

Jackson/Teton County Affordable Housing Department Expectations at Final Inspection

As a home is the biggest purchase most families make, it is standard real estate practice for the Seller to present a professionally cleaned home to the new owners (Buyers) at closing.

Even if a home is affordable, this standard still applies. To ensure that homes in the community's affordable housing program are well maintained for use by many generations, it is the responsibility of Housing Department to confirm at closing that the home is adequately maintained, professionally cleaned, and respectfully presented to the new owners.

We hope that the following check-list provides a clear representation of the Housing Departments expectations at closing:

Maintenance

- All items repaired and/or replaced as listed on the Housing Departments Inspection Report.
- Any additional items from the Buyer's Inspection as approved by Housing Department repaired and/or replaced.
- When personal belongings are removed, there may be some additional items discovered that are in need of repair and/or replacement.

General

- All trash or other personal items removed from the home and the exterior of the property.
- Home must be free from any residual odors not due to cleaning. Residual odors tend to be left by pets, or smoking in the home.

Kitchen

- Range/Oven free of dirt and burnt-on grease, including the burner pans. This includes all sides, which will require pulling the unit out to reach the sides and to sweep underneath.
- Refrigerator/Freezer emptied, free of moisture (ice) and cleaned inside and out. If unplugged, doors should be left open. To clean the sides and sweep underneath, the refrigerator will need to be pulled out of its normal spot.
- Dishwasher cleaned inside and out.
- Cabinets emptied and cleaned inside and out.
- Exhaust fans clean of dirt and grease.

Floors

- Carpets cleaned by a professional carpet cleaning company.

- Hard floor surfaces (linoleum, tile, wood, laminate) completely swept and mopped.
- Carpets will be required to be repaired or replaced if torn, worn excessively, or stained.

Walls

- Washed with nail holes patched and painted to match existing wall color.
- Walls painted if considerable discoloring, stains, marks or mismatched touch-up color.
- Color choice will NOT be required to be changed.
- Baseboards dusted and washed.

Windows

- Permanently attached window coverings (this includes curtain rods and blinds) are considered fixtures and are included in the sales price of the home.
- Blinds dusted.
- Window sills cleaned.
- Glass in windows cleaned on the inside and outside.

Light fixtures

- All light fixtures are included in the sales price of the home and should be cleaned and free of dust and bugs.
- Ceiling fans wiped free of dust.

Bathrooms

- Toilets should be spotless with caulking around the base intact.
- Sinks, faucets, countertops and mirrors cleaned with any caulking intact.
- Bathtubs/showers cleaned with caulking intact and tile grout undamaged.
- Exhaust fans wiped free of dust.
- Cabinets cleaned inside and out, and free of water damage.

Exterior/Garage

- Clean and vacated of any personal items.
- Doors tend to see a lot of use and need to be cleaned.
- Garage door opener.

In order to ensure that all items are complete, the Housing Department will conduct a Final Inspection two (2) business days prior to closing. This is intended to allow time for Housing Department to hire a professional to complete the work and not delay closing.

The cost of this work will be deducted from Seller's proceeds. If the outstanding work is extensive, then the Housing Department may delay closing in order to have the work complete. In this case besides the cost of repairs, \$250 per day will be deducted from Seller's proceeds to compensate the Buyer for the inconvenience.