

FHA LOAN MINIMUM PROPERTY REQUIREMENTS (MPRs)



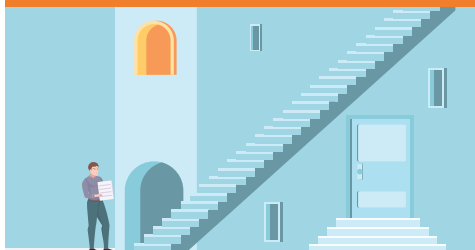
GENERAL REQUIREMENTS

While appraisals can be subjective and vary based on the individual appraiser, the appraiser is required to note every instance where the property is not safe, sound, and secure, or any instance where the property and does not comply with HUD's Minimum Property Requirements.

MOST COMMON FHA APPRAISAL FLAGS

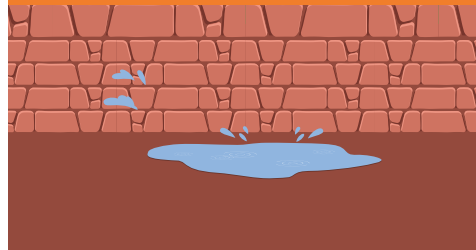
Loose or Missing Handrails

Missing or unsecured handrails on stairways are considered a safety hazard.



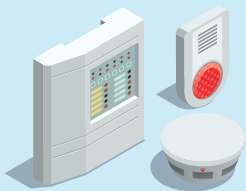
Drainage Issues

The appraiser should check for standing water near the foundation, missing / damaged gutters, and proper grading to direct rainwater away from the foundation.



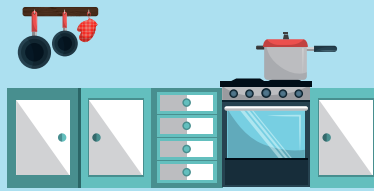
Missing Smoke or Carbon Monoxide Detectors

The appraiser must verify that smoke and carbon monoxide detectors are present and in working order.



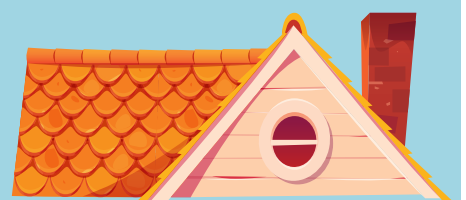
Inoperable Appliances

HUD requires all appliances "that remain and that contribute to the market value opinion are operational," including: refrigerators, ranges/ovens, dishwashers, disposals, microwaves, and washers/dryers.



Ceiling Stains / Roof Issues

The appraiser must note any evidence of leaks and whether or not the roof appears to have a remaining physical life of at least two years.



Moisture in Basements / Crawlspace

Basements and crawlspaces must be free of dampness and wetness; crawlspaces must be properly ventilated and free of debris.



Peeling Paint (Pre-1978)

Peeling paint on a home built before 1978 (even if it is a little bit on the inside or outside) may be flagged because it will be presumed to contain lead.

