

Safety and Security

- Windows don't close
- Windows don't lock
- Exterior doors don't close
- Exterior doors don't lock
- The house is not secure (people can get in)

Cleaning and Disposal

- Junk in yard
- Trash and debris inside house
- Germs and grime on surfaces
- Pet odors

Structural and Drainage

- Foundation is unstable or not level
- Floor joists are damaged, crooked, or unstable
- Rafters are damaged, crooked, or unstable
- Window and door headers are damaged, crooked, or unstable
- Roof is sagging, bulging, swaybacked, or unsupported
- Walls are crooked and/or bulging
- Foundation shows signs of settlement
- Chimney, porches, patio, or stairs are pulling away from the house
- Inadequate drainage
- Soil is not properly graded to keep water away from the home
- Water seepage in the crawl space and/or basement
- Wet or damp basement
- Buckled floors or mildewy odor in basement
- French drains are needed or are not functioning as intended
- Gutters and/or downspouts are needed or are in need of repair or replacement

Pest Control

- Signs of active termites
- Fleas, roaches, spiders, wasps, hornets
- Bees
- Indications of rodents

Roof

- Roof leaks
- Shingles are old, damaged, worn, or missing
- Flashings are in need of replacement
- Improper flashings
- Rolled roof is wrinkled and/or damaged
- Water standing on roof
- More than two layers of shingles on roof
- Vents and/or turbines need to be replaced
- Decking is rotted and/or sagging
- Pipe protrusions need to be painted
- Nails need to be caulked

Exterior Rough Carpentry

- Loose and rotted siding
- Wood rot along bottom of siding
- Siding in contact with soil
- Fascia boards rotted
- Soffit board and eaves have rotten wood
- Wood rot at front porch column and/or railing
- Wood rot at bottom of garage door posts
- Water damage on lower panels of garage door
- Door threshold is rotten
- Doors are missing proper weather stripping
- Deck, railings, and stairs in need of repair
- Wood privacy fence damaged or missing pickets

Interior Rough Carpentry

- Mushy subfloor
- Rotted or termite-eaten studs
- Bulges and deflections noted in the floor, wall, or roof framing

Windows

- Broken window glass
- Window screens missing or damaged
- Windows won't open or shut
- Seal broken in double-pane glass (fogged)
- Missing locks
- Windows missing proper caulking

Fireplace

- Fireplace/chimney has excessive creosote buildup
- Bricks/mortar in need of repair

HVAC

- Furnace not functioning or at the end of its useful life
- Wall heater not functioning or at the end of its useful life
- HVAC system needed
- Condenser not functioning or at the end of its useful life
- Ducts are decaying and need to be replaced
- HVAC filter dirty; system in need of service
- Condensate line needs to be extended
- Exhaust fan units don't vent to the exterior
- Exhaust fans rattle
- Air vents are rusty and mildewed
- Thermostat needs to be replaced

Plumbing

- Hot water heater not up to current code (height, flue, temperature and pressure (T&P) valve, overflow, combustion air intake)
- Walk-in shower (leaking shower pan)
- Toilet leaks, runs, doesn't flush, loose
- Bathtub is chipped, stained, cracked (needs to be replaced or refinished)

- Bathtub/shower handles leak
- Sinks badly stained, scratched, chipped, or broken
- Faucets drip or leak
- Hot and cold water faucets reversed
- Drains are slow or leaky
- Gas space heaters and wall heaters present
- Washing machine connections are badly corroded or leaking
- Ice maker box leaking
- Outside faucets leak and/or need vacuum breakers to prevent backflow
- Old galvanized iron water supply lines are present
- Connected pipes have incompatible materials
- Main drain lines leak
- Water supply lines leak
- Vent lines not present
- Sewer lines leak

Electrical

- Ground fault interrupt circuit (GFCI) needed in kitchen, bathrooms, utility room, outside, unfinished basements and garage
- Smoke detectors needed
- Electrical service insufficient
- Old fuse system Care Of
- Old knob and tube wiring present
- Ungrounded outlets
- Hot and neutral wires are reversed (use outlet tester)
- Aluminum wiring present (typically mid-1960s to early 1970s)
- Damaged or missing outlets
- Damaged or missing switches
- Exposed wiring

Masonry and Concrete Work

- Masonry is crumbling
- Stone, brick, or stucco siding in need of repair
- Brick in fireplace in need of repair
- Concrete underpinning cracked, missing, or in need of repair
- Sidewalks, driveway, patio cracked or in need of repair

Insulation

- Inadequate insulation in attic or walls

Walls

- Missing drywall/plaster
- Cracks in drywall/plaster
- Holes in drywall/plaster (behind doors from doorknobs, etc.)
- Loose drywall seams and corner bead
- Missing texture
- Wallpaper is worn and/or peeling
- Paneling is scratched or has holes

Cabinetry

- Missing cabinet doors and drawers
- Cabinet floor (bottom) under sink is rotted and needs to be replaced
- Cabinets are rotted, worn, scratched, sagging

Interior Doors and Trim

- Doors are damaged
- Doors are misaligned
- Window sill is water-damaged
- Baseboard is missing or damaged
- Doorjamb is cracked or damaged
- Space between the guardrails at the stairway is too wide

Paint

- Paint is peeling
- Water stains on sheetrock ceilings
- Interior in need of paint
- Exterior needs caulk and paint

Countertops

- Laminate countertops are scratched and worn

Tile and Vinyl

- Tile countertop is damaged
- Tile around bathtub/shower is missing or damaged
- Tile needs to be caulked
- Tile needs to be regouted
- Tile floor is missing or damaged
- Vinyl is peeling
- Holes in vinyl

Hardwood Floors

- Boards are termite-damaged or rotted
- Floors are badly stained

Hardware and Accessories

- Doorknobs and deadbolts not functioning; doorstops missing
- Bathroom towel bars and paper holder missing
- Mirrors damaged
- Shower door missing or broken

Appliances

- Range not functioning or at the end of its useful life
- Dishwasher not functioning or at the end of its useful life
- Wall oven not functioning or at the end of its useful life
- Cooktop not functioning or at the end of its useful life
- Vent hood not functioning or at the end of its useful life
- Microwave not functioning or at the end of its useful life
- Refrigerator not functioning or at the end of its useful life
- Garbage disposal not functioning or at the end of its useful life
- Trash compactor not functioning or at the end of its useful life
- Ice maker not functioning or at the end of its useful life

Carpet

- Carpet in need of replacement (stained, worn, burn marks, holes)

Landscaping

- Trees are overgrown and too close to the roof; shrubs need to be trimmed