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
- Inadequate or blocked doors
- Evidence of septic failure
- Fire hazards
- Toxic chemicals
- Radioactive materials
- Insufficient water supply
- Contamination from septic and sewage
- Inadequate ventilation
- Lack of smoke detectors
- Foundation cracks
- Roof < 2 years estimated remaining life

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