

## **LIST OF COMMON MINIMUM PROPERTY REPAIRS**

### **Structure/Dwelling**

- Missing siding (structure open to elements)
- Damaged/missing attached garage door
- Bowing, crumbling foundation (structure compromised-possible structural engineer inspection trigger)
- Significant foundation cracks
- Missing or broken windows (security safety )
- Any exposed subflooring
- Missing Kitchen base cabinets and countertops as required accommodate sink and plumbing fixtures (lower base cabinetry only)
- Security bar removal (If no release latch is found)
- Grading/drainage issues (standing water against the foundation)
- Dampness/standing water in basement or crawlspace (possible structural engineer inspection trigger)
- Mold like substances (Required remediation is needed)
- Missing exterior doors or exterior doors that cannot be properly secured
- Damaged interior walls (larger areas of damaged walls that expose mechanical systems)
- Major cracks in walls floors or foundation that indicate more than typical settlement or possible major structural issues (possible structural engineer inspection trigger)
- Any non-conforming attributes to the dwelling ( e.g.: 3 family in two dwelling )

### **Roof**

- Leaking roof-Any evidence of water leak (prior and /or current) (If roof appears in good condition inspection can be required )
- Visibly worn or curling shingles- roof at end of useful life – no less than 2 years – no more than 3 layers ( Certification trigger possible
- Fascia- Missing, damaged, rotting ( Exposure to elements)
- Gutters- Loose or Missing ( Possible drainage issues)
- Downspouts- Loose damaged or missing – (possible drainage issues )

### **Plumbing (inability to verify service will trigger water pressure test at buyer's expense)**

- Burst, missing, severed/frozen lines, low pressure, no pressure (will trigger a minimum of a pressure test to verify functionality )
- Major leaks
- Missing toilet(s)
- Missing sink (s)
- Missing water heater ( Must verify functional)
- Damaged relief valve (s) (water heater)
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### **Electrical (inability to verify service will trigger electrical certification at buyer's expense)**

- Missing switch and outlet cover plates – (exposure to electrical contact)
- Non-working outlets
- Exposed/severed wires that are - not capped or capped but hanging and exposed wires
- Missing/Damaged electrical service panel
- Missing/Damaged electrical service meter
- Missing light fixtures
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### **HVAC (inability to verify service will trigger HVAC certification at buyer's expense)**

- Inoperable Furnace- Repair or replace as needed
- Missing furnace- replace as needed
- Missing/damaged thermostat
- Missing /damaged ductwork
- Missing vent registers (wall or floor vents)
- Boilers - if water shut off must be inspected for safe operation

- Missing boiler supply or return lines.
- Missing air conditioning units.
- Evidence of hazardous material on or in the structure ( e.g. : Oil tank)
- Evidence of underground storage tanks.
- Wood burning stove must be certified it functions.

#### **WELL/SEPTIC**

- Verify potable drinking water
- Functional Septic system Cert
- If tie in available or required
- Well must be external ( no wells in basement)

#### **COSMETIC REPAIRS**

These repairs are less severe in nature but can be notated by appraiser if not included and will cause delays in the process.

- Minor cracks/ holes in plaster or dry wall that do not expose any mechanical systems Lifted floor tile or carpet (trip hazards)
- Graffiti or soiled wall paint.
- Soiled damaged carpet/vinyl/floor coverings.
- Whole dwelling overly soiled
- Hardwood floor covering that is worn and in need of refinishing
- Missing basement ceiling and floor tiles
- Minor settlement foundation cracks
- Cracked windows
- Cracked uneven concrete on drive-way, patio, walkway
- Crawl space with debris and trash
- Missing interior doors, missing door knobs/or hardware
- Missing minor stone or brick on exterior walls.
- Missing trim molding.
- Missing window or door screen
- Missing cabinet drawers and or doors in kitchen
- Missing upper kitchen wall cabinets
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#### **ITEMS LISTED BY HUD AS NO LONGER CONSIDERED – BUT BEWARE**

- Missing handrails
- Cracked or damaged exit doors that are otherwise operable.
- Cracked window glass
- Defective paint surfaces in homes constructed post 1978
- Minor plumbing leads (such as leaky faucets)
- Defective floor finish or covering (worn through the finish, badly soiled carpeting)
- Evidence of previous (non-active ) wood destroying insect/organism damage where there is no evidence of unrepaired structural damage Pest inspection
- Rotten or worn out counter tops
- Poor workmanship
- Trip hazards (cracked or partially heaving sidewalks, poorly installed carpeting)
- Crawl space with debris and trash
- Lack of an all weather driveway surface
- HUD no longer requires automatic inspection of flat or unobservable roof areas