditions to which both the buyer and seller are obligated.

Contact Us

DO I HAVE TO BE THERE?

While it's not required that you be present for the inspection, it is recommended. You will be able to observe the inspector and ask questions as you learn about the condition of the home and how to maintain it.

WHAT IF THE REPORT REVEALS PROBLEMS?

No house is perfect. If the inspector identifies problems, it doesn't mean you should or shouldn't buy the house, only that you will know in advance what to expect. If your budget is tight, or if you don't want to become involved in future repair work, this information will be important to you. If major problems are found, a seller may agree to make repairs.

IF THE HOUSE PROVES TO BE IN GOOD CONDITION, DID I REALLY NEED AN INSPECTION?

Definitely. Now you can complete your home purchase with confidence. You'll have learned many things about your new home from the inspection report, and will have that information for future reference.

HOW LONG DOES THE INSPECTION USUALLY TAKE?

The majority of our home inspections take between 2 and 3 hours, depending on several variables. Some larger homes or multi-family buildings can take between 4 and 5 hours.

AJC Williams
HOME INSPECTIONS

Give us a call today!



Andy Cooper

Wichita, KS - 316.618.0002
Hutchinson, KS - 620.200.7400
ajc_williams@hotmail.com

Hours of operation

Mon. through Fri. - 8am - 5pm
Sat. & Sun. Appointments Available

Home Inspection Services You Can Trust!

Who is AJC Williams Home Inspections?

AJC Williams Home Inspections has been providing exceptional customer service and thorough home inspections throughout Wichita, Hutchinson and the surrounding areas for more than a decade.

Our services for residential homes and commercial buildings, whether a historic property, luxury real estate or a small mobile home, are provided at affordable rates.

You Need An Inspector You Can Trust

Your relationship with your home inspector should be based on trust. After all, purchasing a home is most likely the biggest investment you will ever make.

As a Certified Member of AHIT, Prairie Land Realtors (formerly HBOR) and Realtors of South Central Kansas, you can rest assured you will receive a detailed inspection providing you with confidence and peace of mind.

Standard Services

- Roof
- Structure and Foundation
- Exterior finishes
- Windows and Doors
- Interior finishes
- Plumbing
- Heating
- Cooling
- Electrical
- Fireplaces and Chimneys
- Attic and attic insulation
- Basement dampness

Additional Services

- Sprinkler Systems
- Swimming Pool/Spa
- Radon Testing
- Termite Inspection
- Pest Control Service

We can also perform general consultations regarding specific problems or general concerns such as basement leakage, foundation cracks, etc.

We are here to assist you every step of the way.

AJC Williams HOME INSPECTIONS



Two convenient locations, same great service:

Wichita, KS - 316.618.0002
Hutchinson, KS - 620.200.7400

Hours of Operation

Monday through Friday - 8am - 5pm
Saturday & Sunday Appointments Available

If you are in need of termite or pest control services,
please contact AJC Williams Exterminating
for a **FREE** quote today!

316.618.0002
ajc_williams@hotmail.com

General Pest Control - \$80+
Quarterly Pest Control - \$50+
Termite Inspection* - \$35+

**Free with home inspection*

Member of



American Home Inspectors Institute



Prairie Land Realtors (Formerly HBOR)



Realtors of South Central Kansas

AJC Williams HOME INSPECTIONS



**We are the solution to all of your
home inspection needs.**

ajcwilliamshome.com

ajcwilliamshome.com