



Home Inspection Guidelines for Down Payment Assistance Program

Basis for Guidelines

CPAH bases its guidelines on FHA Minimum Property Requirements. CPAH will not require repair of those items that an FHA Appraisal considers to be acceptable. However, CPAH must adhere to state and local code requirements. For more information on these guidelines, consult HUD Handbook 4150 and HUD Mortgagee Letter 2005-34.

Unacceptable Conditions

- (1) Hazards that affect or threaten the health and safety of the occupants.
- (2) Hazards that jeopardize the soundness and structural or integrity of the home.
- (3) Necessary mechanical systems (heating, plumbing, etc.) that are unsafe or do not have adequate capacity to support the home.
- (4) State and local code related deficiencies.

Examples (not meant to be a complete list):

Electrical issues	Non-resolved lead-based paint hazards
Evidence of septic failure	Non-resolved mold or asbestos hazards
Fire hazards	Flooding
Toxic chemicals/ Radioactive materials	Damage from soil or other ground movements
Insufficient water supply	Ground water
Contamination from septic and sewage	Inadequate surface drainage
Inadequate ventilation	Insufficient sewage disposal
Inadequate attic insulation	Soil contamination
Lack of smoke and/or carbon monoxide detectors	Wood-Destroying-Insect infestation
Foundation cracks	Inadequate sanitation
Roof < 2 years estimated remaining life	

Addressing Unacceptable Deficiencies and Hazards

Existing or potential unacceptable deficiencies and hazards identified on the home inspection report must be remedied prior to closing. Proof of repairs will be required by providing one of the following **1) Reinspection** by licensed home inspector or **2) Professional invoices**.

Questions

CPAH welcomes your questions. Feel free to call our Director of Underwriting, Alicia Sanchez, at 847/263-7478 if you have questions about these guidelines or about repairs required for an individual property.