

	Yes	No	Comments
<b>EXTERIOR MAINTENANCE</b>			
Are raised foundation systems level and free of open cracks and breaks, and/or capable of supporting the weight of the structure?			
Do parts of the structure have evidence of deterioration?			
Are siding and masonry joints maintained, weather resistant or water tight?			
Are exterior walls anchored, level, and free of holes, cracks or breaks or loose and rotting materials?			
Are exterior wood surfaces protected from the elements and decay by painting or other protective covering or treatment? Are the surfaces free of peeling, flaking, or chipped paint?			
Are decorative features properly anchored?			
Are overhang extensions or projections properly anchored?			
Are exterior stairs, decks, porches, steps and balconies, including guards and handrails, free of damage and do not sway/move?			
Are metal surfaces coated to inhibit rust or corrosion? Have oxidation stains been removed?			
Is every window, skylight, door and frame kept in sound condition, good repair, and weather-tight?			
Is every openable window easily opened and capable of being held in position by window			
Does every exterior door have locks that tightly secure the door?			
Are screens on all doors and windows that are used for ventilation?			
Does the roof leak, have any buildup of leaves or debris that could admit rain, have inadequate drainage, or appear to be in disrepair?			
Are chimneys and vents structurally sound and properly anchored?			
<b>Lawns shall be maintained in ?</b>			
Are the premises maintained in a clean, safe, sanitary condition and free of any accumulation of junk or trash?			
Are the accessory structures maintained and structurally sound?			
Are trash containers stored out of public view, except for pick-up day?			

Pools shall comply with all state and county regulations, to include proper fencing and barrier protection			
Are all vehicles serviceable and legally tagged?			
<b>INTERIOR MAINTENANCE</b>			
Is the interior of the structure and equipment maintained in good repair and sanitary condition?			
Do floors or walls show signs of stress or buckling?			
Are stairs, landings and similar surfaces including guards and handrails structurally sound and properly anchored?			
Is there at least one window of approved size facing directly to the outdoors in each habitable space?			
Are interior surfaces maintained in good, clean, and sanitary condition?			
Is paint peeling, flaking or chipping?			
Is there cracked or loose plaster, decayed wood or other defective surface conditions?			
Do interior doors fit reasonably well within the frame and are they capable of being opened and closed, and securely attached?			
Does every dwelling unit contain its own bathtub or shower, bathroom sink, toilet, and kitchen sink that shall be maintained in a sanitary, safe working condition?			
Are plumbing fixtures properly installed, maintained in good working order, kept free from obstructions, leaks, and defects, and capable of performing the function for which they are designed?			
Are kitchen sinks, bathroom sinks, laundry facilities, bathtubs and showers supplied with hot and cold running water?			
Is there a window or ventilation fan in the bathroom or toilet room and is it properly installed and maintained in good working order?			
Are plumbing fixtures properly installed, maintained in good working order, kept free from obstructions, leaks, and defects, and capable of performing the function for which they are designed?			
Are plumbing fixtures properly connected to either a public sewer or to an approved private sewerage disposal system?			

Is the water heating facility properly installed, maintained and capable of providing an adequate amount of water and at a temperature not less than 110 degrees Fahrenheit?			
Do dwellings have heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms?			
Are mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances, and water heating appliances properly installed and maintained in a safe working condition, and are they capable of performing their intended function?			
Are electrical equipment, wiring, and appliances properly installed and maintained in a safe and approved manner?			
Does the electrical system in the structure constitute a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage?			
Does every habitable space in a dwelling have at least two separate receptacle outlets spaced apart from each other or on different walls?			
Does every laundry area have at least one grounding-type receptacle or a receptacle that is either protected by a ground fault current interrupter (GFCI) breaker or a listed GFCI receptacle?			
Does every bathroom have at least one receptacle? Any newly installed receptacle outlet shall be GFCI protected.			
Do all receptacle outlets and light switches have an appropriate protective faceplate?			
Are there any flexible cords used for permanent wiring, or running through doors, windows, or cabinets?			
Does every public hall, interior stairway, toilet room, kitchen, bathroom and laundry room have at least one electric light?			
Are a/c duct systems maintained, free of obstructions and capable of performing the required function?			
Is there a smoke detector on each floor of a dwelling unit, outside of each sleeping room, inside of each sleeping room and in working order?			

Smoke detectors for the hearing impaired shall provide a signal approved for persons with such needs. This typically is a device that has a flashing strobe feature, as well as an audible alarm.			
Is a carbon monoxide alarm present in each dwelling unit using natural gas, propane, or fuel oil, and in working order?			
Is a working fire extinguisher provided in the kitchen area?			
Is the premises free from insect and rodent infestation?			
<b>ENERGY EFFICIENCY STANDARDS</b>			
Is there a minimum of R-30 of Attic Insulation?			
Is the attic access weather stripped and insulated with minimum of R-30?			
Are all visible duct joints sealed using mastic or a combination of mastic and fiberglass mesh tape pressure sensitive foil tape (UL181AP) or heat sensitive foil tape (UL181AH) and all ducts insulated to a minimum of R-6 with appropriate commercially available insulation material?			
Does the fireplace chimneys have working dampers, doors, or closures?			
<b>Is the plumbing system free of leaks?</b>			
Are the showerheads a gal/min flow rate of 2.2, or less (evidenced by documentation maintained by the Owner)?			
Do the faucets have aerators with a 2.2 gal/min flow rate or less (evidenced by documentation maintained by the Owner)?			
Do the toilets have a 1.6 gal/flush (use of a volume reduction device to achieve this is acceptable)?			
Does the water heater(s) have a visible and properly functioning Temperature/Pressure Relief Valve (TPRV)?			
Are the water heater pipes insulated for the first 3' from the unit (except gas units), with appropriate commercially available insulation?			
Are all the visible exterior water lines, not in an enclosed space, insulated with appropriate commercially available insulation?			

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