

## **Common FHA Required Repairs or Conditions that Appraisers Look For**

### **UTILITIES** (All systems must be tested and functioning)

- ✓ Electricity is on
- ✓ Water is on
- ✓ Gas is on (propane included) Problems with PG&E getting gas activated.

### **WATER HEATER**

- ✓ Turned on and functioning
- ✓ Adequate gas exhaust ventilation
- ✓ Seismic (earthquake) straps properly installed
- ✓ PRV (pressure relief valve) installed
- ✓ 3/4" PRV overflow pipe properly installed

### **HEATING & COOLING UNITS**

- ✓ Must be in place AND in working order

### **KITCHEN APPLIANCES** (Functional)

- ✓ Range/oven is required (only IF a built-in)
- ✓ (Free standing/slide-in units NOT required)
- ✓ Dishwasher is required (only IF a built-in unit)

### **PAINT**

- ✓ Correct chipping or peeling paint (pre-1978 and this includes interior and exterior)
- ✓ No Bare Wood (must be sealed-paint or sealant)

### **ELECTRICAL WIRING** (Adequate & not exposed)

- ✓ Adequate GFI plugs (1 per circuit near water)
- ✓ Main electrical panel (exterior & interior covers)
- ✓ Plug/switch covers must be installed
- ✓ Fixture sockets must be covered
- ✓ No exposed wiring (or romex) below 8 feet in garage
- ✓ Electric service must be 60 amp or greater. Electric certification may be required if 60 amp appears to be overloaded (i.e., larger 1000 sq.ft with many major electrical appliances)

### **PLUMBING**

- ✓ Adequate hot water
- ✓ Adequate water flow in all faucets and toilets

**FIREWALL**

- ✓ Fire door with an automatic closing mechanism
- ✓ (Must close & latch automatically)
- ✓ No holes in wall, fire door, or finished garage ceiling
- ✓ (Including animal doors or missing handles)

**WINDOWS**

- ✓ Replace broken window panes (cracked OK)
- ✓ Windows must open adequately
- ✓ Security Bars
- ✓ (Must have one quick release, per room)

**POOL/SPA**

- ✓ Must be filled with clean water
- ✓ Filter must be functional

**MISCELLANEOUS ITEMS (Requiring repair or action)**

- ✓ Floor coverings (no bare concrete)
- ✓ Roof covering (Roof certification needed if excessively worn OR missing shingles. Roof should have 2-3 years of useful life remaining and no more than 2 layers of shingles.)
- ✓ Signs of water leaks on ceiling
- ✓ Trash & debris must be removed
- ✓ Exposed metal support brackets in patio
- ✓ Standing water-not OK
- ✓ Very green (lush) area in yard (possible septic leak?)
- ✓ Inadequate smoke alarms (must be at least one adjacent to all sleeping areas)
- ✓ Garage door opener (IF there is one, it must be working, and properly adjusted)
- ✓ Safety handrails should be installed in open stairwells of three or more stairs.
- ✓ Infestation of any kind should be exterminated (i.e., mice, bats, etc.)
- ✓ Structural or foundation problems must be repaired
- ✓ If there is a crawl space, it will be the homeowner's responsibility to make this area accessible so that it can be thoroughly inspected.
- ✓ Floor Coverings must be intact and not excessively soiled or stained

**OTHER CONDITIONS**

- ✓ Any issues that are a risk to the Health and Safety of the occupants