

# KANSAS HOUSING

## Seller's Inspection Guidelines

*To be given to seller at application.*

Potential Buyer \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_, Kansas, Zip Code \_\_\_\_\_

The dwelling unit and the equipment provided in it must provide decent, safe and sanitary housing in accordance with the Housing Quality Standards as defined in 24CFR, CH. VIII (4-1-90 Edition), Part 882. A copy is available upon written request.

The **Minimum** conditions to be inspected, per HUD Form #52580-A are listed below. Additional requirements may be stipulated by inspector. A Lead-Based Paint Visual Assessment will also be performed. **Visit the following web site for guidance on the paint visual assessment:**

<https://apps.hud.gov/offices/lead/training/visualassessment/h00101.htm>

1. All exterior walking surfaces must be sound and free from hazards. Walking surfaces elevated more than thirty (30) inches above the adjacent surface must be protected by a guard rail or handrail at stairs. Rails shall conform to local code requirements as to construction.
2. Building walls, foundations and roof must be sound, free from hazard and weather tight.
3. There can be no evidence of peeling or flaking paint on exterior or interior painted surfaces, including interior windowsills.
4. The building drainage system, gutters and downspouts must be in operating condition.
5. The building site must be free of debris and free from hazards.
6. All windows and doors in the unit must be in operating condition, sound, free from hazard and weather tight. Windows accessible from the ground must be lockable. All exterior doors must be lockable and have a storm door. All windows required by code or 24CFR must have screens.

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7. The heating system for the unit must be in good operating condition and capable of providing adequate heat to all living spaces. Gas systems must be properly vented.
8. The hot water heating system for the unit must be in good operating condition and capable of providing adequate hot water to kitchen and bath spaces. Gas systems must be properly vented. Pressure relief valves and 3/4" overflow pipe 3 to 6 inches from the floor are required on hot water heaters.
9. The plumbing system for the unit must be in good operating condition and capable of providing adequate water to kitchen and bath spaces and removing wastewater to a public or private disposal system. Seller may be required to provide proof of acceptability of local sewage systems and water supply systems.
10. The electrical system for the unit must be in good operating condition, adequately sized to provide adequate service and protected by proper connections, coverings, and grounding.
11. If a stove or refrigerator is included in the sale of the property, the appliances must be present at the time of the inspection and must be in good operating condition.  
Kitchen areas must provide food storage and preparation areas.
12. Bathroom spaces must have an enclosed toilet space, a bathing space and an operable window or a powered ventilation system.
13. The building must be free from infestation.
14. The building must be free from hazardous materials as defined by Kansas and Federal Standards. A list of such laws is available upon written request.
15. An operable smoke detector must be provided on each occupied level plus the basement area of the unit. Battery operated detectors must have active batteries.

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- 16. At the time of the inspection for these standards, the unit must be ready for occupancy with all utility systems, appliances, and smoke detectors operable. Only one compliance inspection will be made.
  
- 17. **Inspections for Housing Quality Standards are non-intrusive, visual inspections only. The KHRC is not, by nature of the inspection process, providing any safety or code compliance assurances to buyer or seller or confirmation of building materials, quality or integrity of construction or confirmation of any warranty issues, express or implied. It is recommended that the buyer obtain inspections from authorities or licensed contractors if such assurances are suggested by the condition or age of the property or equipment being provided by the seller.**  
  

**Further, the Inspection is NOT a warranty to the borrower(s), the seller(s) or any other person(s).**
  
- 18. Any other conditions that would constitute decent, safe and sanitary housing.
  
- 19. The unit has not been occupied by a tenant (for an agreed upon amount or without charge, regardless of a written agreement) other than the Purchaser during the three (3) month period preceding the date of the purchase contract.

**By signing below, the seller indicates that he has received and understood the conditions required and outlined by these guidelines. Further, by signing below, the seller or seller's agent indicates that the residence meets or will meet all of the standard requirements stated above prior to closing. The seller has 30 days to make any necessary repairs, at their expense.**

**The seller may be charged for any re-inspection of the home if any of the above items fail the second inspection.**

Blue Ink or e-sign

Seller: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_  
Date: \_\_\_\_\_