

Home Inspection Guidelines for Homebuyer Programs

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. 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.

Examples (not meant to be a complete list):

Broken windows, doors, steps	Non-resolved lead-based paint hazards
Inadequate or blocked doors	Non-resolved mold or asbestos hazards
Evidence of septic failure	Flooding
Fire hazards	Damage from soil or other ground movements
Toxic chemicals	Ground water
Radioactive materials	Inadequate surface drainage
Insufficient water supply	Insufficient sewage disposal
Contamination from septic and sewage	Soil contamination
Inadequate ventilation	Wood-Destroying-Insect infestation
Lack of smoke detectors	Non-GFCI outlets
Foundation cracks	Inadequate sanitation
Roof < 2 years estimated remaining life	Inadequate egress from bedrooms to exterior

Examples of Items Not Requiring Repair

- (1) Items that meet FHA Minimum Property Standards
- (2) Minor property deficiencies
- (3) Poor workmanship
- (4) Cosmetic items

Examples (not meant to be a complete list):

Loose tiles	Items with 2+ years useful life that function adequately
Non-functioning appliances	Cracked window glass not posing a safety hazard
Missing handrails (if <3 steps)	Damaged exit doors that are otherwise operable
Missing screens	Lack of all-weather driveway
Minor leaks	Defective paint surfaces in homes post-1978
Low (but adequate) water pressure	Rotten or worn out countertops
Defective floor finish or covering	Damaged plaster/ sheetrock in homes post-1978
Crawl space with trash or debris	Trip hazards

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Addressing Unacceptable Deficiencies and Hazards

Existing or potential unacceptable deficiencies and hazards identified on the home inspection report must be inspected and certified by a licensed professional. Any items this subsequent inspection notes as needing repair or improvement must be remedied prior to closing. Both proof of the inspection and proof of repairs will be required.

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. Please be aware that when disputing a required repair, a copy of the FHA Appraisal may be requested for verification.