

ARLINGTON HOMEBUYERS' ASSISTANCE PROGRAM (AHAP) INSPECTION GUIDE

The purpose of the AHAP inspection is to ensure the property for sale is safe and meets applicable minimum housing standards as set forth in the policies governing the AHAP program.

It is strongly recommended that owners are present during the inspection so that the inspector can immediately report and explain any deficiencies that may be identified.

The following are the most common deficiencies identified. Self evaluating/correcting these items prior to the AHAP inspection will save you time and help to expedite the home sale process:

1. **Missing/inoperable smoke detectors**—The AHAP program requires the dwelling to have a battery-operated or hard-wired smoke detector in each bedroom and in adjoining hallways.
2. **Deteriorated paint**—Exterior and interior paint must be in good condition with no chipping, peeling cracking or chalking paint.
3. **Inoperable windows**—All windows that are designed to be openable must be able to be opened to their full net-opening.
4. **Hazardous electrical wiring**—Exposed wiring, broken outlets, missing or broken electrical outlet or switch covers.
5. **Missing Ground-fault-circuit-interrupters (GFCI)**— The AHAP program requires that all electrical outlets located on the exterior of the structure or within six-feet (6') of a water source be GFCI-protected.
6. **Inoperable doors**—All doors must fit well within the doorframe and open easily.
7. **Cracks in ceilings or walls**—All cracks in ceilings and walls must be repaired.
8. **Insect/rodent Infestation**—The structure must not be infested by ants, roaches, termites or other insects or vermin.
9. **Electrical breaker panel**—All electrical circuits must be clearly labeled. Each breaker must clearly identify which outlets and switches are served by each breaker.
10. **Foundation problems**—The foundation must be sound, without any signs of severe cracking, separation of brick or mortar, or window and doors that do not close properly.

Lead-Based Paint

Homes built before 1978 may have lead-based paint. If your home was built before 1978, the inspector will conduct a visual inspection to determine if deteriorated paint is present and, if so, a risk-assessment will be conducted (no charge to the owner) to determine if lead-based paint is present.

If lead-based paint is present, paint stabilization will be required using a certified lead abatement contractor.

All work must pass a clearance test before down payment assistance funds can be released.

For more information contact: Julie Hostak at 817-459-6272 or Julie.Hostak@arlingtontx.gov