

Buyer Inspections

Conduct 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
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
Mold & Microbials, Lead Base Paint
Synthetic Stucco Exterior (EIFS)
Polybutylene Pipes
Sewer Line and Drains: Video Pipeline Inspection house to street.
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
Zoning & City / County Master Plans – Contact the Planning Departments of local city and county governments.
Radon Gas
Cistern / Well
Asbestos
Electromagnetic Fields
Sewer Hook-up
Carbon Monoxide
Underground Storage Tanks
Hillside Stability
Air and Water Quality
Causes of Moisture in Basement

Look for an inspector who belongs to one or more of the following organizations. Inspectors do not have to be licensed, so choose carefully.

[ASHI](#) (American Society of Home Inspectors)

[NACHI](#) (National Association of Certified Home Inspectors)

[NAHI](#) (National Association of Home Inspectors)

[PITI](#) (Professional Inspection Training Institute)

[ACI](#) (Association of Construction Inspectors)

[IHINA](#) (Independent Home Inspectors of North America)

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.