

# NORTH SUBURBAN CONSORTIUM

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*Serving the communities of*

MALDEN ❖ MEDFORD ❖ ARLINGTON ❖ CHELSEA ❖ EVERETT ❖ MELROSE ❖ REVERE ❖ WINTHROP

## HOUSING QUALITY STANDARD (HQS)

### INSPECTION DISCLOSURE

The North Suburban Consortium through its designated entities will conduct a visual "hands off" inspection of the readily accessible areas of the property to determine compliance with the Housing Quality Standards (HQS) as adopted by the U.S Department of Housing and Urban Development (HUD).

The HQS inspection will be performed by the North Suburban Consortium through its designated entities prior to the acquisition at no cost to the buyer or seller.

If the house does not pass HQS, the Housing Rehabilitation Inspector will create a list of necessary work and a cost estimate. If it is determined that the buyer can reasonably undertake the work necessary to meet HQS, the buyer can sign a statement of their intention to complete the work within six months. If more substantial work is needed, the buyer must either apply to the Purchase and Rehabilitation loan program or select another home.

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 will be made of readily accessible areas of the building and is limited to visual observation or apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection: equipment and systems will not be dismantled. The HQS inspection is not a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address.

North Suburban Consortium and/or its designated entities 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.

Acceptance and understanding of this disclosure are hereby acknowledged:

SIGNATURES:

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Applicant:

\_\_\_\_\_  
Co-Applicant:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Date: