



Typical Inspections

We encourage you to conduct any and all inspections by qualified experts to verify the condition of a property. This list summarizes many types of inspections, but you should investigate anything that concerns you. Be aware of the dates and other requirements about inspections in your sales contract.

Order a C.L.U.E. report from www.choicetrust.com to determine any potential insurance issues for your or the property.
Research School Information (School District – Be sure to ask about any upcoming school boundary changes.)

Covenants and Restrictions

Talk to Neighbors

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

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

Chimney Sweep

Roof

Sewer Line (house to street) Sewer Hook-up (Is it actually hooked up to the public system?)

Septic system (http://iced.iocogov.org/onsite_sewage/os_index.htm)

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/>)

Proximity to Toxic Areas (www.epa.gov)

Proximity to Sexual Predators (Contact local Sheriff's Department)

Swimming Pool

Sauna, Hot Tub

Inground Sprinklers

Alarm system

Taxes & Zoning & City or County Master Plans – Contact local city and county governments.

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

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

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

Electromagnetic Fields

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>)

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

Inspectors are NOT licensed in Kansas or Missouri, but many belong to National Home Inspection Associations. Learn more:

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. You can eliminate the guesswork and reduce the potential for problems by hiring qualified inspectors,

I acknowledge receipt of this list:

Name(s)

Date