

<b>Checklist</b> Essential Property Standards		Date of Initial Inspection:	Print INITIAL INSPECTOR name
ESFRLP Partner and Cycle			
Address, City, Zip of Property:		Date of Final Inspection:	Print FINAL INSPECTOR name
<b>Inspection Key:</b> Y = Yes N = No U = Unsure/not exposed/see Notes AW = Approved Waiver X = Repair XX = Replacement B = Both Repair and Replacement for item	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)
<b>NOTES</b>			
<b>Section 1: Site Health and Safety</b>		<b>Section 1 Complete?</b> Rehabilitation Specialist Initials: _____	
<b>Site: General</b>			
The site components, such as fencing and retaining walls, grounds, lighting, mailboxes/project signs, parking lots/driveways, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walks or steps, poor drainage, septic tank back-ups, sewer hazards, excess accumulations of trash, vermin or rodent infestation or fire hazards.			
<b>A. Property Access and Egress</b>			
1. Exterior platforms and/or steps shall be provided to serve exits and shall be maintained in a safe condition.			
1.a. Every porch, terrace or entrance platform located at more than thirty (30) inches above the adjacent finished grade shall be equipped with guardrails not less than thirty-six (36) inches high.			
1.b. Exterior stairs, handrails and railings shall be constructed with moisture resistant materials or protected with paint or other approved covering or material to prevent moisture penetration.			
<b>B. Infrastructure: Utilities &amp; Storm/Site Drainage</b>			
1. Water Supply. Every dwelling unit shall be connected to an approved public or private water supply and sewage disposal system that is sanitary and free from contamination.			

<b>Section 1, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
B. Infrastructure: Utilities & Storm/Site Drainage, cont'd				
2. Drainage. Every yard shall be properly graded so as to obtain positive drainage and so as to prevent the accumulation of stagnant water in the yard or under the structure. Gutter and downspouts, if installed, shall be provided to properly collect, conduct and discharge the water from the roof and away from the structure.				
C. Fire Safety				
1. Site Address: Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that it is plainly legible and visible from the street or road fronting the property.				
D. Sanitary Conditions				
1. Infestations: The dwelling unit and its equipment must be in sanitary condition: free of vermin and rodent infestation(s).				
E. Hazardous Site Conditions				
1. Site Hazards. The site may not be subject to serious adverse natural or manmade environmental conditions, such as dangerous walks or steps, soil/geologic instability, flooding, poor drainage, septic tank back-ups or sewer hazards, mudslides, excessive accumulations of trash, or fire hazards.				
Additional Notes:				

<b>Checklist</b> Essential Property Standards		Date of Initial Inspection:		Print INITIAL INSPECTOR name
ESFRLP Partner and Cycle				
Address, City, Zip of Property:		Date of Final Inspection:		Print FINAL INSPECTOR name
<b>Inspection Key:</b> Y = Yes N = No U = Unsure/not exposed/see Notes AW = Approved Waiver X = Repair XX = Replacement B = Both Repair and Replacement for item	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>Section 2: Building Health and Safety</b>	<b>Section 2 Complete?</b> Rehabilitation Specialist Initials: _____			
Dwelling: <b>General</b>				
<p>All areas and components of the housing must be free of health and safety hazards. These include, but are not limited to, air quality, electrical hazards, emergency/ fire exits, flammable materials, garbage and debris, handrail hazards, infestation, and lead-based paint. For example, the buildings must have fire exits that are not blocked and have hand rails that are undamaged and have no other observable deficiencies. The housing must have no evidence of infestation by rats, mice, or other vermin, or of garbage and debris. The housing must have no evidence of electrical hazards, natural hazards, or fire hazards. The dwelling must have proper ventilation and be free of mold, odor (e.g., propane, natural gas, methane gas), or other observable deficiencies. The housing must comply with all requirements related to the evaluation and reduction of lead-based paint hazards and have available proper certifications of such (see 24 CFR part 35).</p>				
A. Dwelling Access, Egress and Security				
<p>1. Access. The dwelling unit must be able to be used and maintained without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire (such as fire stairs or egress through windows). Access shall be provided to all rooms within a dwelling unit without passing through a public space. Access to toilet and bathing facilities shall be through a weather-tight area without going outside the building.</p>				
Additional Notes:				

<b>Section 2, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
A. Dwelling Access, Egress & Security, contd				
2. Egress. Each dwelling unit must provide two (2) remote exits or if only one (1) exit door is provided, every sleeping room must have at least one (1) operable window approved for emergency egress. The window must be operable from the inside without use of a key or tool. It is preferable that the window sill height does not exceed forty-four (44) inches above the floor and provides a minimum clear opening width of twenty (20) inches and a minimum clear opening height of twenty-two (22) inches. The total net clear opening shall not be less than four (4) square feet. Bars, grills or other obstructions placed over these windows must be releasable or removed from the inside with the use of reasonable force/dexterity and without the use of a key or tool.				
2.a. Each sleeping room must have at least one operable window in proper working order.				
2.b. Stairwells and flights of stairs, attached to or within a dwelling unit, that contain four (4) or more risers shall have handrails. Every rail shall be firmly fastened and maintained in good condition				
2.c. Every stair riser on the path of egress from the home's sleeping rooms shall be reasonably uniform and shall not exceed eight and one-fourth (8 ¼) inches in height and shall be securely fastened in position.				
3. Security. The dwelling unit must provide adequate security for the family.				
3.a. The exterior doors of the dwelling unit must be lockable. Exterior doors are doors by which someone can enter or exit the dwelling unit.				

<b>Section 2, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>A. Dwelling Access, Egress &amp; Security, contd</b>				
3.b. Unit windows located on the first floor, at the basement level, on a fire escape, porch, or other outside space that can be reached from the ground and that are designed to be opened must have a locking device. (Windows with sills less than six feet off the ground are considered accessible.) Traditional window locks, those provided by storm/screen combination windows, window pins, and nails are acceptable. Windows leading to a fire escape or required to meet egress or ventilation requirements may not be permanently nailed shut.				
<b>B. Hazardous Interior Conditions</b>				
1. Egress. Safe, continuous and unobstructed exits shall be provided from the interior of the structure to the exterior at street or grade level.				
1.a. There shall be no loose flooring or floor covering.				
1.b. There shall be no dirt floors or wood floors on the ground.				
1.c. No flight of stairs settled more than one (1) inch out of its intended position or pulled away from supporting or adjacent structures shall be allowed.				
2. Interior Air Health Threats. The dwelling unit must be free of air pollutant levels that threaten the occupants' health, including carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.				
<b>C. Fire Safety</b>				
1. Alarms and Detectors: The dwelling unit must include at least one battery-operated or hard-wired smoke detector, in proper operating condition and less than 10 years old, on each level of the unit, including basements, but excluding crawl spaces and unfinished attics.				

<b>Section 2, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>C. Fire Safety, cont'd</b>				
2. Combustibles and Combustible Materials. The dwelling units must have proper ventilation and be free of odor (e.g., propane, natural gas, methane gas), or other observable combustion deficiencies.				
2.a. Liquid fuel stored on the premises shall be stored in accordance with the provisions of the North Carolina State Building Code and any other applicable codes.				
2.b. Hearths shall be of noncombustible material and shall extend at least twelve (12) inches beyond the face and six (6) inches beyond each side of the fireplace opening. No combustible materials shall be permitted within seven (7) inches of the top and seven (7) inches on either side of the fireplace opening.				
2.c. No holes shall be permitted in the flue/vent of any fuel-burning equipment or waste pipe except for necessary vent connections and clean-out doors.				
2.d. Existing chimneys shall be tight, safe and capable of maintaining proper draft of combustion by-products to outside air. Thimbles shall be grouted tightly and shall be located high enough to provide proper draft for the heating appliance served thereby.				
2.e. No combustible material shall be located within six (6) inches of the thimble.				
2.f. There shall be no cardboard, newspaper, or other similar highly combustible wall finish.				
<b>D. Sanitary Facilities</b>				
1. General: The dwelling unit must have hot and cold running water, including an adequate source of potable water.				
1.a. Every dwelling unit shall be connected to an approved water supply and sewage disposal system.				

<b>Section 2, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>D. Sanitary Facilities, cont'd</b>				
1.b. Every dwelling unit used or intended for use as human habitation shall have an enclosed bathroom and toilet facilities complete with water closet, tub or shower and lavatory; and shall also have a kitchen sink, all of which shall be connected to approved water and sewer systems with unimpeded flow to each inlet or outlet.				
1.c. Water-heating facilities shall be provided which are properly installed, are maintained in safe and good working condition, are properly connected with the hot water line to each tub, shower, lavatory, kitchen sink, washing machine, and/or any other supplied plumbing fixture and are capable of supplying water at a temperature of not less than one hundred twenty (120) degrees Fahrenheit. Such supplied water-heated facilities shall be capable of operating independently of the space-heating equipment.				5
2. Human Hygiene. The dwelling unit's sanitary facility must be in proper operating condition, usable in privacy, and adequate for personal hygiene and the disposal of human waste.				
3. Food Preparation. The dwelling unit must have suitable space and equipment to store, prepare, and serve food in a sanitary manner. All required equipment must be in proper operating condition.				
<b>E. Light, Heat and Ventilation</b>				
1. Light. Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. Every habitable room in a dwelling or dwelling unit shall contain a window or windows facing outside.				
2. Heat. The dwelling unit must be able to provide a thermal environment that is healthy for the human body.				

<b>Section 2, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>E. Light, Heat and Ventilation, cont'd</b>				
3. Ventilation. There must be adequate air circulation in the dwelling unit.				
3.a. Bathroom areas must have one openable window or other adequate passive or mechanical ventilation.				
3.b. Attics shall be properly ventilated.				
3.c. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion to the outside of the building.				
3.d. The home must have at least one exhaust fan in any bedroom, living room, bathroom or kitchen vented to the outside for every 1800 SF. The exhaust fan must be capable of continuous operation to provide fresh air from a clean source. Additionally, the home shall have an exhaust fan vented to the outside in at least one of the following locations: bathroom or kitchen. If this fan meets the minimum criteria for an exhaust fan (see Section 4) and the home is less than 1800 SF, then a single exhaust fan in the home is acceptable.				
3.e. A filtered and protected passive or mechanical fresh air intake system is required if the home or occupants meet any of the following criteria: inoperable or no windows in any habitable room; an open fireplace is present; known indoor contaminants are present (for example: lead, asbestos, radon, carbon monoxide, mold, cigarette smoke) and/or a home occupant has a respiratory illness.				
<b>F. Lead, Asbestos, Radon and Other Toxins</b>				
The dwelling unit must be free of lead, asbestos, radon and other toxin hazards that threaten occupants' health.				
Additional Notes:				



<b>Checklist</b> Essential Property Standards		Date of Initial Inspection:	Print INITIAL INSPECTOR name
ESFRLP Partner and Cycle			
Address, City, Zip of Property:		Date of Final Inspection:	Print FINAL INSPECTOR name
<b>Inspection Key:</b> Y = Yes N = No U = Unsure/not exposed/see Notes AW = Approved Waiver X = Repair XX = Replacement B = Both Repair and Replacement for item		Meets Property Standard? (Y/N/U/AW) Repair (X) or Replacement (XX) or BOTH (B)? Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>Section 3: Building Space &amp; Structure</b>		<b>Section 3 Complete?</b> Rehabilitation Specialist Initials: _____	
<b>Dwelling Unit: General</b>			
Dwelling Unit. The dwelling unit must be structurally sound, habitable, and in good repair. All areas and aspects of the dwelling unit (for example, the unit's bathroom, ceiling, doors, floors, kitchen, patio/porch/balcony, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.			
<b>A. Minimum Space Requirements</b>			
1. General. The dwelling unit must provide adequate space for the family.			
2. Habitable Rooms. At a minimum, the dwelling unit must have a living room, a kitchen and a bathroom and at least one sleeping area.			
2.a. No cellar shall be considered a habitable area.			
2.b. No basement shall be used as a habitable room or housing unit unless: the floors and walls are impervious to leakage of underground and surface runoff water and insulated against dampness and condensation and there is at least one means of egress that meets building exit standards.			
3. Sanitary Facilities. The dwelling unit must include sanitary facilities within the unit. The sanitary facilities must be in proper operating condition and adequate for personal cleanliness and disposal of human waste. The sanitary facilities must be usable in privacy.			
3.a. The bathroom must be located in a separate room and have a flush toilet in proper operating condition.			

<b>Section 3, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
A. Minimum Space Requirements, cont'd				
3.b. The unit must have a fixed basin (lavatory) with a sink trap as well as a shower or tub both with hot and cold running water in proper operating condition.				
3.c. All sanitary facilities must utilize an approved public or private sanitary waste disposal system.				
4. Food Preparation. The dwelling unit must have suitable space and equipment to store, prepare, and serve food in a sanitary manner.				
4.a The dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water. The sink must drain into an approved public or private system.				
5. Sleeping Areas. The dwelling unit must have at least one sleeping area (bedroom or living/sleeping room) for every two persons.				
B. Exterior Surfaces				
1. General. Each building on the site must be structurally sound, secure, habitable, and in good repair. Each building's doors, fire escapes, foundations, lighting, roofs, walls, and windows, where applicable, must be free of health and safety hazards, operable, and in good repair. All exterior surfaces shall be structurally sound.				5
1.a. All exterior surface shall be protected with paint or other approved protective covering to prevent deterioration and the entrance or penetration of moisture.				5
2.a. Foundation - The foundation shall be on firm, reasonably dry ground, and there shall be no water standing or running under the building.				5
2.b. Foundation - Homes with a crawl space have unobstructed foundation vents.				

<b>Section 3, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>B. Exterior Surfaces, cont'd</b>				
3.a. Walls - The exterior wall surface must not have any serious defects such as leaning, buckling, sagging, large holes, or defects that may result in water infiltration or vermin infestation.				5
3.b. Walls - There shall be proper flashing at walls and chimney, windows, doors or any other wall penetration. For hidden/non-visible flashing, the presence of no damage assumes proper flashing.				5
4. Roof - Roofing shall prevent the entrance of moisture into the dwelling unit.				5
4.a. There shall be a minimum of Class C roof covering.				
4.b. There shall be no roof with more than two (2) roof coverings.				
<b>C. Interior Surfaces</b>				
1. General: Interior finish materials/finish substrates shall be free of serious defects.				
2. Floors: Floors shall be in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.				5
2.a. After removal of any non-affixed treatment or object including all furniture, floors shall be reasonably smooth, not rotten or worn through, and without visible or excessive cracks/deterioration which permit rodents to penetrate rooms.				
2.b. Floors shall be reasonably level.				
2.c. All bathroom, toilet room, laundry and kitchen floors shall be constructed reasonably impervious to water so as to permit such floor to be readily kept in a clean and sanitary condition				
3. Walls: Walls shall be in sound condition, not seriously out of plumb and structurally sound.				

<b>Section 3, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>C. Interior Surfaces, cont'd</b>				
3.a. After removal of any non-affixed treatment or object including all furniture, there shall be no visible loose plaster, loose boards or other loose wall materials susceptible to falling.				
3.b. There shall be no exposed/evident/visible seriously rotted, termite-damaged, fire-damaged or broken studs.				
4.a. Ceiling: The ceiling shall be substantially vermin and rodent-proof. After removal of any non-affixed treatment(s) or object(s), there shall be no visible loose plaster, boards, sheetrock or other ceiling finish susceptible to falling.				
<b>D. Doors</b>				
a. General: Doors shall be provided at all doorways leading to bedrooms, toilet rooms, and bathrooms and all rooms adjoining a public space. Toilet and bath doors shall have an operable privacy lock.				
b. Exterior doors shall be water and rodent-proof and lockable from inside and outside.				5
c. Doors shall be in sound working condition and good repair.				
<b>E. Windows</b>				
1. General. There must be at least one window in both the living room and each sleeping room.				
2. Function. Window frames and glass shall have no missing, cracked or broken glass.				5
2. a. All operable windows shall be provided with suitable hardware to include operable locks and shall be made to open freely.				

<b>Section 3, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
E. Windows, cont'd				
2.b. All operable and openable windows shall be adequately screened. Screens shall not be permanently fixed to the window frame or sash. The screens on windows and doors may be omitted for dwelling units containing a permanently installed heating and air conditioning system providing the dwelling unit with year round mechanical ventilation. Screens shall be installed in dwellings with window air conditioning units which are not permanently installed.				
F. Structural Support				
1. General. The dwelling unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment. Any structural issue uncovered during the execution of the scope of work must be addressed for the health, safety and protection from the environment of the occupants.				5
2. Foundation. The foundation and exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.				5
2.a. The foundation shall be on firm, reasonably dry ground, and there shall be no water standing or running under the building.				
2.b. Broken, overloaded, decayed or excessively sagging sills, beams, girders and joists shall be prohibited.				5
2.c. All elements of the foundation including piers, underpinning and masonry, shall be in good repair. Piers shall be sound. i. There shall be no wood stiff knees piers or other improper piers. ii. No isolated masonry pier shall exceed (10) times the least dimension.				

<b>Section 3, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
F. Structural Support, cont'd				
2.d. Underpinned units shall use an approved material so as to be substantially weatherproof and rodent-proof.				
2.e. Units with a crawl space will have a crawl space access, with cover. Adequate ventilation shall be provided to the foundation area by approved methods.				
3. Roofs, Ceilings & Floors. Roofs shall be in sound condition and capable of supporting the load intended. Floors, attic floors and ceilings shall be in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.				
3.a. The roof must be structurally sound and weather-proof.				5
3.b. There shall be no exposed/evident/ visible rotten, broken, sagging, or fire-damaged joists or improperly supported ends.				5
3.c. Joists and supporting members shall provide sufficient support.				5
3.d. Rafters shall be adequately braced.				5
3.e. Broken, overloaded, decayed or excessively sagging sills, beams, girders and joists shall be prohibited.				5
3.f. There shall be no loose, or visibly rotted or fire-damaged sheathing or roof covering.				5
3.g. All existing hanging masonry chimneys shall be removed or reattached.				
3.h. There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or locations as to constitute a fire hazard.				5

<b>Section 3, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
F. Structural Support, cont'd				
4. Walls. All load-bearing walls, exterior or interior, shall not be substantially bowed or out-of-plumb and shall be structurally sound.				5
4.a. Walls must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.				5
4.b. The foundation and exterior wall structure must not have any serious defects such as serious leaning, buckling, sagging, or defects that may result in unsafe conditions or vermin infestation.				5
4.c. Studs shall provide sufficient support for sheathing or exterior finish and shall not be visibly rotten or termite damaged.				5
4. d. There shall be no visibly rotted, termite [-damaged], fire-damaged or broken studs.				5
5. Other. 5.a. Porches: Foundation, floor, ceiling and roof shall be equal to standards as set forth above, except sills and joists need not be level if providing drainage of floors; floors need not be weather-tight. Posts and railings shall not be visibly rotted or termite-damaged.				
5.b. Stairs: They shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon. Every rail shall be firmly fastened and maintained in good condition. No rotting, sagging or deteriorated supports shall be allowed.				
Additional Notes:				

<b>Checklist</b> Essential Property Standards		Date of Initial Inspection:		Print INITIAL INSPECTOR name
ESFRLP Partner and Cycle				
Address, City, Zip of Property:		Date of Final Inspection:		Print FINAL INSPECTOR name
<b>Inspection Key:</b> Y = Yes N = No U = Unsure/not exposed/see Notes AW = Approved Waiver X = Repair XX = Replacement B = Both Repair and Replacement for item	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
<b>Section 4: Building System Standards</b>	<b>Section 4 Complete?</b> Rehabilitation Specialist Initials: _____			
Building Systems: General				
Building Systems. Each dwelling unit's domestic water, electrical system, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, and operable. Any electrical, plumbing, heating or other utilities furnished to an accessory structure shall be free of health and safety hazards. Major building systems (e.g. structural support, roofing, cladding and weatherproofing, plumbing, electrical & HVAC) must have a remaining useful life of a minimum of five years.				
A. Plumbing				
1. Supply. Hot and cold water must be available at the kitchen sink, tub, shower, and lavatory taps. The definition of hot water (temperature) required at the lavatory, tub, or shower should be determined from local health standards or applicable local code. All water piping shall be protected from freezing by approved methods.				5
2. Waste. The kitchen sink, tub/shower, toilet, and basin/lavatory must have a proper sewer trap, drain, and vents to prevent the escape of sewer gases or severe leakage of water. Drains must not be clogged and the toilet must flush.				5
2.a. All existing and necessary plumbing vents shall be properly sized and functioning.				
2.b. Sewer and water lines shall be properly supported with no broken or leaking lines.				



<b>Section 4, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
A. Plumbing, cont'd				
3. Fixtures. All fixtures shall be in proper working condition with no leaks existing.				5
3.a. The unit must have these minimum fixtures in proper operating condition: a fixed basin (lavatory) with a sink trap and hot and cold running water; a shower or tub with hot and cold running water and a kitchen sink, with a sink trap and hot and cold running water.				5
3.b. No fixtures shall be cracked, broken or badly chipped.				
3.c. Water closets shall be properly connected to a cold water line; water closets without traps are prohibited.				
B. Heating, Cooling and Ventilation				
1. General. The dwelling unit must be able to provide a thermal environment that is healthy for the human body.				5
1.a. There must be a safe system in proper operating condition for heating (and cooling in US Department of Energy climate zones 3 & 4) the dwelling unit, such as electric baseboard, radiator, or forced air systems. In order to ensure a healthy living environment appropriate for the climate, the system must be able to adequately provide or reduce adequate heat either directly or indirectly to each habitable room.				5
1.b. The dwelling unit must not contain unvented room heaters or other non-sealed combustion equipment. Electric heaters are acceptable. Existing wood-burning open fireplaces which are supplemental heating are exempt from this requirement but any combustion equipment installed in an open fireplace is not exempt.				
1.c. One carbon monoxide (CO) detector shall be installed outside each bedroom area and to manufacturer specifications in homes that have a combustion appliance(s) or an attached garage (minimum one per floor).				

<b>Section 4, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
B. Heating, Cooling and Ventilation, cont'd				
2. Heating/Cooling Equipment. Every central or electric heating system including any ductwork, controls, return/delivery grills, etc. shall be properly installed and capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments to a temperature of at least sixty-eight (68) degrees Fahrenheit with an outside temperature of 20 degrees Fahrenheit.				
2.a. All gas and oil burning equipment existing on the premises shall be of a type approved and installed in accordance with the provisions of the North Carolina State Building Code and any other applicable codes.				5
2.b. Fireplace(s) shall be used only for supplemental heat and not for primary heating, and shall have no loose mortar or damaged firebrick.				
3. Ventilation and Fresh Air. There must be adequate air circulation in the dwelling unit.				
3.a. Exhaust fan: A mechanical exhaust fan is one that is rated to exhaust 80 CFM minimum and capable of exhausting at a rate of 50 CFM minimum. Additionally, the fan should be capable of continuous, quiet (by homeowner preference) operation in conjunction with either a passive or mechanical filtered air intake system to provide fresh air. Existing fans in a home meeting this criteria are acceptable.				5
3.b. Vented to the outside: All ventilation/exhaust ducts shall terminate at or beyond the exterior skin of the building. No exhaust air can be delivered to/terminated in the attic, crawl, enclosed/screened porch or other semi-enclosed space.				

<b>Section 4, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
B. Heating, Cooling and Ventilation, cont'd				
3.c. Fresh Air: Mechanical and gravity outdoor air intake openings shall be located not less than 10 feet (3048 mm) horizontally from any hazardous or noxious contaminant source, such as vents, chimneys, plumbing vents, sanitary sewer vent, streets, alleys, parking lots and loading docks, except as specified in the current NC Residential Codes. Intakes shall be located not less than 3 feet (914 mm) below contaminant sources where such sources are allowed by the NC Residential Code to be located within 10 feet of the opening. Intake openings on structures in flood hazard areas shall be at or above the 100 year flood plain. No intake air can be sourced from the attic, crawl, enclosed/screened porch or other semi-enclosed space.				
3.d. Filters: The washable or throwaway filter for passive fresh air intake shall be designed to keep insects, pollens and dust mites out of the home but allow maximum infiltration (this is equivalent to a MERV rating of 3-4).				
3.e. Protection: Fresh air intake openings in residential occupancies shall meet the following minimum and maximum opening sizes in louvers, grilles and screens, measured in any direction: not <1/4" and not >1/2 inch.				
C. Electrical				
1. General: The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. The dwelling unit shall be safely wired for existing or required electrical lights, convenience receptacles, central heating (and cooling when present) equipment, the major appliances/equipment and water pumps/septic systems when applicable.				

<b>Section 4, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
C. Electrical, cont'd				
1.a. Electrical fixtures and wiring must not pose a fire hazard. All electric wiring, devices, appliances and fixtures shall be installed in accordance with the North Carolina State Building Code and none shall be dangerous or hazardous.				5
1.b. Hanging light fixtures or outlets from electric wiring, missing cover plates on switches and outlets, badly cracked outlets or cover plates, exposed fuse box connections and, overloaded circuits are unacceptable.				
1.c. All receptacles, ceiling fixtures or other fixtures shall be securely attached. No flexible cords shall be used as a substitute for the fixed wiring of a structure, nor run through holes in walls, ceiling or floors; through doorways, windows or similar openings; attached to building surfaces, or concealed behind building walls, ceilings or floors.				
2. Electrical Supply: 2.a. Fuses and branch circuits shall be sized and installed properly.				5
2.b. The living room and each sleeping space must have at least two electrical outlets in proper operating condition. The kitchen must have at least one electrical outlet in proper operating condition. This outlet must be GFCI if located within 6' of a water supply outlet/faucet.				
2.c. Outlet(s) that exist in the bathroom must be GFCI.				
3. Electrical Appliances: 3.a. The dwelling unit must have an oven and a stove or range. A microwave oven may be substituted for an oven and stove or range.				

<b>Section 4, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
C. Electrical, cont'd				
3.b. The dwelling unit must have a refrigerator. The refrigerator must be capable of maintaining a temperature low enough to keep food from spoiling. A counter-top or under-counter type refrigerator is not acceptable as the only refrigerator. The freezer space must be present and working, and the equipment must not present an electrical hazard.				
4. Lighting Fixtures: At least one (1) fixed in place ceiling or wall type electric light fixture shall be provided in every bedroom, laundry room, furnace room, hall, basement or any other area in which artificial light is required for the safety and welfare of the occupants. A switched wall receptacle shall be acceptable in a bedroom, living room or den. The kitchen area and the bathroom must have a permanent ceiling or wall-mounted fixture in proper operating condition. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets in the living room and sleeping areas.				
4.a. All switches and fixtures shall be safely operable or sealed off and disconnected.				
4.b. Lights at entrances and exits are required.				

<b>Checklist</b> Essential Property Standards		Date of Initial Inspection:	Print INITIAL INSPECTOR name
ESFRLP Partner and Cycle			
Address, City, Zip of Property:		Date of Final Inspection:	Print FINAL INSPECTOR name
<b>Inspection Key:</b> Y = Yes N = No U = Unsure/not exposed/see Notes AW = Approved Waiver X = Repair XX = Replacement B = Both Repair and Replacement for item	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)
<b>NOTES</b>			
<b>Section 5: Energy Efficiency Standards</b>		<b>Section 5 Complete?</b> Rehabilitation Specialist Initials: _____	
A. Air Tightness			
A. Air Tightness. The dwelling unit shall be weatherproof and capable of being adequately heated. Existing insulation, light/fan fixtures, coverplates, HVAC grills/panels, cabinets, plumbing fixtures are all considered affixed.			
1. Attics/Ceilings: After removal of any non-affixed treatment(s) or object(s), there shall be no visible holes, loose plaster, boards, sheetrock or other ceiling finish susceptible to air infiltration.			
2. Floors: After removal of any non-affixed treatment or object including all furniture, floors shall be without visible holes or excessive cracks which permit air to penetrate the dwelling unit.			
3. Walls: After removal of any non-affixed treatment or object from interior walls including all furniture, there shall be no visible holes, loose plaster, visible cracks that would permit air to penetrate the dwelling unit. All exterior wall surfaces and the foundation shall be waterproof, weatherproof and rodent proof with no visible holes, cracks or rotted boards.			
4. Doors and Windows: Exterior doors shall be substantially weather-tight with no visible light at the header, jambs or threshold. Window frames and glass shall be reasonably weather-tight.			

<b>Section 5, contd.</b>	Meets Property Standard? (Y/N/U/AW)	Repair (X) or Replacement (XX) or BOTH (B)?	Work Scope COMPLETE? (Y/AW)	<b>NOTES</b>
B. Insulation				
B. Insulation. Insulation shall be installed in ceilings to the insulation manufacturer's specifications with no gaps, voids, compression or wind intrusion. Insulation and the air barrier shall be installed in physical contact with each other. Accessible attics shall be insulated to R-38 or greater.				
C. Crawlspace:				
C. Crawlspace: All crawlspaces shall have a 100 percent ground cover of 6 mil thickness or greater.				