



SC HOUSING

Financing Housing. Building SC.

HOUSING PRESERVATION INITIATIVE (HPI)

CONSTRUCTION STANDARDS
WORKSHOP

KEY QUESTIONS I ASK MYSELF

1. How much funds are needed to repair all life, safety, and health issues?
2. Is the home structurally sound?
3. Does the home have an “unpermitted addition”?
4. Can we access all the rooms (i.e. hoarding)?
5. Are they operating a business from the home?

What do you
notice about
this home?



Eave Side

Ridge

Missing Shingles

Retro-fit
Boot

Fascia

Broken
Window



Gable End Side

Rake/Gable

Dilapidated Siding

Fascia
Soffit

Light

GFCI (No Cover)

Rotten Jamb





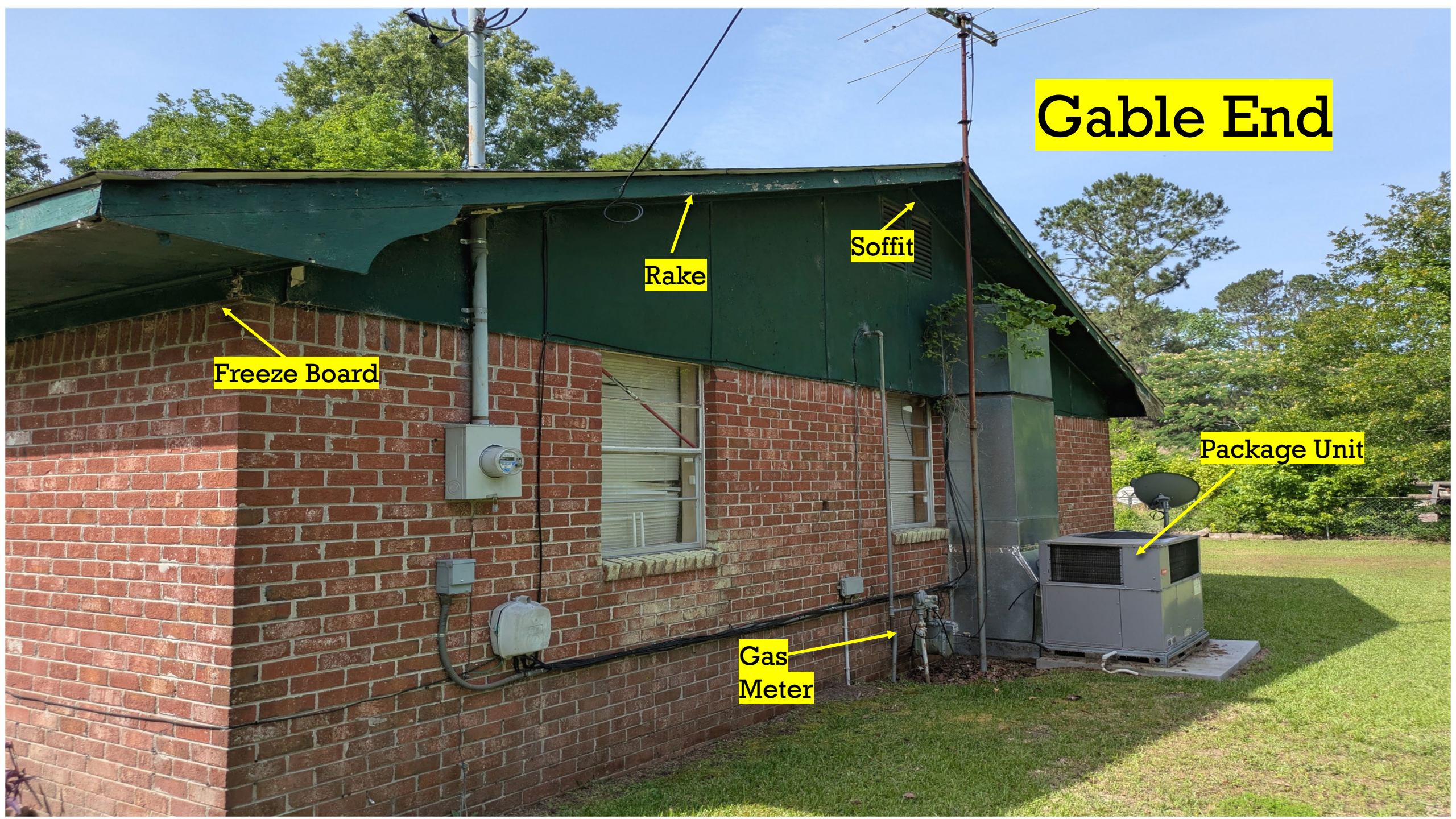
Fascia

Freeze Board

Door/Storm Door

Dryer Vent

Gable End



Freeze Board

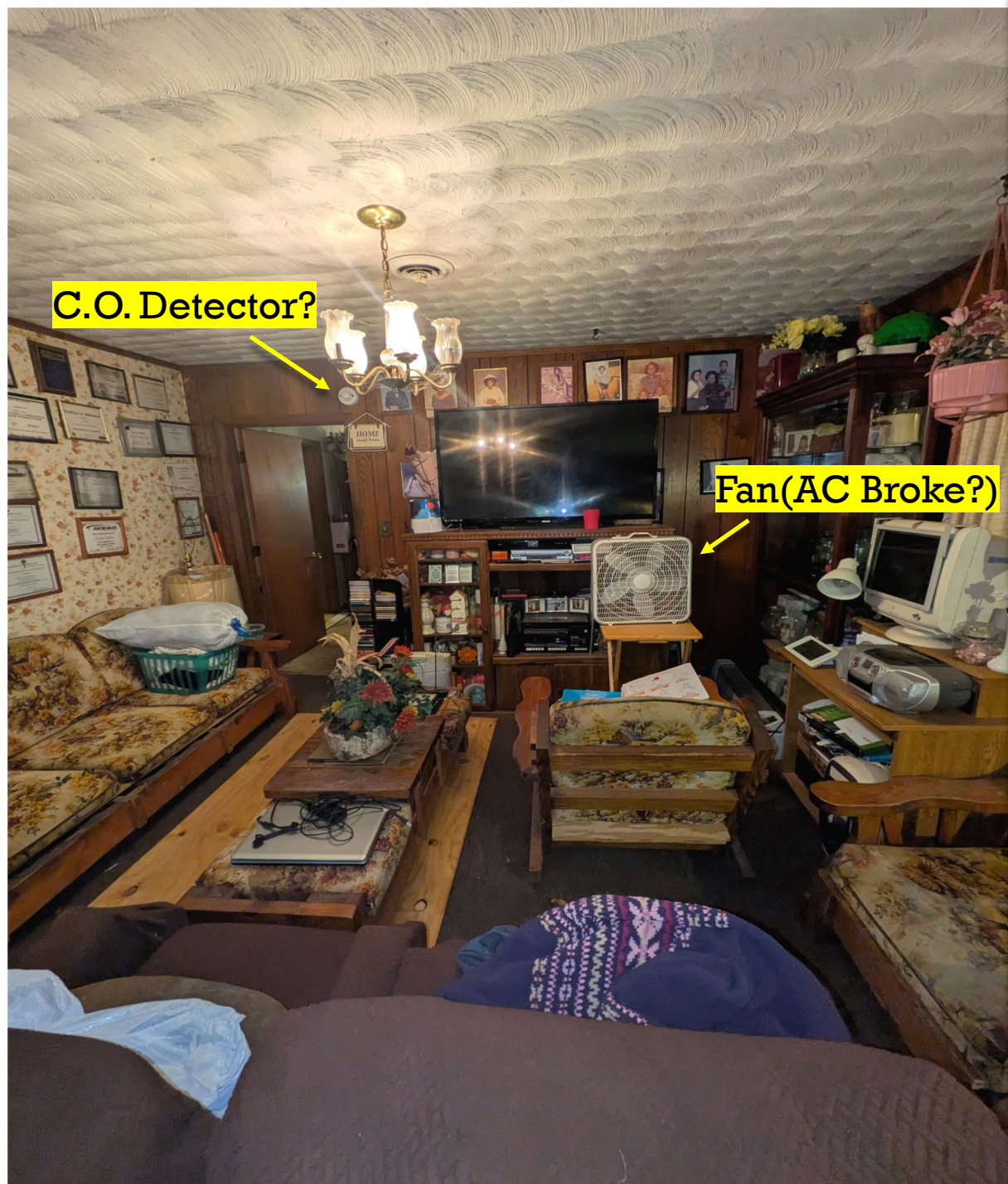
Rake

Soffit

Gas
Meter

Package Unit





Unpermitted Additions

Dead Valley





Dead Valley

Unpermitted Additions



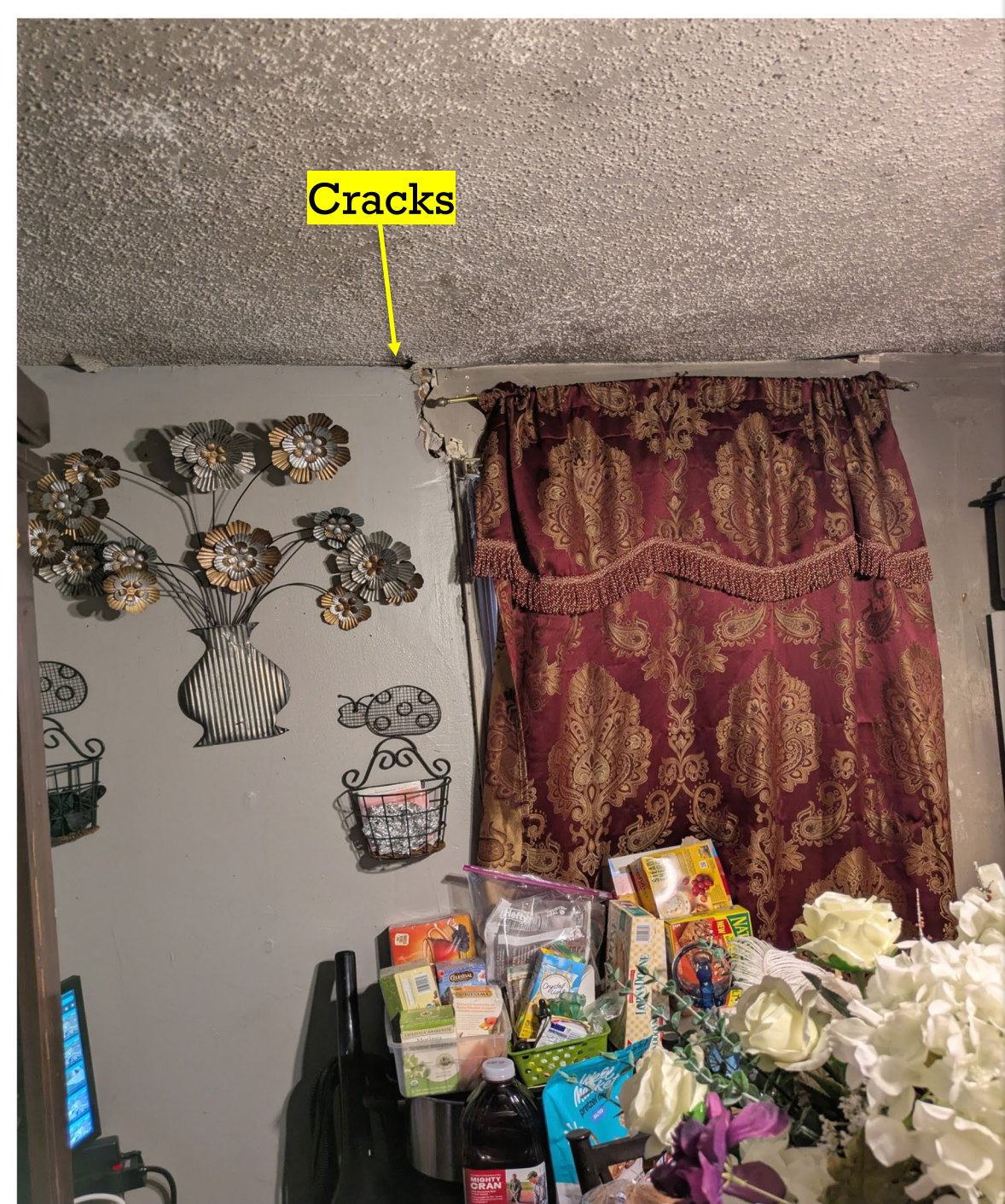
Unpermitted Additions



Cracks

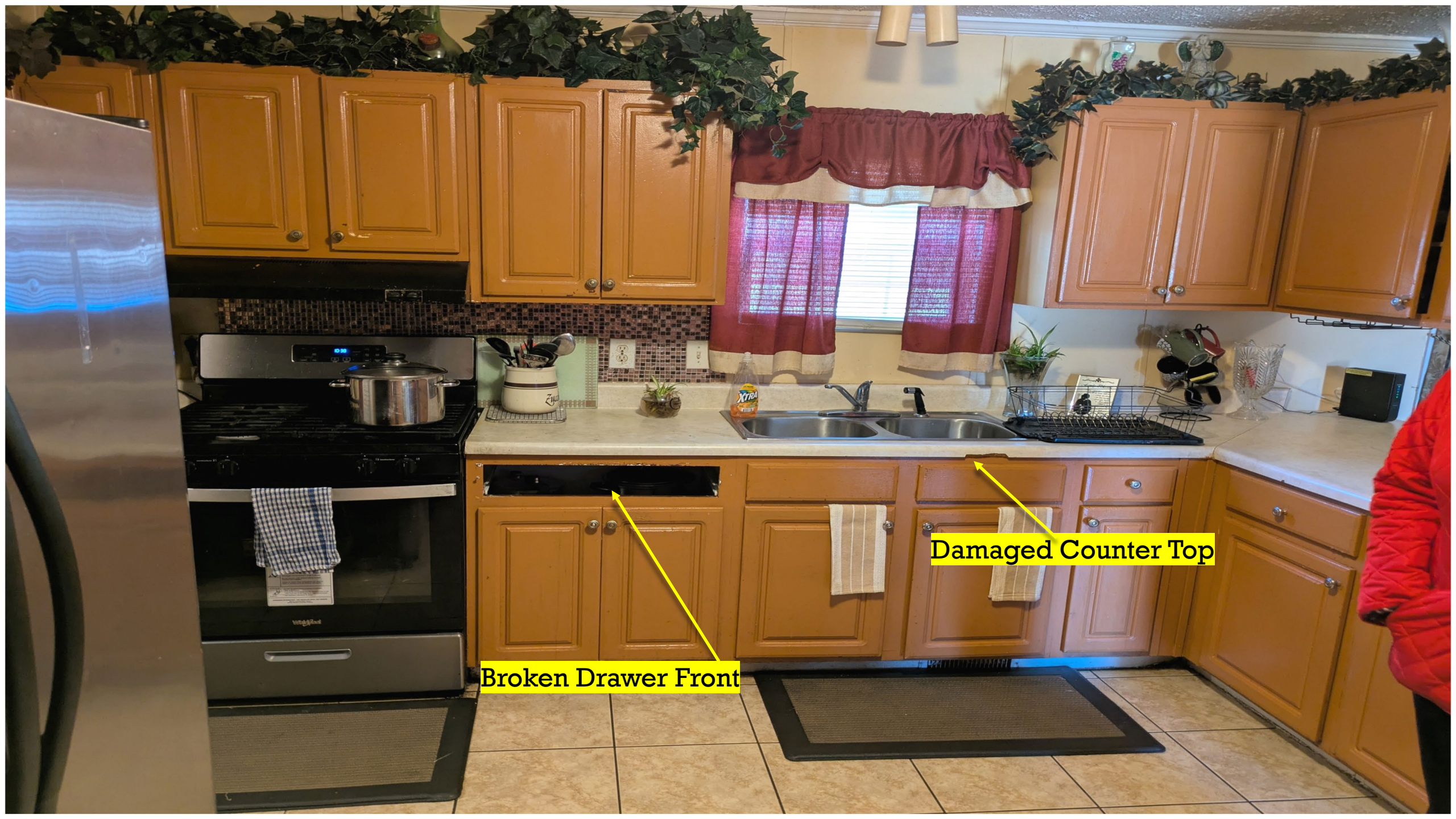


Cracks





**Gaps under the
Baseboard
(Foundation Issue)**



Broken Drawer Front

Damaged Counter Top

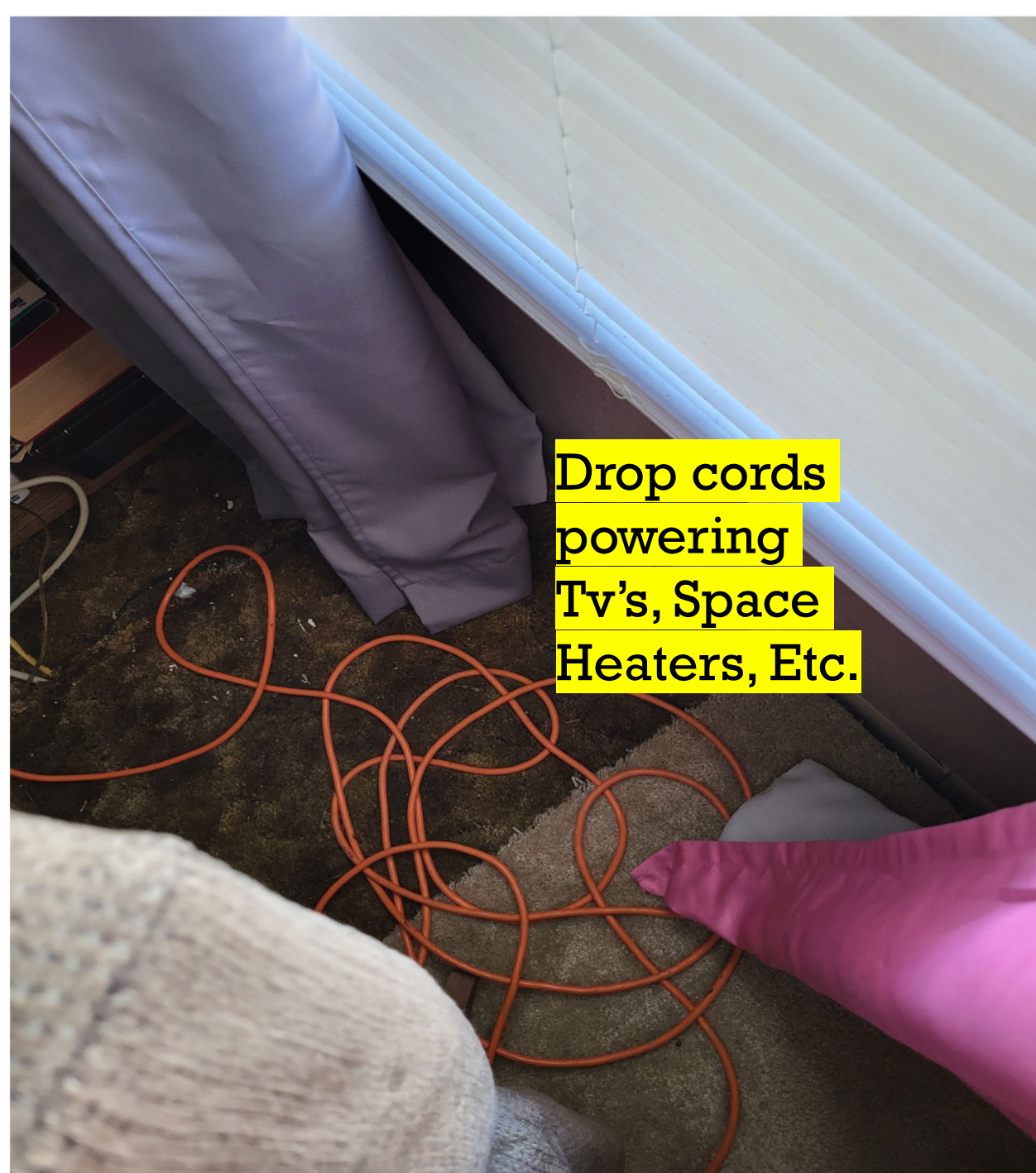




Missing Smoke
Detector/Expos
ed wires



Drop cords
powering
Tv's, Space
Heaters, Etc.



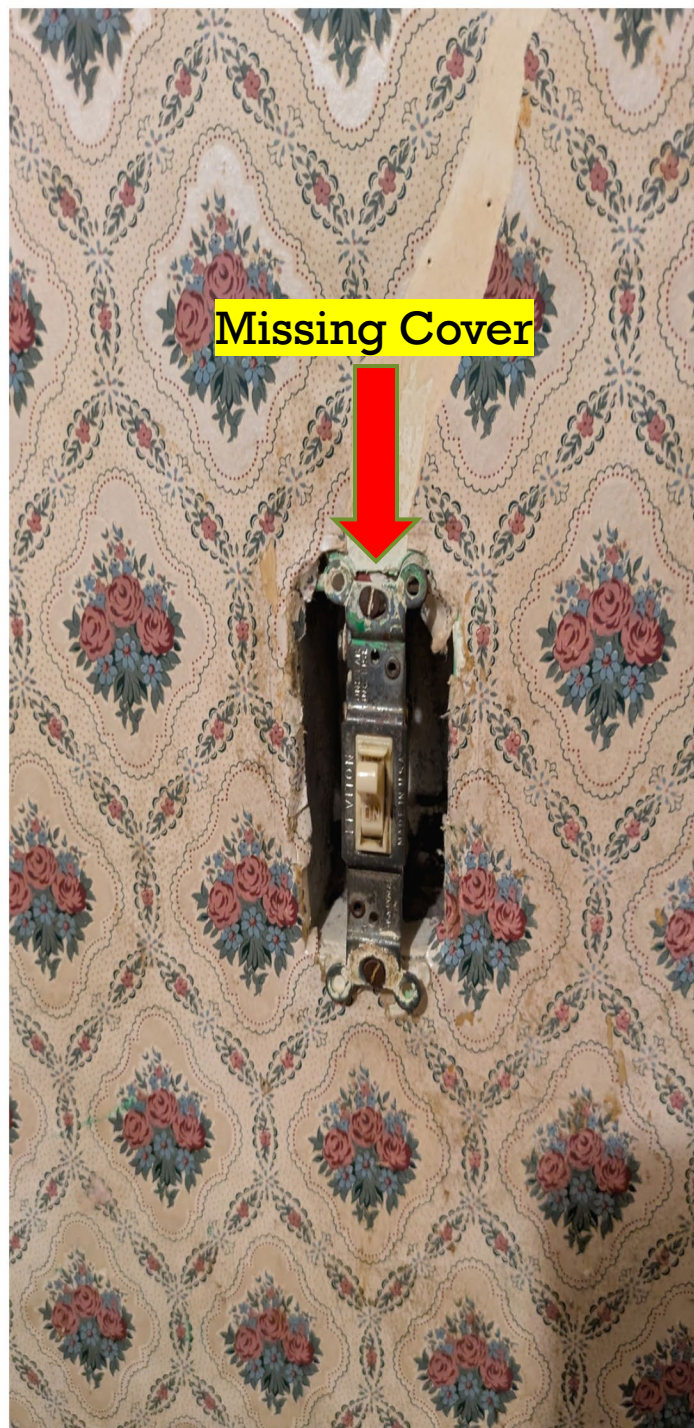
Electrical Issues/Fire Hazards



Filler covers missing

Fire Hazard/Safety issue





Hoarding



Hoarding



ROUGH ESTIMATE FOR ROOFS

1) 1,200sqft ----- 15sq @ \$370 = \$5,550.00

2) 1,500sqft ----- 20sq @ \$370 = \$7,400.00

3) 2,000sqft ----- 27sq @ \$370 = \$9,990.00

These prices do not include OSB, Flashing, Chimney Removal,....etc.

ROUGH ESTIMATES FOR H.V.A.C.

1. 1,200sqft---2ton W/ duct work---\$10,000.00
2. 1,500sqft---3ton W/ duct work---\$12,600.00
3. 2,000sqft---3.5ton W/duct work---\$13,650.00

How to calculate the homes heated sqft:

$$\text{SQFT} \div 600 = \text{Tons}$$

BY ORDER OF IMPORTANCE

1. **WATER AND SEWER....** Are the Systems working correctly?
2. **ROOF....**Is the roof beyond its EUL? Is it leaking?
3. **SIDING/WINDOWS/DOORS....**Is the exterior facade leaking in water or air?
4. **HVAC/WATER HEATER....**Is the System working correctly?
5. **INTERIOR WALLS/CEILINGS...**Are they missing or have large holes allowing air infiltration?
6. **FLOORS...**Are there any holes or weak spots?
7. **BATHROOM...**is there at least one working bathroom?
8. **KITCHEN....**Can they STORE(refrigerators), PREPARE(sink and counter top), and COOK(Stove/Oven/Microwave) their food?

KEY QUESTIONS TO ASK YOURSELF

1. Do I have the funds to repair all life, safety, and health issues?
2. Was the home structurally sound?
3. Did the home have an “unpermitted addition”?
4. Were we able to access all the rooms (i.e. hoarding)?
5. Did you notice evidence of Insects, Rodents, Termites...etc.?
6. Were they operating a business from the home?
7. Did I take all the required photos that are required?

QUESTIONS?