**Initial Inspection Checklist**

**Texas HOME Program**

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| **Administrator:**  | **Contract/RSP Number:** |
| **Homeowner Name:** |
| **Assisted Property Address:** |
| **Date of Physical Inspection of Property:**  | **Total Square Footage of Property:** |
| **Inspector’s Name:**  | **Inspector’s Phone:**  |
| **Applicable Code Used - Year:**  |  |
| **Applicable Code Amendments Used:**  |  |
| Inspection Item |  |
| PASS | FAIL | COMMENTS |
| PART A. GENERAL HEALTH AND SAFETY  |
| Do all rooms that are used for living have fire exits? | [ ]  | [ ]  |       |
| Lead-Based Paint: All painted surfaces free of deteriorated paint; orDeteriorated surfaces do not exceed exceed 2 square feet per room and/or more than 10% of a component: | [ ]  | [ ]  |       |
| **PART B. MAJOR SYSTEMS**  |
| 1. **Foundation – Pass requires a remaining useful life of five years or more**
 |
| Foundation Type:[ ]  Slab on Grade[ ]  Pier and Beam | [ ]  | [ ]  | [ ] Repair | [ ] Replace |
|       |
| No evidence of wood destroying insect damage: | [ ]  | [ ]  |       |
| No water and/or fire damage or dry rot to wooden piers, beams, joists, and subfloor: | [ ]  | [ ]  |       |
| Adequate support of beams, sills, and joists: | [ ]  | [ ]  |       |
| No untreated wood in contact with soil: | [ ]  | [ ]  |       |
| Drainage is away from the home: | [ ]  | [ ]  |       |

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| Inspection Item |  |
| PASS | FAIL | COMMENTS |
| 1. **Roofing Systems and Attics – Pass requires a remaining useful life of five years or more**
 |
| Approximate age of roof:       YEARS | [ ]  | [ ]  | [ ] Repair | [ ] Replace |
|       |
| Less than 2 layers of roof covering materials: | [ ]  | [ ]  |       |
| No damage caused by leaks though the roofing system: | [ ]  | [ ]  |       |
| No missing, worn, or upturned shingles: | [ ]  | [ ]  |       |
| No damaged, missing, or improperly installed roof jacks, flashings, drip edges on both rakes and eaves: | [ ]  | [ ]  |       |
| No exposed nails or other fasteners: | [ ]  | [ ]  |       |
| No structural damage to trusses: | [ ]  | [ ]  |       |
| No evidence of extensive patchwork or repairs: | [ ]  | [ ]  |       |
| No missing, loose, damaged, leaking, blocked, or improperly sloped gutters and downspouts: | [ ]  | [ ]  |       |
| 1. **Electrical Systems – Pass requires a remaining useful life of five years or more**
 |
| Type of wiring:       | [ ]  | [ ]  | [ ] Repair | [ ] Replace |
|       |
| Electrical system is properly grounded, free of hazards, and all components are properly secured: | [ ]  | [ ]  |       |
| Condition of electrical components is without deterioration or outdated, and no short circuits: | [ ]  | [ ]  |       |
| Current and voltage is adequate, consistent, and appropriate at each outlet, fixture, and piece of equipment for its intended use: | [ ]  | [ ]  |       |
| Conductors, fixtures, boxes, and equipment are properly sized and rated for their intended use: | [ ]  | [ ]  |       |
| System is adequate for current use and takes into consideration occupant behavior and lifestyles: | [ ]  | [ ]  |       |
| Lighting, receptacles, and switches are appropriately located and are of an adequate number: | [ ]  | [ ]  |       |

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| Inspection Item |  |
| PASS | FAIL | COMMENTS |
| 1. **Heating, Ventilation, and Air Conditioning Systems – Pass requires a remaining useful life of five years or more**
 |
| Approximate age of system:       YEARS | [ ]  | [ ]  | [ ] Repair | [ ] Replace |
|       |
| There is a steady and dependable source of heating and cooling to all living areas: | [ ]  | [ ]  |       |
| Combustion gases vent to the exterior: | [ ]  | [ ]  |       |
| Heat exchanger does not leak and is not damaged or cracked: | [ ]  | [ ]  |       |
| Gas supply line does not leak and is not corroded or damaged: | [ ]  | [ ]  |       |
| Pilot or electric start function for their intended use: | [ ]  | [ ]  |       |
| Duct system supplies adequate conditioned air to all living spaces: | [ ]  | [ ]  |       |
| 1. **Plumbing System – Pass requires a remaining useful life of five years or more**
 |
| Wastewater system code compliant: | [ ]  | [ ]  | [ ] Repair | [ ] Replace |
|       |
| No sewer gases are entering home: | [ ]  | [ ]  |       |
| No sewer leaks present: | [ ]  | [ ]  |       |
| Water supply code compliant | [ ]  | [ ]  | [ ] Repair | [ ] Replace |
|       |
| No water leaks present: | [ ]  | [ ]  |       |
| Water is free from hazardous contaminants and safe for drinking, bathing, and other uses: | [ ]  | [ ]  |       |
| Water supply is adequate for all water needs, including adequate pressure at each fixture: | [ ]  | [ ]  |       |
| Supply, drain, waste, and vent pipes do not interfere with the structural integrity of the home: | [ ]  | [ ]  |       |
| Water heater connected to gas/utility and code compliant: | [ ]  | [ ]  |       |
| Plumbing fixtures including toilets, urinals, faucets, lavatories, sinks, showers, bathtubs, and floor drains in good working order: | [ ]  | [ ]  |       |

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| Inspection Item |  |
| PASS | FAIL | COMMENTS |
| 1. **Optional Systems – Pass requires a remaining useful life of five years or more**
 |
| Private water wells present and operational: Type of pump:      Type of storage equipment:       | [ ] N/A | [ ]  | [ ]  | [ ] Repair | [ ] Replace |
|       |
| Private sewage disposal system present and operational:Type of private sewage disposal system:[ ] Septic [ ] AerobicLocation of drain/spray field:       | [ ] N/A | [ ]  | [ ]  | [ ] Repair | [ ] Replace |
|       |
| **PART C. ADDITIONAL INSPECTION ITEMS**  |
| 1. **Site**
 |
| Premises is free from accumulations of rubbish and garbage that present health and safety hazards: | [ ]  | [ ]  |       |
| Premises is free from trees and shrubs that are damaging the dwelling or present a hazard: | [ ]  | [ ]  |       |
| Surface drainage is diverted to a storm sewer or other approved point of collection that drains surface water away from the foundation: | [ ]  | [ ]  |       |
| If rain gutters are present, downspouts are discharging water at least 5’ from the foundation: | [ ] N/A | [ ]  | [ ]  |       |
| Premises free from infestation of vermin and wood-boring insects: | [ ]  | [ ]  |       |
| 1. **Driveways, Sidewalks, and Patios**
 |
| Existing paved surface slopes away from the structure so that water does not collect or drain towards the foundation: | [ ]  | [ ]  |       |
| Existing paved surface is free from hazards which can cause tripping and falling: | [ ]  | [ ]  |       |

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| Inspection Item |  |
| PASS | FAIL | COMMENTS |
| 1. **Walls and Ceilings – Pass requires a remaining useful life of five years or more**
 |
| No evidence of water damage or dry rot of siding, trim, or interior wall coverings: | [ ]  | [ ]  |       |
| No exposed nails or popped seams: | [ ]  | [ ]  |       |
| No evidence of peeling or chipped paint, holes, cracks or gaps in interior wall coverings or exterior cladding: | [ ]  | [ ]  |       |
| No evidence of broken, fire damaged or missing exterior cladding: | [ ]  | [ ]  |       |
| No sagging or missing ceiling sections: | [ ]  | [ ]  |       |
| No evidence of wood destroying insect damage to the exterior cladding: | [ ]  | [ ]  |       |
| 1. **Flooring – Pass requires a remaining useful life of five years or more**
 |
| No evidence of damaged, rotted, loose, weak or otherwise deteriorated subfloor: | [ ]  | [ ]  |       |
| No evidence of torn, missing, broken, or otherwise damaged floor covering that creates a tripping hazard: | [ ]  | [ ]  |       |
| No missing baseboards, shoe molding, or transition strips: | [ ]  | [ ]  |       |
| 1. **Kitchen**
 |
| Appliances (stove, cook top, refrigerator, and exhaust vent, garbage disposal, dishwasher, water softener) operating in a safe manner: | [ ]  | [ ]  |       |
| Cabinet doors and pull out drawers function in the way they are intended: | [ ]  | [ ]  |       |
| Countertops level and at appropriate height to the needs of the occupant: | [ ]  | [ ]  |       |

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| Inspection Item |  |
| PASS | FAIL | COMMENTS |
| 1. **Doors and Windows – Pass requires a remaining useful life of five years or more**
 |
| No broken, missing or cracked window panes: | [ ]  | [ ]  |       |
| No rotten or deteriorated sills, frames or trim: | [ ]  | [ ]  |       |
| No missing seal or sealant or dried, cracked or missing putty or caulking around window panes: | [ ]  | [ ]  |       |
| No inoperable or painted shut windows which make them difficult to open or close: | [ ]  | [ ]  |       |
| No security bars that do not open from the inside without any special knowledge or tools: | [ ]  | [ ]  |       |
| Windows and exterior doors can be locked: | [ ]  | [ ]  |       |
| No broken, damaged, or deteriorated doors: | [ ]  | [ ]  |       |
| Doors shut and latch or lock smoothly with the strike plate: | [ ]  | [ ]  |       |
| No rotted, deteriorated or damaged thresholds, jambs, frames, or trim: | [ ]  | [ ]  |       |
| All exterior doors listed as exterior doors: | [ ]  | [ ]  |       |
| 1. **Additional Comments and Observations**
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| **Inspector Certification** |
| **I hereby certify the above-referenced property was inspected in accordance with requirements of the HOME program.** ***WARNING: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.*** |
|  |
| **Signature of Inspector** |  | Date  |
| **Administrator Certifications** |
| **[ ]** I hereby certify the findings of the Inspector are true and correct; and [ ]  I certify that I understand the mitigation requirements resulting from the HUD environmental review process (24 CFR Part 58) and will meet or exceed the recommended mitigation requirements. |
| **Hazard Type:** | **Mitigation Measures Required:** |
| **[ ] None** | **Not Applicable** |
| **[ ] Flood** |  |
| **[ ] Noise** |  |
| **[ ] Other: Describe** |  |
| ***WARNING: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.*** |
| **Signature of Administrator** |  | Date  |
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| **SimpleSeal BLACK med res.jpg** | *Reasonable accommodations will be made for persons with disabilities and language assistance will be made available for persons with limited English proficiency.***Texas Department of Housing and Community Affairs**Street Address: 221 East 11th Street, Austin, TX 78701 Mailing Address: PO Box 13941, Austin, TX 78711Main Number: 512-475-3800 Toll Free: 1-800-525-0657 Email: info@tdhca.texas.gov Web: [www.tdhca.texas.gov](http://www.tdhca.texas.gov) | Eq Hsng logo transparant |

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