

Maine State Housing Authority (MaineHousing)
2016 HOME REPAIR PROGRAM

PROPERTY INSPECTION FORM
WARM, SAFE & DRY STANDARDS

APPLICANT:

COMMUNITY ACTION AGENCY (CAA):

First Name MI Last Name

CAA Name

PROPERTY:

CAA Technician:

Property Street

Technician Name:

Property City Property State Property Zip

Technician Telephone:

INSPECTION DATE: _____

Technician Email:

PART 1 - HEALTH & SAFETY

(MANDATORY ON EVERY WSD PROJECT)

A. Electrical System - Risk of Electrocutation or Fire:

- a. Bare conductors
- b. Defective/loose receptacles and switches
- c. Exposed cables and Junction boxes reachable by children
- d. Light fixtures in poor condition or w/o globes
- e. Service entrance equipment in poor condition
- f. Air splices, junction boxes w/o covers
- g. Overloaded/unprotected branch circuits
- h. Damaged cable/wire insulation
- i. Insufficient number of receptacles resulting in extension cords
- j. Lack of GFI protection at bathroom sink

ROOM	PART ITEM

B. Plumbing System:

- a. Sewage contamination
 - i. failed septic system (backing up or running out)
 - ii. clogged drain/sewer piping
 - iii. inadequate venting leading to dry traps
 - iv. no traps
- b. Unsafe or inadequate drinking water
 - i. contaminated well from sewage or surface water
 - ii. poor water quality
 - iii. well runs dry

- c. Leaking supply/drain piping
- d. Hot water heater
 - i. leaks
 - ii. condition

ROOM	ITEM

C. Heating System:

- a. Risk of fire or explosion
 - i. unsafe installation of heating appliance
 - ii. unsafe fuel storage tanks and piping
 - iii. unsafe chimneys
- b. Risk of CO poisoning
 - i. unsafe venting of heating appliance
 - ii. cracked heat exchangers, loose/damaged exhaust piping
- c. Alarm system
 - i. lack of smoke alarms
 - ii. lack of carbon monoxide monitor

ROOM	ITEM

D. Other Hazards:

- a. Structural
 - i. unsafe floors in danger of collapse
 - ii. tripping hazards
 - iii. ceilings or roofs in danger of collapse
 - iv. unsafe stairways, railings, and entry decks
- b. Egress in case of fire
 - i. two ways out of every room
- c. Lead paint hazards
 - i. See *Procedures Guide 5A and 7B Lead-based Paint Hazards*

ROOM	ITEM

PART 2 - BASIC AMENITIES

(AT DISCRETION OF HRT)

- A. Kitchen:**
 - a. Cooktop (minimum two burners)
 - b. Oven (conventional or microwave)
 - c. Refrigerator
 - d. Sink w/hot & cold running water
 - e. Food storage area
- B. Bathroom:**
 - a. Toilet
 - b. Sink with hot & cold running water
 - c. Tub or shower stall
 - d. Ventilation - operable window or vent fan room door
- C. Lighting:**
 - a. One permanent light fixture in every room and hall
 - b. Stairways adequately illuminated
- D. Heat- reliable heating system:** Adequate capacity and distribution.
- E. Ventilation:** At least one operable window in every room.

ROOM	ITEM

PART 3 - BUILDING DURABILITY

(AT DISCRETION OF HRT)

- A. Water Damage:**
 - a. Roof leaking or soon to leak due to age of covering
 - b. Plumbing leaks
 - c. Wet cellar w/o sump pump and ground cover
 - d. Water leaking around doors/windows
 - e. Unprotected exterior trim
 - f. Missing or damaged siding

B. Structural Failure:

- a. Deteriorated support posts under floor decks
- b. Collapsed or weakened foundation walls
- c. Structurally inadequate floor and roof structures

ROOM	ITEM

PART 4 - HEALTH & SAFETY

(MANDATORY ON EVERY HOME REPAIR PROJECT)

- A. **Hardwired or ten year life battery smoke detectors:** All floors, including basement.
- B. **Deteriorated interior/exterior surfaces:** Paint that is peeling, chipping, chalking or cracking or **otherwise** damaged or separated from substrate must be treated and stabilized using lead safe practices as appropriate.
- C. **Lead based paint testing:** Required testing will be conducted by certified lead paint inspector.
- D. **GFCI:** All outlets in the following: bathrooms, outlets installed to serve countertops in kitchens, outdoors (covered), crawl spaces, garages, accessory buildings, sinks in areas other than kitchen where receptacles are installed within 6 feet of the outside edge of sink, unfinished basements.
- E. **Window size:** If windows are to be replaced as part of the project, they must be replaced with windows that meet acceptable egress standards. If existing windows are in good repair, but do not meet egress requirements, the inspector must: 1) inform the homeowner in writing which windows do not meet egress requirements; and 2) replace them if the homeowner specifically request replacement.
- F. **Carbon Monoxide Detectors:** Battery powered installed within 15 feet of all bedrooms.

ROOM	ITEM

PART 5 – WEATHERIZATION ACTIVITIES

(AS APPLICABLE - AT DISCRETION OF HRT PROJECTS)

- A. **Air infiltration measures:** To address major air leakage.
 - a. Large holes in building envelope
 - b. Chimney bypass in basement or attic
 - c. Basement; box sills and bulkhead door

- B. **Conductive Loss Reduction:** Confirm adequate insulation levels.
 - a. Attic
 - b. Walls
 - c. Basement, crawl space
 - d. Windows and doors

- C. **Energy Efficiency Measures:**
 - a. Measures installed by priority as determined by the “HRP Energy Savings Calculation” spreadsheet template.
 - b. Inspect all measures to confirm they were installed per manufactures specifications and with good workmanship.

AREA	COMMENTS
Attic	
Walls	
Windows/Doors	
Basement/Crawl Space	
Other	

- D. **Post Rehab Testing:** Follow up or post blower door test.

Blower Door test _____ CFM50
 Reduction _____ CFM50