

Item	What it Covers and Explanation	Appropriate Professional
Size	Square footage, room dimensions	Licensed or Certified Appraiser; Buyer measurement if square footage is of a material consideration in purchase
Age of Structure and Additions	Age of property improvements	Municipal records
Waste Disposal	Age, location, type, size, adequacy, System capacity and condition of sewer and Septic systems and components. Compliance with Local and State codes.	Municipal and State records Code Enforcement Officer of Town; licensed soils evaluator (scientist); local plumbing inspectors
Water Supply (public & private)	Water quality, quantity, availability and use restrictions. Performance of well systems and components. Root growing onto pipes in public systems.	General building inspector, Water Quality Testing Labs Well and Water Consultants Well and Drilling Contractors Local Water Utilities
Condition of Structure, Systems And Components	Built-in appliances, foundations, roof, plumbing, heating, air conditioning, electrical systems, mechanical, security, pool/spa, other structural and non-structural systems and components. Personal property if included in the sale insulation, energy efficiency of the property	General Building inspector, other licensed contractors to answer your specific concerns, Energy Consultant/Inspector
Chimney	Structure of the interior and the Exterior of the chimney.	Chimney sweeps, fire department, Level II Inspectors, State Fire Marshal's office, building inspector.
Property Lines and Boundaries; Lot Size	Property lines and boundaries. Fences, hedges, walls and other natural or constructed barriers or markers should not be relied on to established property boundaries. Lot size.	Registries of deed, Municipal records, licensed surveyor to establish through staked survey
Encroachments, Setbacks, Floodplain, Easement	Boundaries and land issues affecting the property	Mortgage loan, inspection, surveyor, Registry of Deeds, Municipal records Title Attorney
Land Use, Zoning & Other Codes	Compliance with existing codes (e.g., building, fire, plumbing & electrical), permitted uses (e.g., subdivisions, expansions), setbacks, restrictions, land use, tree growth, farmland and open space, shoreland zoning and resource protection, compliance with disabilities Act (ADA), Endangered species/natural habitat	Code Enforcement Officers, Local and State Agencies, Surveyors, Appraisers
Title Issues	Liens, Easements, Restrictions, Association/ Condominium, Restrictions, Covenants, Private Road issues (e.g. private road Maintenance), Types of Deeds, Types of Ownership	Title Attorneys, title insurance companies, Association/ Condominium Officer
Environmental Hazards and Issues on the property and Surrounding Areas	Any concern you may have about environmental issues inside & outside the property and surrounding areas including but not limited to air quality (e.g. radon, asbestos, odors), contaminated soil and water (e.g., MBTE, radon, arsenic, lead), fuel or chemical storage tanks, hazardous waste (e.g., dump site, junk yard), electromagnetic fields, nuclear sources, neighborhood noise issues	Local, State & Federal Agencies; Environmental Consultants; Water Quality laboratories; general building inspectors.
Lead-Based Paint	Testing for presence of lead in paint dust, soil, water, and/or any other areas in or around the property	Lead inspector lead assessor, general building inspector
Mold	Inspecting for presence of moisture problem which may have led to mold or moisture issues	Home inspector, Certified Industrial Hygienist
Property Stigmas	Any influences or occurrences that might be of concern to you, such as death, suicide, supernatural phenomena, fire or crimes.	Local media, law enforcement agencies, fire departments, neighbors, previous owners, local historical societies.
Neighborhood & Community Issues	Schools, crime, municipal services, medical services, utility availability, sex offender registration (http://www.informe.org/sor or call 207-624-7100 in Maine)	Municipal officials, school districts, chambers of commerce, law enforcement, agencies, hospitals, local utility companies (e.g., telephone companies, cable companies, power companies)