**BOG Checklist**

This is a short list of what a BOG should be looking for on their first house visit.

**Foundation cracks** – anything super obvious for slab constructed properties, small cracks that are fairly level are fine. Cracks with separation ¼ - ½ inch with a lip on one side are certainly worth concern depending how old property is. Also look for heavy driveway cracks as an indication of soil shifting/erosion.

**Doors not shutting properly** – could indicate heavy house settling. Same with staircases with obvious tilt to one side is an indication of heavy house settling.

**Water damage** – Under kitchen sink, bathroom sinks, around water heater, shower pans, foundation erosion outside, outside yard fence problems typically from drip or sprinkler systems, check house soffits for water damage from damaged/depleted roof gutters.

**HVAC system** – Obviously costly to replace, you want to make sure proper operation for both AC and Heater/furnace. Typically, these are found during home inspection but feel free when you’re at the first house visit to check for proper operation.

**Improper building add-ons** – this is common. Example: someone converted the attached garage into living space. This is against code due to slab elevation requirements, egress, and fire code in some places. Other add-ons can be improper construction material/technique and sometimes takes a professional eye to catch. (should be caught in a home inspection).

**Electrical** – anything exposed like missing receptacle and light switch plates, missing receptacles all together… would indicate there has been some electrical problem. Also look for proper gfci in the wet areas (kitchen, bathrooms) as this is code anywhere in the country.

**Roof condition** – Age of the roof, wear and tear like missing shingles/tiles etc… (hail, wind damage)

**Obvious tree problems on the property** – Heavy limbs over the top of the house/neighbor’s house, invasive root damage at sidewalk, driveway, or by the house slab etc…