

**CITY OF YORK – BUREAU OF HOUSING SERVICES
FIRST TIME HOME BUYERS PROGRAM
BASIC HOUSING STANDARDS GUIDELINES**

The following information will provide you with a list of criteria used to determine the eligibility of a dwelling for the City of York – First Time Home Buyer Program. At the discretion of the inspector, items other than those listed here may require correction, due to health and/or safety reasons. All utilities must be on and in working 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 will be performed.* Deteriorated paint in housing built prior to January 1, 1978 must be below the “de minimus” levels as established by HUD. Housing built after January 1, 1978 are exempt from the regulation. **Housing units found to have deteriorated paint condition above the de minimus level are NOT ELIGIBLE for participation in the First Time Buyer 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 in an interior or exterior surface or fixture is otherwise damaged or separated from the substrate.”De minimus levels are defined as follows:
 - Interior or exterior component, where 10% of the total surface area of a component with a small surface area is deteriorated the de minimus level has been exceeded. Examples of small area would be windowsills, 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 which could affect the safety of the prospective buyer or family.
3. **Sewer and Water** – The dwelling must be connected to “public” sewer and water services.
4. **Trash and Debris** – The dwelling interior and exterior must be free of trash, debris, combustible items, and unused items such as appliances and discarded furnishings, etc.
5. **Vermin and 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. (Additional may be required depending on the size of the unit.)
8. **Appliances** – Appliances present in the dwelling shall be in a safe and operable condition.

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 that a small child may not crawl through.
4. **Windows -**
 - a) All rooms used for living must have windows except for a bathroom when a property vented exhaust fan is present.
 - b) Windows must be operable if designed as such.
 - c) All windows accessible from the outside including windows at stairs, fire escapes, adjacent roofs and balconies must have operable locks.
 - d) All windows (includes storm and screen windows) must be free of broken or cracked glass.
5. **Doors -**
 - a) Current storm and screen doors and window screens must be in good repair.
 - b) Entry doors must have locks
 - c) Bathrooms must have a privacy door.
 - d) All interior doors must have a positive latching device.
 - e) Dead bolts must have thumb turns on the inside.
6. **Electrical -**
 - a) All electrical items and wiring must be properly installed, in proper working order and free of hazards.
 - b) All receptacles and switches must have proper cover plates.

- c) All electrical panels must have the cover properly installed
 - d) All rooms must have two receptacle outlets located on separate walls.
 - e) 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.
 - f) All stairs must be illuminated with lights controlled by two 3-way switches, one at each level.
 - g) Must have exterior GFCI protected outlet – 1 on exterior.
Must have interior GFCI protected outlets – bathrooms and kitchen.
 - h) Floor receptacles must be relocated to walls. Floor openings must be securely closed level to surrounding floor. Metal plates may be installed on old box.
7. **Plumbing -**
- a) All plumbing water and drain lines must be free of leaks and corrosion.
 - b) Proper “wet” traps must be present on all plumbing fixtures and drains.
 - c) Water heaters may not be installed in a living area without proper protection for the occupants.
 - d) 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.
8. **Heating -**
- a) The dwelling must have a central heating system present capable of heating all rooms to a minimum temperature of 68° when the outside temperature is 10°F.
 - b) Chimneys and flues must be of sufficient capacity, in sound condition, and in good working order.
 - c) Flue pipes must be adequately sealed to the chimney (also includes water heaters).
 - d) No unvented or portable spaced heaters are permitted.
9. **Other -** There may not be any potential hazard present such as loose or spongy floorboards, torn or ripped floor coverings, broken door hinges or knobs, water or weather infiltration, 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.
2. **Stairways and Steps** – Exterior steps of more than four risers or more than thirty inches in height must have acceptable handrails.
3. **Open Stairways and Balconies** – All open stairways and balconies must have acceptable handrails with balusters or horizontal railings or lattice spaced that a small child may not crawl through.

IMPORTANT NOTICE REGARDING REPAIR WORK TO ADDRESS DEFICIENCIES:

- All work performed to correct deficiencies shall be in 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 manufacturer’s most current instructions.
- Work performed should be done by skilled workmen thoroughly trained and experienced in the necessary trade and completely familiar with the requirements and methods needed for the proper performance of the work.
- When painting repairs are required, the affected surfaces shall be thoroughly wet 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 placed over the existing roofing materials.
- All electrical work must be completed in accordance with the most current National Electrical Code.
- Only lead free solder shall be used on portable water line replacement or repair work.

REPAIR WORK COMPLETED BUT NOT MEETING THE ABOVE REQUIREMENTS WILL BE REJECTED AND SHALL BE CAUSE FOR FAILURE OF THE RE-INSPECTION! WORK MUST COMPLY WITH THE CITY OF YORK BUILDING AND MAINTENANCE CODES.

**** As a result of this inspection, The City of York makes no warranties or representations to condition of the property other than that required by the Housing Quality Standard (HQS) guidelines. We also make no representation of values. This basic home inspection is directed primarily to address the Health and Safety aspects of the dwelling. It is not an invasive investigation. Nor do we render any conclusions regarding the application or efficiency of any component. Nothing in our inspection or report presumes to predict or provide an opinion of the longevity of any part of the building. We do, however, determine that the basic structure is sound, utilities exist and meet current codes, equipment and fixtures function as intended, and that the overall condition of the dwelling meets minimum standards for habitation.**