

**PENNSYLVANIA HOUSING FINANCE AGENCY
HOMEstead Program --Property Inspection Checklist**

THE FOLLOWING INFORMATION SHOULD BE COMPLETED BY THE FHA APPROVED APPRAISER AND BE SUBMITTED TO PHFA IN CONNECTION WITH THE LOAN.

	YES	NO
1. Does the home contain an operable flush toilet in a separate, private room, adequate for the disposal of human waste and does this room contain a fixed basin with hot and cold running water?	_____	_____
2. Is the home served by an approved public or private water and disposal system?	_____	_____
3. Do bathroom areas have at least one operable window or other adequate exhaust ventilation?	_____	_____
4. Does the home have a shower or tub with hot and cold running water that can be used in privacy?	_____	_____
5. Does the home contain a kitchen area suitable for the preparation and servicing of food in a sanitary manner and contain a stove, oven, refrigerator, properly operating sink with hot and cold running water?	_____	_____
6. Are all doors and windows accessible from outside the dwelling lockable?	_____	_____
7. Do living and sleeping rooms include at least one window?	_____	_____
8. Is a ceiling or wall type light fixture present and working in the bathroom and kitchen areas?	_____	_____
9. Are there at least two electric outlets (one of which may be an overhead light) present and operable in the living area, kitchen area and each bedroom?	_____	_____
10. Are there any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling or noticeable movement under walking stress in the interior ceilings, walls and floors?	_____	_____
11. Are there any serious defects such as leaning, buckling, sagging, cracks or holes, loose siding or other serious damage to the exterior or wall structure?	_____	_____
12. Is the condition of exterior stairways, porches and walkways such as not to present a danger of tripping or falling? For stairways--handrails are present for run of 4 steps or more.	_____	_____
13. The home appears to be free from dangerous levels of air pollution.	_____	_____
14. Is the home served by a properly functioning heating (and cooling if applicable) system and is the air circulation adequate throughout the unit?	_____	_____
15. The hot water heater is properly vented, has a pressure relief valve and discharge line and is in an appropriate location.	_____	_____
16. Was the home built prior to 1978?	_____	_____
17. If the home was built prior to 1978, is there any interior/exterior chipping, cracking and/or peeling paint?	_____	_____
18. Is the roof structurally sound and weather tight?	_____	_____
19. Is the home free of dangerous asbestos?	_____	_____
20. Does the home have at least one battery-operated or hard-wired smoke detector, in proper operating condition on each level of the home including basements (excluding unfinished attics) ?	_____	_____

THIS CHECKLIST IS TO BE ATTACHED TO AND MADE PART OF THE APPRAISAL. ANY ADVERSE ITEMS MUST BE SATISFIED AND/OR CORRECTED PRIOR TO LOAN CLOSING. IF ITEM #17 IS "YES", THE LOAN NO LONGER QUALIFIES FOR HOMESTEAD ASSISTANCE.

Date _____
Appraiser's FHA # _____
(if applicable)

Appraiser Signature _____
Printed Name _____
Business Address _____