

## 1. Existing Properties

The Lender must include the following in the submission file:

- a. What the non-conforming feature is.
- b. Why it is not possible to repair the dwelling to “conforming” housing standards.

For properties where construction was completed after June 30, 1992, that do not have evidence of compliance with construction inspections, or properties where construction was completed after December 31, 1991, that do not have evidence of compliance with thermal standards, the following is required:

- The home must be at least 2 years old.
- A home inspection report conducted by a licensed home inspector or evidence that a Certificate of Occupancy was issued or a valid [PUR-102](#) was previously recorded. Please provide a copy of the home inspection report, if required, to AHFC at the time of commitment. All health and safety items must be completed prior to loan purchase. Other repairs may be required at the discretion of AHFC.
- A new or existing energy rating equal to at least 2 stars, or evidence that a valid [PUR-101](#) was previously recorded.
- Form [PUR-103](#).

**Note:** Once a valid [PUR-103](#) is recorded on a subject property, it will serve as evidence that certain inspection criteria is met for subsequent or future financing transactions.

**Reminder:** If the [PUR-102](#) was not done at the time of construction, a Destructive Inspection Certification may be done to meet the requirement.