

Meeting FHA Requirements

What does it take for a property to meet minimum requirements?

For a home to meet FHA minimum requirements everything must work as it was designed to. For example, windows should open & close and built-in appliances should operate properly. If you have a sliding glass door with a lock on the handle, the lock should work. A good way to understand this is to ask yourself if a potential homeowner were to go in the house and try to operate the different components, would they work? If not, then it should be fixed.

FHA is primarily concerned that everything in the house functions properly and that there are no health and safety issues.

- Appliances must be in functional use. If there is a hood, it must work. If there is a dishwasher it must work.
- The HVAC unit must be in working order, with no odd noises.
- Paint must not be chipping, peeling, or flaking on homes built before 1978. There must be no defective paint or exposed wood for properties built after 1978. If there is an issue with paint, it needs to be cured properly by actually scraping the paint instead of just painting over with new paint. The removed paint must then be removed from the premises.
- The water pressure must be adequate for the house. Appraisers flush toilets, turn on all faucets and ensure that both hot and cold water are working.
- The water heater must be in working order.
- The attic must be inspected to make sure that there are vents, no evidence of a previous fire, no exposed or frayed wires, and that sunlight is not beaming through.
- Attics and crawlspaces are to be viewed at least with head and shoulders into them (if present)
- The crawl space must be inspected to make sure there is no excessive debris or signs of standing water or any other foundation support issues.
- Electrical outlets must work.
- Toilets must flush.
- There should be no leaks in the roof. It cannot have more than 3 layers of shingles.
- The carpet does not have to be perfect (stains or minor tears okay). If there is a health or safety issue with the flooring, then that is a red flag.
- A house does not need new interior paint.
- Windows cannot be broken. Cracks can be okay as long as there is not an issue with safety, soundness and security.
- No dangling wires from missing fixtures.
- Water heaters must work and be properly installed.
- Stoves are not required unless they are drop in stoves.
- Vapor barrier in the crawlspace is no longer required as long as there is no moisture issues.

Tom Horn, SRA-Real Estate Appraiser

Ph:205-243-9304 | tom@appraisal-source.com