



**COUNTY OF SAN DIEGO
DOWNPAYMENT & CLOSING COST ASSISTANCE
(DCCA) PROGRAM**

**HOUSING QUALITY STANDARDS (HQS)
INSPECTION ACKNOWLEDGEMENT**

Property Location: _____

Borrower(s): _____

The County of San Diego will inspect the property using the U.S. Department of Housing & Urban Development and County Housing Authority Inspection Guidelines for basic health and safety items. This inspection does NOT include a detailed inspection of structural components or the condition of items such as: electrical and plumbing systems, heating and cooling systems, roof, bracing/support system, or the presence of termites/termite damage. The County of San Diego recommends obtaining a complete assessment of the home's condition through licensed contractors.

The undersigned borrower(s) hereby acknowledge that the County's inspection reflects the home's compliance with the minimum criteria necessary for health and safety for the occupants, and that a copy of the inspection report will be provided to me/us upon request.

Borrower has personally inspected the property described above, is satisfied with the property's condition, takes full responsibility for any necessary repairs, and chooses to proceed with the purchase.

Borrower

Date _____

Borrower

Date _____

INSPECTION GUIDELINES

It is necessary for the unit you plan to purchase to pass a Housing Quality Standards (HQS) inspection before final loan approval. A failed inspection could delay the loan approval and funding of your loan.

The County Department of Housing & Community Development will inspect the following ten (10) areas for housing Quality Standards' (HQS) compliance:

- | | |
|--|--|
| <input type="checkbox"/> Living Room | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Kitchen | <input type="checkbox"/> Heating and Plumbing |
| <input type="checkbox"/> Bathroom(s) | <input type="checkbox"/> General Health and Safety |
| <input type="checkbox"/> Other rooms used for living | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Secondary Room | <input type="checkbox"/> Outbuildings |

CHECK THESE CONDITIONS TO MAKE SURE YOUR UNIT WILL BE READY TO PASS INSPECTION

- | | |
|--|--|
| <input type="checkbox"/> All major utilities (electricity, gas, or water) must be turned on. | <input type="checkbox"/> All electrical outlets must have cover plates that are not cracked or broken. |
| <input type="checkbox"/> The cooking stove and oven must be clean and in working condition. All burner control knobs must be present. | <input type="checkbox"/> There must be no missing, broken or badly cracked windows/window panes. |
| <input type="checkbox"/> The refrigerator must be clean and in working condition. | <input type="checkbox"/> The roof must not leak. |
| <input type="checkbox"/> The heating unit must be properly installed and vented and otherwise in good working order. Heater must be operational. | <input type="checkbox"/> No cracking, chipping, scaling or loose paint anywhere inside or outside the unit if a child under age six will reside in the unit. |
| <input type="checkbox"/> You must have hot and cold running water in the kitchen and bathroom(s). | <input type="checkbox"/> The carpet or linoleum must not have holes, tears, or loose seams. |
| <input type="checkbox"/> There must be a shower or bathtub that is in good working condition. | <input type="checkbox"/> There must be a flush toilet that works and does not leak. |
| <input type="checkbox"/> Stairs and railings, inside and out, must be secure. A stairway of four or more stairs requires a railing. | <input type="checkbox"/> The hot water tank for your unit must have a pressure relief valve and downward discharge pipe. |
| <input type="checkbox"/> The bathroom must have a window or working ventilation fan. | <input type="checkbox"/> There must be no mice, rats or insect infestation. |
| <input type="checkbox"/> All accessible outside doors and windows must have working locks. | <input type="checkbox"/> There <u>MUST</u> be a properly operating smoke detector on every level of the unit. |
| <input type="checkbox"/> Unit must have at least one exit door <u>without</u> a double-keyed deadbolt lock. | <input type="checkbox"/> Security bars in the bedrooms must have a quick release device. |
| <input type="checkbox"/> There must be no plumbing leaks or plugged drains. | <input type="checkbox"/> No excessive debris in or around the unit. |