

EXISTING HOME OBSERVATION CHECKLIST

Single Family, 502, 504, and HPG Housing Inspections

* This form is an optional supplement until inspectors become familiar with expected standards. *

1. Rural Development Regulations Define An Acceptable Existing Dwelling As:

- a. Be structurally sound, functionally adequate, in good repair or placed in good repair with loan funds, [FmHA 1944.16(h)(1)]. Defective construction, poor workmanship, deteriorating conditions, evidence of continuing settlement, excessive dampness, leakage, decay, termites, or other conditions impairing the safety, sanitation or structural soundness of the dwelling shall render the property unacceptable until the defects or conditions have been remedied and the probability of further damage eliminated (HUD 4905.1, 2-8).
- b. Be consistent with program objectives to provide only housing that is modest in size, design and cost [FmHA 1944.16(h)(2)].
- c. Provide decent, safe and sanitary living conditions when improvements are completed [FmHA 1944.16(g)].
- d. Must meet the thermal requirements of FmHA Instruction 1924-A, Exhibit D, for existing houses.

2. Existing House Inspection in General Terms:

- a. Hazard Free: The property must be free of hazards which may adversely affect the health and safety of the occupants or the structural soundness of the improvements or which may impair the customary use and enjoyment of the property by the occupants (HUD 4905.1, 2-13).
- b. Required Repairs: The inspector shall identify health, safety, or major maintenance items as being required to be repaired or replaced. This also includes items that if not corrected would devalue, contribute to the escalation of decay, or reduce the full enjoyment and usefulness of the property (all items under 1. above).
- c. Recommended Repairs: These items are minor in nature and their lack of repair will not contribute to the deterioration or usefulness of the property. These items should be fully identified so as to inform the lender and the applicant of the recommended repairs. Loan funds may be used for financing these repairs.
- d. Repair Standards: If replacement or initial installation of an item is required, work must be in compliance with applicable codes and other more stringent laws, codes, or requirements from local authorities or servicing utilities.
- e. Pride of Ownership: Applicants seeking home ownership through USDA/Rural Development programs are generally financially limited and may not be able to afford a home that will require frequent maintenance or repairs or high utility bills. Help our applicants start out with a house that is energy efficient and in good repair and that they will feel proud to own and want to maintain. By ensuring that the home is in good repair, you will be helping to ensure that the lender for which you are performing this inspection will have a more satisfied and financially secure customer and in doing so will provide better security for the loan.
- f. Beyond Repair: If the residence requires numerous costly replacements, or major repair and replacements combined, it may not be advisable to proceed.

Usda Home Inspection Guidelines

IM Harris



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Scientific Criteria to Ensure Safe Food National Research Council, Institute of Medicine, Division on Earth and Life Studies, Board on Agriculture and Natural Resources, Food and Nutrition Board, Committee on the Review of the Use of Scientific Criteria and Performance Standards for Safe Food, 2003-09-29 Food safety regulators face a daunting task crafting food safety performance standards and systems that continue in the tradition of using the best available science to protect the health of the American public while working within an increasingly antiquated and fragmented regulatory framework Current food safety standards have been set over a period of years and under diverse circumstances based on a host of scientific legal and practical constraints Scientific Criteria to Ensure Safe Food lays the groundwork for creating new regulations that are consistent reliable and ensure the best protection for the health of American consumers This book addresses the biggest concerns in food safety including microbial disease surveillance plans tools for establishing food safety criteria and issues specific to meat dairy poultry seafood and produce It provides a candid analysis of the problems with the current system and outlines the major components of the task at hand creating workable streamlined food safety standards and practices

The Care and Feeding of an IACUC Whitney Kayla Petrie, Sonja Lea Wallace, 2015-03-24 Maintaining its user friendly approach this new edition of a bestseller summarizes information necessary for the effective and efficient operation of an IACUC The book covers training programs and discusses professional certifications for IACUC administrative and animal care staff It provides pointers to principal investigators discusses interactions between IACUCs and other compliance panels and addresses occupational health and safety programs and the role they play in the overall animal care and use program It also delves deeply into bioethics to explore how IACUCs can ensure that each proposal to use animals in research includes an ethical review

The Development of Science-based Guidelines for Laboratory Animal Care National Research Council, Division on Earth and Life Studies, Institute for Laboratory Animal Research, International Workshop on the Development of Science-based Guidelines for Laboratory Animal Care Program Committee, 2004-11-21 The Development of Science based Guidelines for Laboratory Animal Care is the summary of an international workshop held in Washington DC in November 2003 to bring together experts from around the world to discuss the available knowledge that can positively influence current and pending guidelines for laboratory animal care identify gaps in that knowledge in order to encourage future research endeavors and discuss the scientific evidence that can be used to assess the benefits and costs of various regulatory approaches affecting facilities research and animal welfare

Community Nutrition Action Kit, 1996

Monthly Catalog of United States Government Publications, Cumulative Index United States. Superintendent of Documents, 1979

Food Safety Andreia Bianchini, Jayne Stratton, 2025-01-16 Food Safety Grain Based Foods describes food safety as it relates to different hazards that may be associated with grain based products such as chemical physical radiological and microbiological hazards and how to reduce those risks This reference provides a fresh look at the issues

faced by the grain industry and proposes solutions potentially useful to those working in industry including food technologists food processing or quality management workers production supervisors quality assurance managers product developers and those working in academia Students in cereal technology food safety and product development courses will benefit from topics discussed in this publication Provides guidance for hazard analysis and establishment of food safety control systems Serves as an information source for evaluating risks associated with cereal based products Contains suggestions to support the establishment of food safety systems in a global market

A Reference List of Audiovisual Materials Produced by the United States Government National Audiovisual Center,1978

Monthly Catalog of United States Government Publications ,1971 *A Reference List of Audiovisual Materials Produced by the United States Government, 1978* National Audiovisual Center,1978

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Nutrition in Public Health Sari Edelstein,2006 Community Nutrition

Team Nutrition's Food, Family and Fun ,1996 This is a collection of 50 recipes organized by season featuring family nutrition education activities Some recipes are lower fat versions of typical family dishes others combine food in creative ways Includes a resource section that contains community resources hotline numbers Internet addresses and sources for additional nutrition information and healthful eating suggestions

Thinking About Becoming a Real Estate Developer? Ted Ihde,2023-12-05 About the Book Thinking About Becoming a Real Estate Developer is a guidebook meant to help others transition from having little or no experience in being a realtor to becoming a seasoned real estate developer The author provides the reader with real life examples step by step guides and answers to many questions that may come up in the day to day workings of a real estate developer He also explores the elements of learning how to pursue the acquisition of properties that are not available or not yet for sale through his own successful process About the Author Ted Ihde graduated from Bloomfield College Summa Cum Laude as an Academic All American At Bloomfield College Ted played goalie for the men s soccer team Ted s unique market skillsets stem from his experience in both banking and real estate He founded a New Jersey based mortgage company in 2000 where he served as president and licensee through the year 2007 His firm also held lending licenses in NY KS VA NC and PA Moving on from his career in sales Ted worked as a consultant for National Bank of Kansas City in Overland Park KS then as a Research Analyst for the CEO of NACA in Boston As a real estate developer Ted has secured new home build city approvals with 10 year tax abatements for a real estate project that he is currently overseeing along with his partners

Federal Register ,2013-12

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