



MPS Report 16-Photo Cheat Sheet



Maximize Impact Minimize Uploads

GOAL: Only 16 Photos Prioritize Key MPS Deficiencies

The photos included in the MPS report should primarily highlight items that failed to meet Minimum Property Standards (MPS) especially those that are hard to fully understand from written descriptions alone. Use your 16-photo limit to visually clarify issues related to health, safety, or structural soundness, and to support repair recommendations. Wide-angle shots that capture multiple deficiencies or key systems are preferred whenever possible.

Recommended Photo Sequence:

1. Front of Home Full View: Roof, siding, windows, entry door, landscaping, grading.
2. Rear of Home Full View: Rear elevation, steps, rails, decks, exterior doors, yard slope.
3. Left Side Elevation: Siding, foundation, windows, and grading.
4. Right Side Elevation: Same as above; include A/C unit or electric meter.
5. Roof View (From Ground or Drone): Visible roofing materials and drainage system.
6. Kitchen Overview: Cabinets, counters, sink, GFCI outlets, and appliances.
7. Bathroom Overview (Main Bath): Toilet, sink, tub/shower, and GFCI outlet.
8. Living Area View: Ceiling, floor, walls, windows, general condition.
9. Bedroom (Representative Room): Window, door, floor, ceiling.
10. Electrical Panel: Close-up showing label and breakers.
11. Plumbing & Water Heater: Water heater, TPR valve, visible plumbing.
12. HVAC System or Furnace: ID label and overall condition.
13. Foundation/Basement/Crawlspace Entry: Structural or moisture issues.
14. Attic Access & Interior: Insulation and roof framing if accessible.
15. Trip Hazards / Handrails / Stairs: Safety concerns like missing rails or uneven surfaces.
16. Smoke/CO Detector & Additional Safety or Code Concern: CO/smoke alarms or major code issue.