

Boulder County Down Payment Assistance Program Property Inspection Requirements

The down payment assistance program requires that homes purchased are in safe, decent and habitable condition for homebuyers. Any safety or health concerns and/or code violations must be fixed prior to closing. In addition, the federal funding for the down payment assistance program requires the Program to contract for its own home inspection in addition to any inspection(s) that might be requested and paid for by the potential buyer. Potential buyers are encouraged to obtain their own inspection of the home they wish to purchase. If a home buyer would like to receive an FHA 203(b) loan, please contact the program for additional information at 303-651-8530 or sally.raney@ci.longmont.co.us. Certain repairs may be allowed to be fixed after closing with bids for the work provided to the Program and the proper amount of money for the repairs escrowed with the title company to pay out to the contractor.

Once an inspection is conducted, the City will inform the homebuyer of any repairs that will be required to be fixed prior to closing. All repairs must be repaired by a licensed professional and copies of the receipts for the repairs provided to the Program.

Below is a list of some of the most common types of repairs that are required to be fixed. This list is only to provide a brief overview of the most common type of repairs; it ***is not*** a comprehensive list. There may be additional requirements for individual properties.

- Smoke detectors must be installed per the city code for the city in which a home is located.
- Carbon Monoxide Detectors must be installed per the Colorado State Law effective July 1, 2009. **Link to bill:** <http://www.cdphs.state.co.us/dc/ehs/HouseBill09FAQ.pdf>
- Finished basements must have had a city building permit pulled and approved by the city in which a property is located.
 - The finishing of the basement must have been up to city code at the time of construction. This can only be determined by whether a building permit had been pulled and approved/accepted.
 - A retroactive building permit may be pulled. Additional work to the basement may be required for a retroactive building permit to be pulled and for the city to sign off on the permit.
- Electrical wiring must be in good condition. Any abnormal conditions will be required to be fixed.
 - GFE receptacles must work, if they are present.
 - Exposed wiring must be fixed.
 - Breakers must be for the correct voltage.
- Water heater must be safe and operable. Any leaks will be required to be fixed.
- Plumbing must be in good operable condition. Any leaks will be required to be fixed.
- Furnace must be safe and operable. Any gas leaks will be required to be fixed.
- If the house has been winterized, it must be de-winterized and all major systems tested (electricity, water, etc. must be inspected).
- Foundation and structure of home must be in stable condition. If there are any concerns, further investigation by a structural engineer will be required.
- All bathrooms in the home must function properly.
- Lead base paint requirements apply to homes built before 1978.

Please contact Sally Raney at 303-651-8530 or sally.raney@ci.longmont.co.us with any questions.