



CITY OF FORT WORTH HOUSING and ECONOMIC DEVELOPMENT DEPARTMENT

PRORERTY STANDARDS INSPECTION ITEMS OF INTEREST

Property standard inspections will be performed on all units obtaining HUD funds.

The inspection will be ordered once the application is reviewed and has been conditionally approved.

The inspector will be looking for; but is not limited to the following items:

- 1. All the utilities must be on in order to inspect the items required.*
- 2. Smoke detectors are necessary in all the bedrooms.*
- 3. All water heaters must be properly vented, (if gas, they must be vented through the roof), the pressure relief valve must be drained to the exterior of the home, and all hot water heaters must be at least 18' off the ground.*
- 4. All bathrooms must have a window or a working exhaust fan.*
- 5. Exterior doors must be of solid material with wood or metal insulated. (No hollow core doors permitted)*
- 6. All door locks and knobs must be working properly.*
- 7. All walls and ceilings free of holes and major cracks.*
- 8. All electrical wiring properly installed and covered. Wiring that is exposed must be encased in conduit.*
- 9. GFI outlets must be installed within 6' of all wet areas.*
- 10. Heating and air conditioners must be in good working order.*
- 11. No peeling or flaking paint anywhere*
- 12. All floor coverings must be intact and not badly damaged.*
- 13. All windows in sound condition, no holes, cracks, or broken panes, all locks must be operable and screens must be intact.*
- 14. The roof must appear to be in sound condition.*
- 15. Electric service to the residence must be adequate to supply the needs of the property.*

*** PLEASE NOTE THIS LIST IS NOT EXHAUSTIVE...IT IS ONLY MEANT TO GIVE AN IDEA AS TO WHAT THE INSPECTOR WILL BE LOOKING FOR***

This is not a residential home inspection and is not for the benefit of the homeowner. This inspection is strictly for the use of acquiring HUD funds in conjunction with the mortgage. Residential home inspections are performed by licensed real estate inspectors, not City employees.

The City of Fort Worth does require a residential home inspection if applying for assistance.