

York Homebuyer Assistance Program Basic Housing Standards Guidelines

Revised November 14, 2017

The following lists some of the criteria used to determine the eligibility of a dwelling to meet the program's requirements. At the discretion of the inspector, items other than those listed here, due to health and/or safety reasons, may require correction. All utilities must be on in order for the inspector to perform the inspection.

GENERAL

1. **Lead Based Paint Regulations:** At the time of the initial inspection a Lead Based Paint Visual Assessment of the property for deteriorated paint will be performed. Deteriorated paint in housing built prior to Jan. 01, 1978 must be below the "de minimus" levels as established by HUD. Housing built after Jan. 01, 1978 are exempt from the regulation.

If the property was built prior to 1978, and during the visual inspection, deteriorated paint above the de minimus level is present, the property owner will have the option at his/her own expense to stabilize the deteriorated paint by employing properly trained or supervised workers using Lead Safe Work Practices and obtaining the required Lead Based Paint Clearance Report. **Otherwise, the property will be deemed ineligible for the program.**

Deteriorated paint is defined as follows:

- Any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.

De minimus levels are defined as follows:

- Interior or exterior component, 10%: If more than 10% of the total surface area of an interior or exterior type of component with a small surface area is deteriorated, the de minimus level has been exceeded. Examples would be window sills, baseboards, trim and similar items.
 - Exterior, 20 sq. ft.: If a total of more than 20 square feet on all of the exterior surfaces (combined) is deteriorated, the de minimus level has been exceeded. This includes outbuildings, fences, play equipment, etc.
 - Interior, 2 sq. ft. in any one interior room: If a total of more than 2 square feet on the floors, walls, and ceiling (combined) in any one room is deteriorated, the de minimus level has been exceeded.
2. **Neighborhood:** At the discretion of this agency, the dwelling cannot receive a "Pass" rating if it is located near boarded up buildings, buildings in a state of disrepair, debris filled lots, or other obvious conditions that could affect the safety of the prospective buyer or family.
 3. **Sewer & Water:** The dwelling must be connected to "public" sewer and water services.
 4. **Trash & Debris:** The dwelling interior and exterior must be free of trash, debris, combustible items, and unused items such as appliances.
 5. **Vermin & Insects:** The dwelling must be free of insect, rodent and vermin infestation.
 6. **Ingress/Egress:** Two means of ingress/egress must be present at appropriate locations.
 7. **Smoke Detectors:** Working smoke detectors must be present at appropriate locations on all levels of the dwelling including basements and attics.
 8. **Appliances:** Appliances must be present in the dwelling and shall be in a safe and operable condition.
 9. **Combustible Materials:** Combustible materials must be kept at a minimum of 3' away from any electrical source or open flame.

INTERIOR

- 1. Paint,** (below the de minimus level): No surface of the interior of the dwelling may have any deteriorated paint. All deteriorated paint must be properly prepared and repainted with two coats of an appropriate non-lead paint.
- 2. Stairways:** All stairways including basements and attics must have acceptable handrails.
- 3. Open Staircases:** All open staircases must have acceptable handrails with balusters or horizontal railings or lattice spaced so that a small child may not crawl through.
- 4. Windows:**
 - All rooms used for living must have windows except for a bathroom when a properly vented exhaust fan is present.
 - Windows must be operable if designed to be so.
 - All windows accessible from the outside including windows at stairs, fire escapes and balconies must have operable locks.
 - All windows must be free of broken or cracked glass.
- 5. Electrical:**
 - All electrical items and wiring must be properly installed, in proper working order and free of hazards.
 - All receptacles and switches must have proper cover plates.
 - All electrical panels must have the cover properly installed.
 - All rooms must have two receptacle outlets located on separate walls.
 - All rooms must have one switched light or one switched receptacle, separate from the two receptacles required above. Pull chain fixtures in rooms are not acceptable.
 - All stairs must be illuminated with lights controlled by two 3-Way switches, one at each level.
 - All receptacles within 3' of a water source must be GFCI protected.
- 6. Plumbing:**
 - All plumbing water and drain lines must be free of leaks and corrosion.
 - Proper "wet" traps must be present on all plumbing fixtures and drains.
 - Water heaters may not be installed in a living area without proper protection for the occupants.
 - All water heaters and boilers must have proper safety relief devices with a drip leg of full size terminating at a point within 6" of the floor. Rubber hoses are not allowed.
- 7. Heating:**
 - The dwelling must have a central heating system present capable of heating all rooms to a minimum temperature of 68°F when the outside temperature is 10°F.
 - Chimneys and flues must be of sound condition and in good working order.
 - Flue pipes must be adequately sealed to the chimney (also includes water heaters).
- 8. Interior Doors:**
 - All interior doors must close and latch.
 - All interior door hardware must be in proper working order.
 - Doors must be free of loose or peeling paint, and all doors must have a finish coat of paint or varnish.
- 9. Other:** There may not be any potential hazards present such as loose floor boards, torn or ripped floor coverings, broken door hinges or knobs, etc.

EXTERIOR:

- 1. Paint, (below the de minimus level):** No surface of the exterior of the dwelling may have any deteriorated paint. All deteriorated paint must be properly prepared and repainted with two coats of an appropriate non-lead paint. The use of "Safe Work Practices" is highly recommended.
- 2. Stairways & Steps:** Exterior steps of more than four treads or more than thirty inches in height must have acceptable handrails with balusters or horizontal railings or lattice spaced so that a small child may not crawl through.
- 3. Open Stairways and Balconies:** All open stairways and balconies must have acceptable handrails with balusters or horizontal railings or lattice spaced so that a small child may not crawl through.

IMPORTANT NOTICE REGARDING WORK TO REPAIR DEFICIENCIES:

- All work performed to correct deficiencies shall be done in strict accordance with all Federal, State and local rules, regulations and ordinances.
- All work performed shall be done to generally accepted trade standards and practices.
- Workmanship and materials installed shall be in accordance with the manufacturers most current instructions.
- Work performed should be done by skilled workmen thoroughly trained and experienced in the necessary trade and be completely familiar with the requirements and methods needed for the proper performance of the work.
- In dwellings built after January 01, 1978 when painting repair is called for, the affected surfaces shall be thoroughly scraped free of any loose, chipping, peeling or flaking paint and any bare wood primed before the finish coat is applied. Only paint appropriate for the application shall be used. All paint chips and debris shall be thoroughly cleaned up and properly disposed of.
- In dwellings built prior to January 01, 1978 where paint "de minimus" levels have not been exceeded and when painting repair is called for, the affected surfaces shall be thoroughly scraped free of any loose, chipping, peeling or flaking paint and any bare wood primed before the finish coat is applied. Only paint appropriate for the application shall be used. All paint chips and debris shall be thoroughly cleaned up and properly disposed of. The use of "Safe Work Practices" is highly recommended.
- When roofing replacement is called for, all existing layers of roofing and felt shall be torn off and flashings and drip edging replaced prior to the installation of the new roofing materials. No new roofing will be allowed to be placed over the existing roofing material.
- All electrical work must be completed in accordance with the most current National Electrical Code.
- Only lead free solder shall be used on potable water line replacement or repair work.

Repair work completed but not meeting the above requirements will be rejected and shall be cause for the failure of the re-inspection.