

## Property Maintenance Standards Assessment Results

Please check one:

This is to certify that on \_\_\_\_\_(DATE), the housing unit located at \_\_\_\_\_(STREET ADDRESS) Harlingen, Texas PASSED the City of Harlingen's Property Maintenance Standards Assessment.

This is to certify that on \_\_\_\_\_(DATE), the housing unit located at \_\_\_\_\_(STREET ADDRESS) Harlingen, Texas) FAILED the City of Harlingen's Property Maintenance Standards Assessment due to the following reasons:

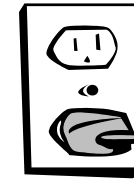
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

Inspected by:

\_\_\_\_\_  
Ricardo Trevino, Housing Specialist

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Address: \_\_\_\_\_



## Electrical

For any housing unit to be approved for occupancy by a homebuyer receiving down payment assistance, its condition must meet the City's property maintenance standards.

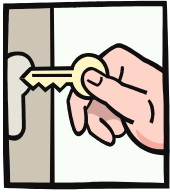
The City of Harlingen has put together this Property Maintenance Standards Checklist to determine if the property you wish to purchase is decent, safe and sanitary. We encourage homebuyers to use this checklist when shopping for a home so they can determine how close to being in compliance with these standards the home they plan to purchase already is.

If a property does not meet the City's property maintenance standards, the necessary repairs must be made prior to closing. If the seller chooses to sell the property "as is", the property will be deemed ineligible and the buyer will be forced to shop for another home. Using this checklist to assess the present condition of the home is a great way to save time!

For more information about Property Maintenance Standards, please contact the:



1. There are at least 2 working electrical outlets and 1 permanently mounted working light fixture in the living room. **Yes**  **No**
2. There is at least working double electrical outlet and 1 permanently mounted working light fixture in the kitchen. **Yes**  **No**
3. There is at least 1 working double outlet and one permanently mounted light fixture in the bathroom. **Yes**  **No**
4. There are at least 2 working double electrical outlets and 1 permanently mounted working light fixture in every bedroom. **Yes**  **No**
5. The unit and all shared spaces are free from any electrical hazards such as: broken, non-insulated or frayed wiring; improper types of wiring, connections or insulation; wires lying in or located near standing water or other unsafe places; light fixtures hanging from electric wiring without firm support or fixture; cover plates missing from switches or outlets; badly cracked outlets; exposed fuse box connections; overloaded circuits evidenced by frequently "blown" fuses. **Yes**  **No**
6. The unit and all shared spaces are free from electric outlets that are located where water might splash or collect. **Yes**  **No**



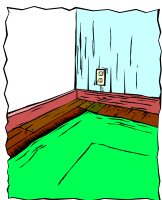
## Security

7. All windows and doors that are accessible from the outside have a properly working lock. **Yes** **No**
8. The unit can be entered without going through another unit. **Yes** **No**
9. The unit has an alternative way for occupants to exit in case of fire which meets state regulations. **Yes** **No**



## Windows

10. Every habitable space has at least 1 openable window. **Yes** **No**
11. Windows are free of signs of severe deterioration, missing or broken panes. **Yes** **No**



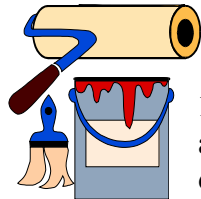
## Walls and Floors

12. The walls are sound and free from hazardous defects such as severe buckling, bulging or leaning; damaged or loose structural members; large holes; or air filtration. **Yes** **No**
13. The floors are sound and free from hazardous defects such as severe buckling; major movement under walking stress; or damaged or missing parts. **Yes** **No**



## Ceilings

14. All ceilings are sound and free from hazardous defects such as severe bulging or buckling; large holes; missing parts; or loose surface materials that are falling or in danger of falling. **Yes** **No**



## Paint

15. In units built prior to 1978, all surfaces are free from damaged or deteriorated paint. (This includes any paint that is peeling, chipping, cracking, chalking or in any way coming loose from the surface it's applied to.) If not, paint must be stabilized by trained workers and pass a clearance test. **Yes** **No**



## Kitchen

16. All plumbing fixtures are installed/maintained in working order--free of obstructions, leaks and defects. **Yes** **No**
17. Kitchen contains suitable space and equipment to store, prepare and serve foods in a sanitary manner. (Exception: Appliances to be furnished by Buyer.) **Yes** **No**

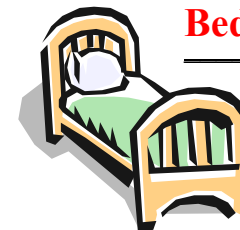
## Kitchen [continued]

18. The kitchen contains a permanently attached working sink with both hot and cold running water and a properly connected working drain with a "P" trap, and space to store, prepare and serve food. **Yes** **No**



## Bathroom

19. The unit contains a toilet in proper working condition available for the exclusive use of the unit's occupants. **Yes** **No**
20. There is a permanently installed working bathroom sink with both hot and cold running water and a properly connected drain. **Yes** **No**
21. The unit has either a working bathtub or shower with both hot and cold running water and a properly connected drain. **Yes** **No**
22. The bathroom has either at least 1 openable window or a working vent system. **Yes** **No**



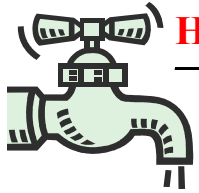
## Bedrooms

23. All of the bedrooms have atleast 1 openable window. **Yes** **No**



## Smoke Detectors

24. Each level of the unit, including has a working smoke detector. Yes No
25. If any of the unit's residents are hearing impaired, the smoke detection system also produces a visual alert that can be seen in their sleeping areas. Yes No



## Heating and Plumbing

26. The heating equipment is capable of delivering enough heat to insure that the occupants will have a healthy environment. Yes No
27. The unit is free from all types of unsafe heating conditions, such as unvented fuel-burning space heaters; potential for fire; improper connection of flues allowing exhaust gases to enter the living area; absence of safety devices; improper use of equipment; and combustible materials near a heat source or a flue. Yes No
28. The unit has adequate ventilation and cooling by means of either openable windows or a working cooling system. Yes No
29. Water heaters are located, equipped and installed in a safe manner, including the presence of a pressure relief valve and discharge line. Yes No

## Heating and Plumbing [continued]

30. The unit is served by an approvable public or private sanitary water supply. Yes No
31. The plumbing is free from major leaks or corrosion causing serious, persistent levels of rust contaminating the drinking water. Yes No
32. The plumbing is connected to an acceptable public or private disposal system and is free from sewer back-up. Yes No

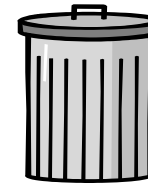


## Building Exterior

33. The building's foundation is sound and free from hazards such as potential for structural collapse or other conditions which allow significant entry of ground water. Yes No
34. All stairs, rails and porches are sound and free from hazards such as severe structural defects; or broken, missing or rotting steps. Yes No
35. All stairways with 4 or more consecutive steps have a handrail; and all porches or balconies 30" or more above the ground have a secure rail. Yes No
36. All exterior surfaces are free from buckling or sagging; large holes, cracks, breaks and loose or rotting material. Yes No

## Building Exterior [continued]

37. The chimney is sound and free from hazards such as leaning. Yes No
38. The roof, gutters and downspouts are sound, tight, and free from defects that admit rain. Roof drainage is adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts are in good repair and free of obstructions. Yes No
39. Manufactured homes are properly placed and securely anchored by a tiedown device. Yes No



## Also Be Sure That...

40. The unit is free from heavy accumulations of garbage or other debris and has adequate containers. Yes No
41. The unit is free from severe infestation by rodents, insects or other vermin. Yes No
42. The interior stairs and shared hallways are free from hazards like loose, broken or missing steps or railings and inadequate lighting. Yes No
43. Yes No  
valid inspection certificates.
44. The unit is free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust or other pollutants. Yes No

## Overcrowding

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45. How many bedrooms does the unit contain? \_\_\_\_\_

46. How many persons does the household contain? \_\_\_\_\_

47. Based on the number of bedrooms and household size, will more than two persons occupy any one bedroom?    **Yes**    **No**  
      
(Living room may be used as a bedroom.)