



HVAC

Nothing will drive tenants crazy quite like broken air conditioning. Request a detailed history of work done on the property's heating and cooling.



ROOF

Prioritizing the property's roof in your due diligence process could save you thousands down the line.



FOUNDATION

Foundation issues, no matter how minor, can lead to cracks in the wall, as well as a damaged roof and floors.



APPLIANCES

Dishwashers, refrigerators, and other appliances may feel like small details on the grand scale of the property, but they will be vital to your tenants' quality of life.



WINDOWS AND DOORS

Make sure windows are not leaking air and that doors throughout the house lock properly.



FLOORS

The condition of the floors can tell you a lot about the overall state of the property. If they feel uneven, there may be an issue with the foundation.



CEILINGS

Discoloration of the ceiling may be your only sign of water damage or leaks.



WATER DRAINAGE

Conduct or invest in due diligence services that test your rental property's drains.



ELECTRICAL

Identifying exposed or outdated wires is essential to protecting the safety of your tenants.



SEWAGE LINES

With so much to consider above the ground, it's easy to forget the underground. A plumber can run a camera through your sewer lines and find any problems.



RADON / ASBESTOS / LEAD PAINT

Testing for and fully disclosing the existence of these dangerous substances to your tenants is a crucial due diligence service.



LANDSCAPING

Trees and plants may impress during a home visit, but make sure you have a system in place to maintain them.