

# First Time Homebuyer Program

## *Notice of Visual Inspection*

### **IMPORTANT INFORMATION FOR APPLICANTS TO FEDERAL PROGRAMS**

Federal Law requires that all housing units acquired with federal funds comply with Housing Quality Standards (“HQS”) and be lead safe as promulgated by the U.S. Department of Housing and Urban Development. Therefore, all units acquired through the First Time Homebuyer Program shall require some level of inspection and/or lead paint determination. A Homebuyer is required to delead the unit within six (6) months after the date of closing.

In connection with the forgoing, the City of Newton shall conduct a “hands off” inspection of the accessible areas of the dwelling unit: (1) to visually assess the unit for evidence of lead paint; and (2) to determine compliance with the Housing Quality Standards. The HQS inspection will be limited to readily accessible areas of the building and to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection. Equipment, items, and systems will not be dismantled.

If remedial lead abatement is needed, grant funds and low interest loans are available to qualified homeowners through the Newton Housing Rehabilitation Fund. It is important to understand that some lead removal/remedial work may require occupants to temporarily relocate from the work area or property. Funds are available to qualified applicants to assist with the relocation process.

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- The HQS and visual inspection shall be performed prior to closing at no cost to the buyer or seller.
- The HQS inspection is not intended to be a replacement for any other property inspection required by the lender or requested by the buyer.
- The HQS inspection is not intended to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address.
- The City of Newton is not responsible for the cost of repairing or replacing any reported or unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.
- Applicants to the First Time Homebuyer Program are not required to apply to the Newton Housing Rehabilitation Fund, however, applications are available upon request.

*Acceptance and understanding of this disclosure are hereby acknowledged.*

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Applicant

\_\_\_\_\_  
Date

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Co-Applicant

\_\_\_\_\_  
Date