DOWN PAYMENT ASSISTANCE

INSPECTION REQUEST

All properties receiving DPA funds must pass a Uniform Physical Conditions Standard (UPCS) inspection performed by city staff members or their representatives prior to the release of DPA funds. Requests for funds will not be submitted until property being purchased passes inspection. Please note that the city and/or its representatives are not liable for any undetected defects.

Inspection includes a visual assessment of the conditions of the interior and exterior of the home, all outer buildings, and the property in general. The goal of this program is to have the homebuyer(s) move into a home that is clean, safe, and meets code requirements.

These are the most common reasons a home will "fail" our inspection:

No inspections will be scheduled prior to our receiving an application package for review.

Buyer's Agent acknowledges that they have visually inspected the property being purchased and that:

- ☐ All painted surfaces on the interior and exterior of the home, all outer buildings and fences are smooth, with no cracking, peeling, chipping, or chalking paint. **PAINTED SURFACES MUST BE IN GOOD CONDITION. There cannot be any signs of deteriorated paint at the property.** Window well troughs must be clean and free from paint dust. There cannot be any visible paint chips on the property.
- ☐ There is no trash/debris, or evidence of infestation.
- ☐ Dryer vent is of rigid metal, and vented to the exterior of the building.
- ☐ There do not appear to be any structural defects, or active leaks (foundation, roof, etc…)
- ☐ All switch and convenience outlet plates are in place, and in good condition.
- ☐ Handrails are in existence in all areas with three (3) or more steps.
- ☐ Guardrails exist and are in good condition at all surfaces 30-inches or more above surrounding surfaces, and are at least 36-inches in height. Spindles do not have more than 4-inches of space between them.
- ☐ Locks are present, and in working condition on all windows and exterior doors. There is no broken glass. There are screens on all operable, non-fixed place, windows, and they are in good repair.
- ☐ Bathrooms have an operable window, or ventilation to exterior of building.
- ☐ Sleeping rooms have at least one operable window that provides ample egress.
- ☐ Smoke detectors are operable and present in each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; on each additional story of the dwelling, including basements and cellars.
- ☐ There are no holes in walls or ceilings that are larger than a U.S. quarter.
- ☐ Flooring does not present a trip hazard; have holes, or soft spots.
- ☐ No leaking plumbing. Sink and bathtub stoppers work.
- ☐ Permanent light fixtures are operable, and have covers if designed to have covers.
- ☐ All light fixtures and electrical outlets are secure, and do not have exposed wires.

Buyer's Agent's Signature: _____