

FHA New Construction Requirements At-A-Glance

More information for this section can be found in the HUD Publication 4155.1 Rev 5, Ch 1-8 F

New Construction is defined as a subject property that is less than one year old, whether or not it has been previously occupied. One year is measured from the date of the final certificate of occupancy to the date of application.

DOCUMENTATION:	REQUIREMENT	EXCEPTIONS/COMMENTS
Copy of the building permit from municipality	Required unless 2-10 warranty is obtained instead	Not required on 90% LTV or less
Copy of final certificate of occupancy	Required unless 2-10 warranty is obtained instead	Not required on 90% LTV or less
2-10 Warranty	Only required when building permit and/or certificate of occupancy are not issued by municipality. Obtain from a HUD approved warranty company.	Not required on 90% LTV or less
Subterranean Termite Soil Treatment builder's Guarantee NPCA -99a (4/2003) Completed by the Builder	Required on all new construction in regions that must obtain termite inspections on existing homes.	Refer to the HOC Chapter for specific states, regions that do not require termite treatment. Refer to ML 01-04 for details on exempt construction types and treated wood requirements.
New construction Subterranean Termite Soil Treatment Record NPCA-99b (4/2003) Completed by a licensed Pest control Company	Required on all new construction in regions that must obtain termite inspections on existing homes.	Refer to the HOC Chapter for specific states, regions that do not require termite treatment. Refer to ML 01-04 for details on exempt construction types and treated wood requirements.
Warranty of completion of Construction, 92544 (9/2005)	Required on all new construction with maximum financing.	None
Builder's Certification of plans, specifications & Site (92541; 4/2001)	Part 1, 9-13 required regardless of LTV. Items 2-8 required for maximum financing.	None
Carpet Identification	A remnant with the independent carpet certified products directory attached has been provided to the borrower.	Written certification from the borrower that they have received this is acceptable.
Manufacturer's Warranty	The owner's manual and manufacturer's warranty documents for heating, cooling, water heater and major installed appliances have been provided to the borrower.	Written certification from the borrower that they have received this is acceptable.
Insulation Certificate	A certification card with all pertinent data and specification related to the insulation must be posted to a framing member near the attic access opening.	Written certification from the borrower that they have viewed this is acceptable.
Appraiser's Final Inspection	Photo of subject property and appraiser's certification the house has been completed per plans and specifications.	None
Well and Septic Report	Well water test and evidence the private systems have been approved by the local health authority	None
For Your Protection Get a Home Inspection	Not required on new construction not previously occupied	None
Copy of plans and specifications	The appraiser will need these documents to properly complete the report and inspections. The lender is not required to obtain or retain these documents.	The sponsor or authorized agent should not need these documents unless there is a problem or unique circumstance.