

MINIMUM PROPERTY STANDARDS

Masonry – Slab/Foundation

- No evidence of significant cracks that could affect structural soundness

Siding

- No damage to soffit, fascia, and siding

Gutters/Downspouts

- No missing gutters

Roof

- No missing tiles, shingles, flashing, etc.
- No holes
- No signs of leakage
- The roofing must be expected to last for at least two or more years.

Driveways / Walks

- Property must have adequate access for pedestrians and vehicles, and the street must have an all-weather surface so that emergency vehicles can access the property.

Painting

- No evidence of peeling or chipping paint

Caulking

- Adequate caulking and weather stripping on doors and windows

Fencing

- If existing, must be structurally sound

Grading/Landscaping

- Grading must provide drainage away from structures
- No standing water near structure

Windows

- No cracked windows
- No missing screens and missing windows
- All windows must be freely operational

Doors

- No missing doorknobs

Partition Wall

- No significant cracks
- No visible holes in exposed areas that could affect structure

Plaster/Drywall

- No evidence of water stains on walls or ceilings
- No damaged plaster, sheetrock, or ceiling/wall materials

Stairs

- No missing handrails either inside or outside if there are more than 3 steps

Flooring - Wood/Finished/Tile

- No evidence of flooring that is in disrepair or missing tiles
- No significant cracks
- No evidence of water damage
- No evidence of spongy/weak/rotted flooring

Bath Accessories

- No missing bathroom fixtures

Plumbing

- The home must have a toilet, sink, bathtub and/or shower.
- The septic system (if present) must be functional.
- Must have safe and sanitary sewage disposal
- The well (if present) must be functional.
- Separation between the well and septic system must be greater than 100 ft.
- Must have an acceptable and sufficient water supply
- Swimming pools must be operational and maintained
- Hot water heater must have a relief valve

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Electrical

- No evidence of damaged switches or outlets
- No evidence of smoke or sparks from outlet
- No evidence of exposed, frayed, or unconnected wiring
- No missing fixtures, switches, outlets, or outlets plates

HVAC

- All habitable rooms must have a functioning heat source
- Heat source unit must be functional
- No smoke or irregular smell

Appliances

- Must have working kitchen appliances - at minimum refrigerator and stove

Basements / Crawl Space

- Must have sufficient access
- Must have natural and adequate ventilation
- No evidence of water damage
- No signs of dampness or ponding of water
- No cracks or erosion in exposed areas that affect structural soundness
- Space adequate for maintenance (recommend 18 inches)
- Support beams must be intact

Attic

- Adequate access
- No evidence of holes
- Support beams must be intact
- Natural and adequate ventilation

Miscellaneous – Safety Hazards or Nuisances

- No evidence of mold or mildew
- No evidence of termite damage
- No evidence of toxic waste
- Property must be free of soil contaminants
- No underground storage tanks
- No evidence of sinkholes
- No active or planned gas drilling within 300 ft.
- Cannot be within 75 ft. of operating oil/gas wells with no mitigation visible
- No abandoned oil or gas well within 10 ft.
- No evidence of slush pits
- No excessive noise or hazard from heavy traffic area
- Cannot be within 10 ft. of easement for high-pressure gas or petroleum line
- Cannot be within fall distance for overhead towers (high-voltage, radio/tv, cell phone)
- No stationary storage tanks with more than 1000 gallons of flammable or explosive material
- No evidence of lead-based paint