



Property Condition Report



Case #: 105-314989
Address: 528 Easton
City: Dr
State/Zip: GA 30248
Inspection Date: 8/2/08
Inspection Type: Property Condition Report (PCR)
Prepared by: Asset Management Specialist
Inspector: Joe LeGette

NOTICE TO ALL PROSPECTIVE PURCHASERS: Pursuant to section 5.3.4 of HUD RFP: R-OPC-22505, you are hereby notified that the contents of this inspection report are for information only and do not express or imply any guarantee or warranty or representation of property condition. It is recommended that all purchasers have a full home inspection completed with an inspector of their choice.

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1 INSPECTION REQUIREMENTS

STRUCTURAL COMPONENTS including foundation, floors, walls, columns, ceilings, and roofs.

EXTERIOR OF STRUCTURE including wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, and fences.

ROOFING including roof coverings, roof drainage systems, flashing, skylights, and chimneys.

PLUMBING including interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

ELECTRICAL including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.

HVAC (Heating Ventilation, Air Conditioning) including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system.

Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits

INTERIOR including walls, ceilings, floors, steps, cabinets, doors, windows, etc

BUILT-IN KITCHEN APPLIANCES including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.

1.1. Exclusions of Inspection

1.2. Exclusions and Limitations

This inspection is limited to visual observations of apparent conditions existing at the time of the inspection **only**. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. **This is a condition report only and NOT a home inspection or home warranty.** This report should be used as a general condition guide. This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks.

The property condition report is be used only as a guide in viewing the property. The home has had system shutdowns for extended period of time. This condition report may not reveal conditions that compromise a particular system which may need repair or service. In addition, the general public visits these homes and conditions are subject change over time. The property condition report is not a home inspection or warranty of any kind. It is recommend that a full home inspection be performed by a professional inspector of your choice.

2 REPORT SUMMARY

This summary is provided to highlight those findings that we believe are for information, significant in nature or which appear to be in immediate need of repair or a safety concern.

Property Condition Report Testing Procedures Summary:

Electrical:

If power is active, the electrical system, HVAC and all appliances connected to home electrical system are activated to ensure operational. See section 5 for Utility Status and Section 10 for Electrical detail.

If power is not active at the property, we supply temporary power to the main panel from a 220V generator to perform testing. All breakers are turned off and a connection is used via a 220Volt power source from the generator. The main circuit always remains off to ensure no back feeding onto the electrical grid. The electrical system, HVAC and any appliances connected to the home's electrical system are tested. Upon conclusion of the testing, the generator power source is removed and all breakers remain in the off position.

Plumbing:

If water is not active at the property, we perform a pressurization test utilizing 35lbs PSI via an air compressor for minimum of 20 minutes to charge the plumbing system. The air compressor connection is typically conducted through the washer connection. If washer connection is capped, missing or inoperable, a connection will be made via an alternate plumbing fixture. If the plumbing system holds air pressure then system is deemed satisfactory. A drop in air pressure after system is charged, is deemed unsatisfactory and plumbing system should be fully inspected. Any apparent exceptions or comments are noted in this report, see Section 9 for Plumbing detail. If waste system is septic, then typically water is inactive at property and septic should system should be fully evaluated by inspector of the purchasers choice.

HVAC:

If power is not active, we provide power to electrical system per aforementioned procedures. We activate HVAC system through thermostat and determine if system is operational for AC and heat. Any exceptions are noted in report, see Section 11 for HVAC detail. During cooler weather months when the ambient temperature is below 65 degrees Fahrenheit, the cooling portion of the HVAC system is unable to be tested due to inability of AC system to cut on and that operation of the system could possibly damage system. In these cases we will rate the AC checkpoint based exclusively on the visible conditions of AC unit at time of inspection and comment accordingly.

For gas furnaces, unit is activated via thermostat. If gas is active at property, pilot lights are lighted. If unit properly starts, then we check to ensure unit is operational. If gas is not active at property, then only the electrical components of heating system or gas appliances are checked to ensure operational. Any exceptions or issue are noted in report, see Section 11 for HVAC detail.

This inspection is visual only in areas that were accessible at the time of inspection. No dismantling of building components or systems, no destructive testing, no engineering functions, and no code compliance inspections were performed at the time of the inspection. **Any prospective purchaser is strongly encouraged to have a full home inspection completed by an inspector of their choice.** The findings of the property condition report were as follows:

A Structural Components

The structural condition was inspected from the perimeter, the attic and/or the crawlspace or basement (if applicable). At time of the inspection, the structural condition was found to be:

>Satisfactory condition, with exceptions/comments noted:

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B Exterior of Structure

The exterior checkpoints were inspected and at the time of the inspection found to be:

>Satisfactory condition, with exceptions/comments noted:

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C Roofing

At time of inspection, the roof was inspected from the attic and a perimeter inspection. The roofing checkpoints were found to be:

>Satisfactory condition, with exceptions/comments noted:

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D Plumbing

The plumbing system checkpoints were visually inspected and pressurized with compressed air utilizing 35lbs PSI for a minimum of 20 minutes. The plumbing checkpoints at time of the inspection were found to be:

>Satisfactory condition, with exceptions/comments noted:

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E Electrical

The electrical system checkpoints were visually inspected and tested with a power generator if power was inactive. See Section 5 for electrical status. At time of inspection, the electrical system checkpoints were found to be:

>Satisfactory condition, with exceptions/comments noted:

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F HVAC – Heating, Ventilation, Air Conditioning

HVAC checkpoints were inspected. If power was inactive at property, temporary power was provided through a power generator. At time of the inspection, the HVAC checkpoints were found to be:

>Satisfactory condition, with exceptions/comments noted:

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G Interior

The interior checkpoints were inspected. At time of the inspection, the interior checkpoints were found to be:
>Satisfactory condition, with exceptions/comments noted:

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H Appliances

The appliance checkpoints were inspected. At time of inspection, the existing appliances at the property were found to be in:
>Satisfactory condition, with exceptions/comments noted:

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3 DIRECTION TIPS TO PROPERTY

4 PROPERTY INFORMATION

Case Number: 105-314989
 Street: 528 Easton
 City/State: Dr GA
 County: Henry
 Occupancy Status: Not Occupied ▼
 Sq. Ft. Range (approx) 1501-2000sf ▼
 Number of Baths: | 2.5 ▼ |
 Estimated Age (or approx Yr Built): 2000
 Type Property: Single Family ▼
 If Manufactured Home, VIN=

5 ADDITIONAL COMMENTS / UTILITY STATUS:

Utility Type/ Status	Company/Provider	Meter # and Reading
Electric: Active? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	GA POWER	NO METER
Gas : Active? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	ATL GAS LIGHT	1704720
Water : Active? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	HENRY	NV

6 STRUCTURAL COMPONENTS

This portion of the inspection covers general structural component checkpoints of the subject property such as Foundation, floors, walls, columns, ceilings, basement, etc.

6.1. General Structural Information

Access Method:	NA	▼
Foundation Type:	Concrete Slab	▼
Basement Type:	NA	▼

6.2. Structural Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Basement Floor	NA	
Beam Supports	NA	
Ceilings	NA	
Cracks	NA	
Crawlspace Door	NA	
Floor	S	
Footing Drain	NV	
Ground Grade	S	
Insulation	NA	
Joists	NA	
Sill Plate	S	
Structural	S	
Sub-Flooring	NA	
Walls	NA	
Wood-Ground Distance	NA	

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

6.3. Structural Comments

The structural condition was inspected from the perimeter, the attic and/or the crawlspace or basement (if applicable). At time of the inspection, the structural condition was found to be:

>Satisfactory condition, with exceptions/comments noted:

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7 EXTERIOR OF STRUCTURE

This portion of the inspection covers general exterior checkpoints of the subject property structure such as wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, fences, etc.

7.1. General Exterior Information

Exterior Siding Type:	Vinyl	▼
Lot size (approx):	1/4 to 1/2 acre	▼
Wall Structure:	Wood Frame	
Temperature (Degrees):		90
Weather Conditions:	Sunny	▼

7.2. Exterior Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Balconies	NA	
Carports	NA	
Debris	S	
Decks	NA	
Driveway	S	
Eaves	S	
Entry Locks	S	
Exterior Doors	S	
Fencing/Gates	NA	
Garage Door	S	
Garage Door Opener	NA	
Landscape	S	
Lawn Care	S	
Leaf Removal	S	
Patio	S	
Pool/Spa	NA	
Porches	NA	
Railings	NA	
Retaining Walls	NA	
Sheds/Outbuildings	NA	
Sidewalks	S	
Siding Conditions	S	
Snow Removal	NA	
Steps	S	
Storm/Screen Doors	S	
Storm/Screen Windows	S	
Windows	S	

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

7.3. Exterior Comments

The exterior checkpoints were inspected and at the time of the inspection found to be:

>Satisfactory condition, with exceptions/comments noted:

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8 ROOFING

This portion of the inspection covers general exterior roofing component checkpoints of the subject property such as roof coverings (shingles, flashing, skylights, chimneys, etc.), structural elements of the roof (trusses, rafters, ceiling joists, etc.), roof drainage systems, etc.

8.1. General Roof Information

Attic Vent Type:	Combination	▼
Gutter Type:	Aluminum	▼
Method to Observe Attic:	Visual	▼
Method Used to Observe Roof:	Perimeter Inspection	▼
Number of Layers:	1	▼
Roof Type:	Gable	▼
Roofing Material:	Asphalt-Shingle	▼

8.2. Roof Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Shingle Condition	S	
Flashing/Joints	S	
Soffits/Fascias	S	
Skylights	NA	
Vent Pipes	S	
Chimney	S	
Gutters	S	
Downspouts	S	
Attic Ventilation	S	
Attic Water	NA	
Attic Insulations	S	
Structural Condition	S	
Sheathing Condition	S	
Truss	S	
Roof Exhaust Fan(s)	NA	

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

8.3. Roofing Comments

At time of inspection, the roof was inspected from the attic and a perimeter inspection. The roofing checkpoints were found to be:

>Satisfactory condition, with exceptions/comments noted:

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9 PLUMBING

This portion of the inspection covers general plumbing checkpoints of the subject property such as interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

9.1. General Plumbing Information

Waste Disposal:	County/Municipal	▼	
Waste Piping:	PVC	▼	
Water Heater Capacity:	40 gallon	▼	
Water Heater Manufacturer:	RHEEM	▼	Gas ▼
Water Heater Model Number:	41V40S-40		
Water Piping:	Copper	▼	
Water Supply:	County/Municipal	▼	

9.2. Plumbing Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Bar Sink	NA	
Bath Fixtures	S	
Connections	S	
Hot Tub/Spa	NA	
Interior Vent	S	
Kitchen Sink	S	
Laundry Tub	NA	
Main Shut off	S	
Pressure Relief Valve	S	
Pressure Tank	NA	
Septic Location/Condition	NA	
Septic System	NA	
Sewer Drainage	S	
Shower Pan	NA	
Sprinkler System	NA	
Storage Tanks	NA	
Vent System	S	
Water Filter	NA	
Water Heaters	S	
Water Meter	S	
Water Softener	NA	
Water Supply	S	
Well	NA	
Well Location	NA	
Well Pump/Sump Pump	NA	

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

9.3. Plumbing System Comments

The plumbing system checkpoints were visually inspected and pressurized with compressed air utilizing 35lbs PSI for a minimum of 20 minutes. The plumbing checkpoints at time of the inspection were found to be:

>Satisfactory condition, with exceptions/comments noted:

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10 ELECTRICAL

This portion of the inspection covers general electrical checkpoints of the subject property such as service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, smoke detectors, etc.

10.1. General Electrical Information

Additional Space Available:	Yes	▼
Box Location:	Garage	▼
Capacity:	110A 120-240V	▼
Conductor Type:	Mixed Aluminum & Copper	▼
General Wiring:	Not visible	▼
Number of Disconnects:	1	▼
Panel Manufacturer:	Square-D	▼
Panel Type:	Breaker	▼
Panel Wiring:	S	▼

10.2. Electrical Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Appliance Wiring	S	
Bath GFCI	S	
Breaker Condition	S	
Exterior GFCI	S	
Exterior Wiring	S	
Ground Bonding	S	
HVAC Wiring	S	
Interior Wiring	S	
Kitchen GFCI	S	
Lighting Fixtures	S	
Panel Box	S	
Receptacle Location	S	
Service Attach	S	
Service Meter	S	
Sub Panel Box	NA	

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

10.3. Electrical System Comments

The electrical system checkpoints were visually inspected and tested with a power generator if power was inactive. See Section 5 for electrical status. At time of inspection, the electrical system checkpoints were found to be:

>Satisfactory condition, with exceptions/comments noted:

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11 HVAC (Heating Ventilation, Air Conditioning)

This portion of the inspection covers general HVAC checkpoints of the subject property such as permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system, etc. Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits etc.

11.1. General HVAC Information

Inside Unit Brand: Bryant ▼

Inside Unit Model Number: 383KAV048111

Inside Unit Type: Forced Air-Gas ▼

Outside Unit Brand: Bryant ▼

Outside Unit Model Number: 561CJ042-B

Outside Unit Type: Compressor ▼

11.2. HVAC Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Air Conditioning	S	
Boiler	NA	
Coil	S	
Coil Fins	S	
Condensation Pipe	S	
Controls	S	
Draft Device	S	
Duct Work	S	
Electric Heat	NA	
Evaporator	NV	
Fans	S	
Filters	S	
Fireplace	S	
Flu Pipes	S	
Furnace	S	
Gas Lines	S	
Heat Exchanger	NV	
Heat Pump	NA	
Inside Fan Motor	S	
Oil Tank	NA	
Oil Tank Vent	NA	
Refrigerant Line	S	
Supply Returns	S	
Temperature Drop Test	NA	
Thermostat	S	
Vapor Barrier	NA	
Ventilation	S	

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

11.3. HVAC Comments

HVAC checkpoints were inspected. If power was inactive at property, temporary power was provided through a power generator. At time of the inspection, the HVAC checkpoints were found to be:

>Satisfactory condition, with exceptions/comments noted:

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12 INTERIOR

The interior portion of the inspection covers checkpoints involving the interior walls, ceilings, floors, steps, cabinets, doors, and windows.

12.1. General Interior Information

There are no general information points in this section.

12.2. Interior Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Cabinets	S	
Ceilings	S	
Closets	S	
Countertops	S	
Debris	S	
Detectors	S	
Door Hardware	S	
Doors	S	
Dryer Vent	S	
Floors	S	
Mold	NA	
Railings	S	
Stairwells	S	
Steps	S	
Walls	S	
Windows	S	

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

12.3. Interior Comments

The interior checkpoints were inspected. At time of the inspection, the interior checkpoints were found to be:

>Satisfactory condition, with exceptions/comments noted:

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13 APPLIANCES

The kitchen appliance portion of the inspection covers checkpoints involving the observation and operation of the refrigerator, dishwasher, range, trash compactor, garbage disposal, ventilation equipment, microwave and any other permanently installed appliances.

13.1. General Appliance Information

There are no general information points in this section.

13.2. Appliance Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Dishwasher	S	
Disposal	S	
Dryer	MG	
Microwave	NA	
Oven	NA	
Range Hood	S	
Range/Stove	S	
Refrigerator	MG	
Washer	MG	
Other	NA	

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

13.3. Appliance Comments

The appliance checkpoints were inspected. At time of inspection, the existing appliances at the property were found to be in:

>Satisfactory condition, with exceptions/comments noted:

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14 HOA Information Yes No Unable to Determine | No obvious signs ▼

If Yes, Name/Contact: _____

15 Code Violations

No code violations posted at property.

16 Pending Litigation

No legal notices posted at property.

17 Demo Orders

No demo orders posted at property.

18 Mold Disclosure-see attached addendum

19 Environmental Issues

At time of inspection, there were no apparent environmental issues.

20 Environmental Compliance Record-see attached addendum

Photo-Rear View of Property



**Radon Gas and Mold Notice
and Release Agreement**

**U.S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

Property Case #: 105-314989
Property address: 528 Easton
Dr, GA
30248

PURCHASERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS AND SOME MOLDS HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.

Purchaser acknowledges and accepts that the HUD-owned property described above (the "Property") is being offered for sale "AS IS" with no representations as to the condition of the Property. The Secretary of the U.S. Department of Housing and Urban Development, his/her officers, employees, agents, successors and assigns (the "Seller") and PEMCO, LTD., an independent management and marketing contractor ("M & M Contractor") to the Seller, have no knowledge of radon or mold in, on, or around the Property other than what may have already been described on the web site of the Seller or M & M Contractor or otherwise made available to Purchaser by the Seller or M & M Contractor.

Radon is an invisible and odorless gaseous radioactive element. Mold is a general term for visible growth of fungus, whether it is visible directly or is visible when barriers, such as building components (for example, walls) or furnishings (for example, carpets), are removed.

Purchaser represents and warrants that Purchaser has not relied on the accuracy or completeness of any representations that have been made by the Seller and/or M & M Contractor as to the presence of radon or mold and that the Purchaser has not relied on the Seller's or M & M Contractor's failure to provide information regarding the presence or effects of any radon or mold found on the Property.

Real Estate Brokers and Agents are not generally qualified to advise purchasers on radon or mold treatment or its health and safety risks. **PURCHASERS ARE ENCOURAGED TO OBTAIN THE SERVICES OF A QUALIFIED AND EXPERIENCED PROFESSIONAL TO CONDUCT INSPECTIONS AND TESTS REGARDING RADON AND MOLD PRIOR TO CLOSING.** Purchasers are hereby notified and agree that they are solely responsible for any required remediation and/or resulting damages, including, but not limited to, any effects on health, due to radon or mold in, on or around the property.

In consideration of the sale of the Property to the undersigned Purchaser, Purchaser does hereby release, indemnify, hold harmless and forever discharge the Seller, as owner of the Property and separately, M & M Contractor, as the independent contractor responsible for maintaining and marketing the Property, and its officers, employees, agents, successors and assigns, from any and all claims, liabilities, or causes of action of any kind that the Purchaser may now have or at any time in the future may have against the Seller and/or M & M Contractor resulting from the presence of radon or mold in, on or around the Property.

Purchaser has been given the opportunity to review this Release Agreement with Purchaser's attorney or other representatives of Purchaser's choosing, and hereby acknowledges reading and understanding this Release. Purchaser also understands that the promises, representations and warranties made by Purchaser in this Release are a material inducement for Seller entering into the contract to sell the Property to Purchaser.

Dated this ____ day of _____, 20__.

Purchaser's Signature

Purchaser's Signature

Purchaser's Printed Name

Purchaser's Printed Name

**ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

FHA CASE NUMBER: 105-314989		
Property Address/City:	528 Easton	Dr
Property State/Zip Code:	GA	30248
COMPLIANCE FINDINGS		SOURCE DOCUMENTATION
1. HISTORIC PRESERVATION		
Property <input type="checkbox"/> is <input type="checkbox"/> is not listed on the National Register of Historic Places. Property <input type="checkbox"/> is <input type="checkbox"/> is not located in an Historic District. Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.		Checked National Register of Historical Places. Checked National Register of Historical Places
2. FLOODPLAIN		
Property <input type="checkbox"/> is <input type="checkbox"/> is not located within 100-year floodplain (Zones A and V) Note: Flood insurance may be required.		Panel #: Map#: Date of Map:
3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D)		
Property <input type="checkbox"/> is <input type="checkbox"/> is not located with boundary of runway zone. If so, ** has the airport operator declined to acquire the property? Yes <input type="checkbox"/> No <input type="checkbox"/> ** a signed disclaimer is required (24 CFR Part 51D).		Property not within 3,000 feet of the runway clearance zone.
4. SUMMARY		
Additional actions <input type="checkbox"/> are <input type="checkbox"/> are not required on the basis of the findings above. If additional actions are required, describe them in an attachment		
NOTE: OTHER ENVIRONMENTAL STATUES, EXECUTIVE ORDERS AND AUTHORITIES		
The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.		
Preparer:	Title: Appraiser	Date:
Supervisor:	Title:	Date: