



1. If the house was built before 1978, surfaces with chipping or peeling paint must be scraped and repainted. This includes the interior and exterior of the house, as well as garages, fences, etc.
2. The roof should have at least 2 to 3 years of useful life remaining, with no more than 2 layers of shingles. If the home is at least 10 years old, any snow must be removed from the majority of the roof prior to inspection.
3. Any broken windows must be replaced.
4. The cause of a wet basement should be cured (improve drainage away from house, install gutters, etc.)
5. Electric service must be at least 60 AMP or greater. Electric Certification may be required if 60 AMP appears to be overloaded. Homes larger than 1,000sq.ft require 100 AMP service.
6. Abandoned inoperable wells must be capped and sealed by a licensed well sealing contractor.
7. Safety handrails are required in open stairwells of 3 or more stairs, both inside and outside.
8. Infestations of any kind must be exterminated (e.g. insects, mice, etc.).
9. Damaged or inoperable plumbing, electric, and heating system should be repaired.
10. Structural or foundation problems must be repaired.
11. Flammable storage tanks must be removed and filler cap sealed from the inside.
12. If the house has an attic or crawl space, it is the homeowner's responsibility to make these areas accessible for inspection.

**Contact me to learn more!**