

Pre-Inspection Notice

The Pre-Inspection Notice is provided to you prior to the start of the home inspection to define the scope of the home inspection, the limitations, exclusions and limitations of liability for any errors and omissions, which may arise during the home inspection. This notice will also identify the national home inspection organization in which Block Home Inspections LLC is a member in good standing and the standards of practice which will be the basis for which the home inspection is performed.

Block Home Inspections LLC, herein to be referred to as the “Inspector” is a member in good standing of The American Society of Home Inspectors (ASHI) Certification #245411 and registered with the State of Kansas Reg. # 0110-029.

The home inspection shall be conducted in accordance with the State of Kansas Home Inspection Standards of Practice and Code of Ethics. A copy of these standards is included in the Inspection Report or at <http://khirb.wordpress.com/> or at the Inspector’s website (www.blockhomeinspections.com).

The term “Home Inspection” means a non-invasive limited visual examination of a residential dwelling of not more than four attached units, or any portion thereof designed to identify material defects at the time of the inspection or three or more of the following readily accessible systems and components: Heating systems, cooling systems, electrical systems, plumbing systems, structural components, foundations, roof coverings, exterior and interior components and any other components and systems that are part of the residential dwelling and included in the State of Kansas Home Inspection Standards of Practice.

Home Inspection Scope

The home inspection shall be limited to readily accessible, visually observable, installed systems and components. “Readily accessible” means available for visual inspection without requiring the moving of personal property, dismantling, destructive measures or actions that would likely involve risk to persons or property. “Dismantling” means to take apart or remove any component, device or piece of equipment that is bolted, screwed or fastened by any other means that would not be taken apart or removed by a homeowner in the course of normal and routine household maintenance. “Material defects”; means any condition that significantly affects the value, habitability or safety of the dwelling. Style, cosmetic defects or aesthetics shall not be considered in determining whether a system, structure or component is materially defective. The following systems and components shall be observed during the home inspection:

Structural Components: Observations will include the foundation and framing but excludes engineering/architectural services or analysis and offering an opinion as to the adequacy of any structural system or component.

Exterior: Observations will include siding, flashing, trim, exterior doors, attached or adjacent decks, balconies, stoops, steps, porches, eaves, soffits and fascias (where accessible from the ground level), vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the structure, adjacent or entryway walkways, patios and driveways. This does NOT include screenings, shutters, awnings, and similar seasonal accessories, fences, geological and/or soil conditions, recreational facilities, outbuildings other than garages and carports, docks, erosion control and earth stabilization measures.

Roofing: Observations will include; roofing materials, roof drainage systems, flashing, skylight, chimneys, and roof penetrations. This does NOT include antennae, interior flues or chimneys that are not readily accessible or other installed accessories.

Plumbing: Observations will include the interior water supply and distribution systems including all fixtures and faucets, drain, waste, and vent systems including all fixtures, water heating equipment and hot water supply system, vent systems, flues and chimneys, fuel storage and fuel distribution systems, drainage sumps, sump pumps and related piping. This does NOT include clothes washing machine connections, interiors of flues or chimneys that are not readily accessible, wells, well pumps or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems and private waste disposal systems.

Electrical: Observations will include the service drop, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub panels, conductors, over-current protection devices, a representative number of installed lighting fixtures, switches, receptacles and ground fault circuit interrupters. This does NOT include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring systems and components not a part of the primary electrical power distribution system, measurements of amperage, voltage or impedance.

Heating: Observations will include opening readily openable access panels of installed heating equipment. Vent systems, flues and chimneys. This does NOT include the interiors of flues or chimneys that are not readily accessible, heat exchangers, humidifiers or dehumidifiers, electronic air filters, solar space heating systems, determining the heat supply adequacy or distribution balance.

Air Conditioning: Observations will include air distribution systems and opening readily openable access panels of the central and through-wall equipment. This does NOT include electronic air filters, determining the cooling supply adequacy or distribution balance and window air conditioning units.

Interiors: Observations will include walls, ceilings, floors, steps, stairways, railings, countertops and a representative number of doors and windows, garage doors and garage door operators. This does NOT include paint, wallpaper and other finish treatments, carpeting, window treatments, central vacuum systems, household appliances, kitchen type appliances and recreational facilities.

Insulation and Ventilation: Observations will include the insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas and mechanical ventilation systems. This does NOT include disturbing the insulation, which may limit attic observations to the attic access panel only.

Pre-Inspection Notice

(Continued)

Fireplaces and Solid Fuel Burning Appliances: Observations will include system components, chimney and vents. This does NOT include interiors of flues or chimneys, fire-screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices and heat distribution assists, igniting or extinguishing fires, determining draft characteristics, moving fireplace inserts and stoves or firebox contents.

General Limitations and Exclusions

The Inspector is NOT required to perform any action or make any determination not specifically stated in the State of Kansas Home Inspection Standards of Practice and Code of Ethics. Inspections are not technically exhaustive, and we are not required to identify concealed conditions, latent defects, or consequential damages.

The Inspector is NOT required to determine conditions of systems or components that are not readily accessible, remaining life expectancy of any system or component, strength, adequacy, effectiveness or efficiency of any system or component, the causes of any condition or deficiency, methods, materials, or costs of corrections, future conditions including but not limited to failure of systems and components, the suitability of the property for any specialized use, compliance with regulatory requirements, market value of the property or its marketability, the advisability of purchase of the property, the presence of potentially hazardous plants, animals, wood destroying organisms, diseases, molds and mold-like substances, the presence of any environmental hazards including toxins, carcinogens, noise and contaminants in soil, water and air, the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances, operating costs of systems or components, acoustical properties of any system or component, soil conditions relating to geotechnical or hydrologic specialties.

The Inspector is NOT required to offer or perform any act or service contrary to law, perform engineering services, perform any trade or professional service other than home inspection and provide warranties or guarantees of any kind.

The Inspector is NOT required to operate any system or component that is shut down or otherwise inoperable, any system or component that does not respond to normal operating controls, shut-off valves or manual stop valves.

The Inspector is NOT required to enter any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components, under-floor crawlspaces or attics that are not readily accessible.

The Inspector is NOT required to inspect underground items including but not limited to underground storage tanks or other underground indications or their presence, whether abandoned or active, items that are not installed, installed decorative items, items in areas that are not entered, detached structures other than garages and carports, common elements or common areas in multi-unit housing such as condominium properties or cooperative housing.

The Inspector is NOT required to perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components, describe or report on any system or component that is not included in the ASHI Standards of Practice and was not inspected, move personal property, furniture, equipment, plants, soil, snow, ice or debris, dismantle any system or component, except as explicitly required by the State of Kansas Home Inspection Standards of Practice.

The Inspector shall not be held liable for more than the cost of the inspection provided.

By affixing my signature below, I acknowledge that I have thoroughly read and understood the scope of the home inspection, general limitations, exclusions and limits on liability as defined in the Pre-Inspection Notice.

Customer(s): _____ Date: _____

Customer(s): _____ Date: _____

Inspector: _____ Date: _____