

Rural Development - Michigan Guaranteed Single Family Housing Existing Home Certificate

ALL EXISTING SINGLE FAMILY HOMES FINANCED BY RURAL DEVELOPMENT MUST MEET THE HOUSING QUALITY STANDARDS OUTLINED BELOW.

Ceilings and Interior Walls - In good condition, without large holes or cracks that allow drafts, and without severe bulging, or loose or falling surface material such as plaster.

Floors - In good condition, without large holes or cracks, missing or warped floorboards, or covering which could cause someone to trip.

Electrical - Livingroom: At least two electrical outlets or one outlet and one permanent overhead light fixture. **Kitchen:** At least two outlets and one permanent light fixture. **Bath:** At least one permanent overhead or wall light fixture. Broken or frayed wiring, light fixtures hanging from wires without other firm support, missing cover plates on switches or outlets and badly cracked outlets are unacceptable.

Light/Windows - At least one window in living room and every room used for sleeping. Other rooms without windows must have an electrical outlet or light fixture. Windows which have broken or missing panes, windows which do not shut or which allow excessive air infiltration are unacceptable.

Security - All windows and doors which are accessible from the outside must have operable locks.

Interior Paint - No severe peeling or chipped paint.

Kitchen - In addition to the standards outlined above, kitchen must have space for food storage, a food preparation and a food serving area, range with operable oven (buyer can supply), a sink with hot and cold running water, and an operable refrigerator (buyer can supply).

Bathroom - In addition to the standards outlined above, the bathroom must have a window which opens or a working exhaust vent, a flush toilet, a tub or shower with hot and cold running water and a sink with hot and cold running water.

Mechanical systems -

- A plumbing system which is connected to a public sewer or an approved private sewage disposal system.
- Windows which open (must have screens), or some working ventilation or cooling equipment which provides air circulation during warm months
- Pipes which are in good condition with no leaks and no rust which causes water to be discolored.
- Safe and adequate heating equipment so that the unit will be warm during cold months. (Space heaters which are not vented to a chimney are not accepted).

Exterior -

- A roof in good condition which does not leak, with gutters and downspouts, if present, in good condition and securely attached to the building.
- A structurally sound foundation.
- Exterior walls which are in good condition and weather tight.
- Secure handrails on any extended length of stairs (e.g. generally more than four risers) and on any porches, balconies, or decks which are more than 30 inches above the ground.
- Chimneys with no serious leaning or defects (such as cracks or missing bricks).
- No severe cracking, peeling or chipping paint.