

Innotation

Show Stoppers

The following items coincide with the HPIR an Initial Services requirements and will result in the contractor returning to the property to complete prior to placing the property on market.

1. Uncovered breaker boxes with exposed breakers
2. Uncovered meter bases
3. Handrails and/or guardrails
4. Broken glass or boarded windows
5. Hole in floor or ground
6. Trip or fall hazards
7. Water on floor/Flooded basements
8. Active roof leak
9. Active water intrusion
10. Excessive MLS or untreated MLS under 25 sq. ft.
11. Unsecure Jacuzzis or pools or spas
12. i.e. uncovered, cover sunken into pool, ripped covers, etc.
13. Water features (ponds)
14. Snow removal/de-icing
15. Urine/feces stained carpet
16. Uncovered/open electric panels
17. Uncapped wires/outlets
18. Exposed tack strips
19. Unsecured play structures or basketball hoops
20. Insect or rodent infestations
21. Cracked porcelain (sinks/toilets/etc.) that could cut someone
22. Missing toilets with uncapped sewer line
23. Debris Removal
24. No access
25. Unsecure properties or properties not to HUD spec
26. Foundation failure and damaged basements/walls
27. Sump pump not functional or no power
28. Excessive yard maintenance not complete-leaning trees not addressed, branches touching structures, yard over 6-8 inches, flower beds full of debris/vegetation, etc.
29. Uncapped gas lines
30. Dead trees or fallen trees
31. Initial Service Checklist not complete
32. Leaking oil tank
33. Signs of vandalism
34. Exterior graffiti or interior vulgar graffiti
35. Rollaway dumpster left on property or abandoned vehicles on site