

TOP 20 DEFICIENCIES (EXAMPLES)

The following are examples of maintenance items that, if repaired prior to the physical inspection, could make a significant difference in the overall inspection score. Be sure that ...

1. **Water Heater** - the pressure relief valve discharge tube extends to within 18 inches of the floor.
2. **Misaligned Chimney** - the vent stack on gas operated water heaters or furnaces are properly aligned.
3. **Missing HVAC Covers** - there are covers on all baseboard heaters.
4. **Access to the Electrical Panel** - access to the electrical panels is not blocked by furniture or other items not easily removed.
5. **Missing Covers** - electrical panels that have interior covers (aside from the panel lid box itself) to prevent exposure from the wire connections are in place.
6. **Open Breaker/Fuse Ports** - open breaker/fuse ports are covered.
7. **Doors Damaged Seals** - the factory-installed seals on exterior doors, such as building or unit doors, are in place and undamaged.
8. **Doors Damaged Hardware** - exterior door hardware locks or latches properly and fire doors function as designed.
9. **Security Doors** - security doors **do not** have dual-side key locks.
10. **Kitchen** - stove burners are working.
11. **Plumbing** - pipes and faucets are not leaking, and areas around any leaks are cleaned up and repaired.
12. **Damaged Sinks/showers** - any hardware problems are repaired, diverters are working, drains have stoppers, hot and cold water handles are in place and working.
13. **Clothes Dryers** - are properly vented to the outside from units or laundry rooms.
14. **Storm Water Sewers** - are not clogged with trash or leaves.
15. **Sanitary Sewer Damaged Covers** - caps located in the grass on the exterior of the building that have been damaged by a lawn mower are cleaned out and repaired.
16. **Trash Chutes** - hardware is in place and the chute door closes properly.
17. **Trash Receptacles** - are not overflowing and are adequate in size for the property.
18. **Auxiliary Lighting** - the back up lighting works even when the test light does not work.
19. **Leaking Domestic Water** - there are no leaks in the domestic water supply, including the hose bibs located on the exterior of the building.
20. **Outlet and Switch Plate Covers** - are not cracked or broken.