

FHA Property Condition Screening Checklist



Site Hazards and Nuisances

- " Sinkholes or Slushpits
- " Active/planned gas drilling within 300 feet
- " Excessive noise or hazard from heavy traffic area
- " Dwelling within fall distance on overhead towers
- " Excessive smoke, fumes offensive noises or odors
- " Stationary storage tanks with 1,000 or more gallons of flammable or explosive materials

Soil Contamination

- " Surface evidence of underground storage tank
- " Proximity to dumps, landfills, industrial sites that could contain hazardous materials
- " Presence of pools of liquid, pits, ponds, lagoons, stained soil or pavement

Grading

- " Grading does not provide drainage away from structures
- " Standing water near structures

Individual Water and Sewage Systems

- " Private sewage system shows evidence of system failure
- " Property not connected to public water if available and cost effective
- " Separation between, well to tank (50 feet), well to drain field (100 feet), and well to property line (10 feet)
- " No access to safe and potable water

Wood Destroying Insects

- " Structure is touching ground at ground level
- " House or other structure shows obvious evidence of infestation
- " Damage noted as structural in nature must be repaired

Private Road Access

- " Property inaccessible by foot or vehicle
- " Property accessible only by private road without permanent recorded easement

Floor Support Systems

- " Significant cracks
- " Evidence of water damage
- " Evidence of spongy/weak/rotted flooring

Framing/Walls/Ceiling

- " Significant cracks
- " Visible holes in exposed areas that could affect structure
- " Damaged plaster, sheetrock or ceiling/wall-materials
- " Significant water damage
- " Absence of fire rated ceiling and door to create 2-hour burn time between garage and living spaces

Attic

- " Inadequate access
- " Evidence of holes
- " Support structure damaged
- " Water damage visible for interior
- " No ventilation by vent, fan or window
- " No smoke detector

Basement

- " Blocked or inadequate access (18 inches minimum)
- " Evidence of water damage (must be "dry" basement)
- " Cracks or erosion in exposed areas that affect structural soundness

Crawl Spaces

- " Blocked or inadequate access (18 inches minimum)
- " Support beams not intact
- " Dampness or ponding of water

Slab

- " Cracks that could affect structural soundness

Roof

- " Missing tiles, shingles, flashing, etc.
- " Visible holes
- " Signs of leakage
- " Less than 2 years of life remaining

Electrical System

- " Lacking GFCI outlets within 6 feet of water
- " Switches and outlets do not work
- " Presence of smoke or sparks from outlet
- " Exposed of frayed or unconnected wires

Plumbing

- " Significant drop or limitation on water pressure
- " No hot water
- " Leaking toilets
- " Toilets inoperable
- " Significant leaks from faucets/shower heads
- " Swimming pools not operational or in bad repair
- " Hot water heater missing drip leg to 8 inches of floor

Furnace, Heating & Central Air

- " Unit does not turn on
- " Heat is not emitted
- " Unusual noises
- " Smoke or irregular smell
- " Significant holes or deterioration on unit

Paint

- " Chipped or peeling paint on interior or exterior of home
- " Bare wood on exterior surfaces of home
- " Paint chips in soil after paint repair
- " Detached structure with rotted, peeling paint surfaces (sheds)

Utilities

- " Utilities off or not operational at time of inspection

Zoning

- " Property zoning does not conform to use
- " Burn letter not provided for non-conforming use

Accessory Unit

- " Accessory unit not authorized by municipality

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