



Typical Inspections

We encourage you to conduct any and all inspections by qualified experts to help you determine the condition of a property.

Research School Information (School District – Be sure to ask about any upcoming school boundary changes.)

Covenants and Restrictions

Talk to Neighbors

C.L.U.E. report. (Comprehensive Loss Underwriting Exchange to determine insurability of property and buyer.)

Builder's References and Reputation (for new home purchase)

Building Site Info (i.e. excessive fill, built over pond site, etc.) Check with engineering firm that developed the area.

Whole House Inspection (for plumbing, electrical, heating, cooling, appliances)

Structural Engineer (for foundation, roof structure and chimney)

Termites & Wood Destroying Insects

Chimney Sweep

Roof

Appraisal

Masonite Siding (<http://www.masoniteclaims.com/>)

Mold & Microbials (<http://www.epa.gov/iaq/pubs/airduct.html>)

Synthetic Stucco Exterior (EIFS)

Polybutylene Pipes (<http://www.plumbing911.com/>)

Sewer Line and Drains: Video Pipeline Inspection house to street. (Sample info: <http://www.hydro-physics.com/>)

Proximity to Toxic Areas (www.epa.gov)

Proximity to Sexual Predators – Kansas or Missouri Bureau of Investigation - or contact your local law enforcement

Swimming Pool , Sauna, Hot Tub

In ground Sprinklers

Alarm system

Septic system (http://jced.jocogov.org/onsite_sewage/os_index.htm) (Inspection required in unincorporated Johnson County)

Zoning & City / County Master Plans – Contact the Planning Departments of local city and county governments.

Radon Gas (<http://www.epa.gov/iaq/radon/>)

Cistern / Well (<http://www.epa.gov/safewater/>)

Lead Base Paint (<http://www.epa.gov/lead/>)

Asbestos (<http://www.epa.gov/asbestos/>)

Electromagnetic Fields

Sewer Hook-up

Carbon Monoxide

Underground Storage Tanks

Hillside Stability

Air and Water Quality (<http://www.epa.gov>)

Causes of Moisture in Basement (<http://www.extension.umn.edu/distribution/housingandclothing/components/7051-03.html>)

Consumer Housing Advocates – HADD (<http://www.hadd.com/>) and Better Business Bureau (<http://www.bbb.org/>)

Inspectors MUST be licensed in Kansas: <http://www.kcrar.com/Websites/kcrar/Files/Content/152635/BuyerInspectionList.pdf>

Inspectors are NOT licensed in Missouri. Many belong to National Home Inspection Associations & Training:

ASHI (American Society of Home Inspectors) <http://www.ashi.org/>

NACHI (National Association of Certified Home Inspectors) <http://www.nachi.org/>

NAHI (National Association of Home Inspectors) <http://www.nahi.org/>

PITI (Professional Inspection Training Institute) <http://www.homeinspectiontraining.net/>

ACI (Association of Construction Inspectors) <http://www.iami.org/>

IHINA (Independent Home Inspectors of North America) <http://www.ihina.org/>

Another consideration is a "re-inspection" by your own inspector after the Seller has completed the agreed-upon repairs.

Always hire the most qualified person you can find. Ask about their experience, education, references and insurance. Many of the above inspections require an engineer to conduct a "Phase 1 Inspection." We want you to make an informed decision about your next home. By hiring qualified inspectors you eliminate the guesswork and reduce potential problems.

I acknowledge receipt of this list:

_____/_____
Name(s)

Date