



# Property Condition Report



**Case #:** 105-346998  
**Address:** 6915 CEDAR RIDGE DRIVE  
**City:** GAINESVILLE  
**State/Zip:** GA 30506  
**Inspection Date:** 1/13/10  
**Inspection Type:** Property Condition Report (PCR)  
**Prepared by:** DEANCO Management Services, Inc.

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 prior to purchase.

DCO 9/29/09

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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.** This report reflects general conditions noted at time of inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity may breakdown or deteriorate over time that cannot be predicted. Due to this, it is recommend that a full home inspection be performed by a professional inspector of your choice prior to purchase.

## 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. Systems such as electrical, HVAC, and plumbing due to their nature and complexity are susceptible to breakdown or deterioration over time that cannot be predicted. Prospective buyers are strongly encouraged to have a home inspection completed prior to any purchase.

### **Property Condition Report Testing Procedures Summary:**

#### **General:**

Plumbing, HVAC and Electrical systems due to their nature are subject to breakdown, or deterioration of systems overtime which cannot be predicted. Due to this, a full home inspection of all systems is strongly recommend prior to any purchase.

#### **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 electrical system via portable generator. All breakers are turned off and a connection is made 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 30-35lbs PSI via an air compressor for minimum of 15 minutes to charge the plumbing system. The air compressor connection is made through a plumbing supply connection. 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 further inspected, evaluated and/or repaired by potential purchaser prior to any activation or purchase. If well and/or septic system is present, systems are inspected only for the presence of obvious visible defects. The flow capacity and water quality of wells is not determined, and the full operational functionality of septic system cannot be determined due to extended non-use of system and/or unavailability of water. Icemaker water lines are not included in the scope of testing because they are a one way connection and not a closed system. Plumbing, HVAC and Electrical systems due to their nature are subject to breakdown, or deterioration of systems overtime which cannot be predicted.

#### **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. HVAC systems due do their nature are subject to breakdown or deterioration overtime which cannot be predicted. It is strongly recommended a complete evaluation of the HVAC unit(s) by licensed HVAC service technician be completed prior to purchase.

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 prior to purchase.** The general 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 no exceptions/comments noted.

## **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:

> A few of the exterior window screens are damaged or missing.

> The vinyl siding has evidence of mold growth in some areas.

> The left garage door, as viewed from the interior, has damaged and missing components and is difficult to operate.

## **C Roofing**

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

> Marginal condition, with exceptions/comments noted:

> The residence's roofing system has evidence of weathering and aging with damaged, missing, and raised shingles.

> The roof sheathing is moisture damaged at the location of missing shingles on the front left slope.

> The gutter and downspout system has damaged and missing components.

## **D Plumbing**

The plumbing system checkpoints were visually inspected. If the water is inactive (See section 5 for water utility status), then plumbing system is pressurized with compressed air. The plumbing checkpoints at time of the inspection were found to be:

(Note: Plumbing, HVAC and Electrical systems due to their nature, design and complexity are subject to breakdown or deterioration over time. Due to this, it is recommended that any prospective purchaser obtain a full home inspection prior to any purchase.)

> Unsatisfactory condition, with exceptions/comments noted:

> All of the residence's bathroom plumbing fixtures have evidence of wear and tear with cracked, damaged, loose, missing, and discolored components.

> The kitchen sink has evidence of wear and tear with discoloration.

> The hallway bathroom's exhaust fan is non-operational.

> System failed to hold pressure at a disconnect supply line inside the cabinetry of the hallway bathroom.

Recommend repair and further evaluation/testing.

> Note of Interest - If power has been activated to the residence there is a possibility of damage to the electric water heater's heating elements from overheating, due to water supply being off to the residence and no water in tank.

## **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 no exceptions/comments noted.

## **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:
- > AC checkpoint rating based exclusively on the visible conditions at time of inspection. Ambient temperature was below 65 degrees and unable to test AC. It is recommended that AC unit be fully evaluated by HVAC professional once ambient temperatures/conditions are appropriate for testing.

## **G Interior**

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

- > Marginal condition, with exceptions/comments noted:
  - > Some of the interior door hardware is damaged, loose, missing, or difficult to engage.
  - > Several of the interior doors are damaged, loose, missing, or difficult to operate.
  - > Some of the interior shelving components are damaged, loose, or missing.
  - > The cabinetry and countertops have evidence of minor wear and tear with damaged and discolored components.
  - > Moisture damage is evident on the garage ceiling beneath the location of the master bathroom.
  - > The interior walls have evidence of wear and tear with damage, markings, openings, and discoloration throughout the residence.
  - > The vinyl floors are damaged and discolored in some areas.
  - > A few of the residence windows have damaged components or are difficult to operate.
  - > The carpet has evidence of moderate wear and tear with damage and discoloration in some areas.
  - > Moisture damage is evident on the ceilings of the front corner bedroom and hallway bathroom, which are located beneath the missing shingles on the front left slope of the residence.

## **H Appliances**

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

- > Marginal condition, with exceptions/comments noted:
  - > All of the appliances installed in the residence have evidence of wear and tear with damaged, missing, or discolored components.

### 3 DIRECTION TIPS TO PROPERTY

From the intersection of SR-400 and Jot Em Down Road:  
 Head East on Jot Em Down Road (2.5 miles) / Left onto Pea Ridge Road (0.7 miles)  
 Right onto Cedar Ridge Drive.

### 4 PROPERTY INFORMATION

Case Number: 105-346998  
 Street: 6915 CEDAR RIDGE DRIVE  
 City/State: GAINESVILLE GA  
 County: FORSYTH  
 Occupancy Status: Not Occupied ▼  
 Sq. Ft. Range (approx): 1501-2000sf ▼  
 Number of Baths: 2 ▼  
 Estimated Age (or approx Yr Built): 2003  
 Type Property: Single Family ▼  
 If Manufactured Home, VIN=

### 5 ADDITIONAL COMMENTS / UTILITY STATUS:

Utility Type/ Status	Company/Provider	Meter # and Reading
Electric: <b>Active?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sawnee EMC	28-462-124 / 77590
Gas : <b>Active?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	Not Applicable	Not Applicable
Water : <b>Active?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	County	78235383 / 0165040

## 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

<b>Access Method:</b>	Basement	▼
<b>Foundation Type:</b>	Poured Concrete	▼
<b>Basement Type:</b>	Standard Unfinished	▼

### 6.2. Structural Checkpoints

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

\* 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 no exceptions/comments noted.

## 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

<b>Exterior Siding Type:</b>	Vinyl	▼
<b>Lot size (approx):</b>	1/2 to 1 acre	▼
<b>Wall Structure:</b>	Wood Frame	
<b>Temperature (Degrees):</b>	40 degrees	
<b>Weather Conditions:</b>	Clear	▼

### 7.2. Exterior Checkpoints

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

> A few of the exterior window screens are damaged or missing.

> The vinyl siding has evidence of mold growth in some areas.

> The left garage door, as viewed from the interior, has damaged and missing components and is difficult to operate.

## 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

<b>Attic Vent Type:</b>	Combination	▼	Gable & Roof & Soffit Vents
<b>Gutter Type:</b>	Aluminum	▼	
<b>Method to Observe Attic:</b>	Visual	▼	
<b>Method Used to Observe Roof:</b>	Perimeter Inspection	▼	
<b>Number of Layers:</b>	1	▼	
<b>Roof Type:</b>	Gable	▼	
<b>Roofing Material:</b>	Asphalt-Shingle	▼	

### 8.2. Roof Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Shingle Condition	M	SC
Flashing/Joints	NV	
Soffits/Fascias	S	
Skylights	NA	
Vent Pipes	S	
Chimney	S	
Gutters	M	SC
Downspouts	M	SC
Attic Ventilation	S	
Attic Water	NV	
Attic Insulations	S	
Structural Condition	S	
Sheathing Condition	M	SC
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:

- > Marginal condition, with exceptions/comments noted:
  - > The residence's roofing system has evidence of weathering and aging with damaged, missing, and raised shingles.
  - > The roof sheathing is moisture damaged at the location of missing shingles on the front left slope.
  - > The gutter and downspout system has damaged and missing components.

## 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

<b>Waste Disposal:</b>	Septic ▼	
<b>Waste Piping:</b>	PVC ▼	
<b>Water Heater Capacity:</b>	50 gallon ▼	
<b>Water Heater Manufacturer:</b>	Bradford White ▼	Electric ▼
<b>Water Heater Model Number:</b>	MI50S6DS13 / Mfg. Date: Not Visible	
<b>Water Piping:</b>	Mixed Copper/PVC ▼	
<b>Water Supply:</b>	County/Municipal ▼	

### 9.2. Plumbing Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Bar Sink	NA	
Bath Fixtures	M	SC
Connections	U	SC
Hot Tub/Spa	NA	
Interior Vent	M	SC
Kitchen Sink	M	SC
Laundry Tub	NA	
Main Shut off	S	* Located in the basement area.
Pressure Relief Valve	S	
Pressure Tank	S	
Septic Location	NV	* Located in the front yard.
Septic System	NV	* Located in the front yard.
Sewer Drainage	NV	
Shower Pan	M	SC
Sprinkler System	NA	
Storage Tanks	NA	
Vent System	NV	
Water Filter	NA	
Water Heaters	M	SC
Water Meter	S	
Water Softener	NA	
Water Supply	U	SC
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. If the water is inactive (See section 5 for water utility status), then plumbing system is pressurized with compressed air. The plumbing checkpoints at time of the inspection were found to be:

(Note: Plumbing, HVAC and Electrical systems due to their nature, design and complexity are subject to breakdown or deterioration over time. Due to this, it is recommended that any prospective purchaser obtain a full home inspection prior to any purchase.)

> Unsatisfactory condition, with exceptions/comments noted:

> All of the residence's bathroom plumbing fixtures have evidence of wear and tear with cracked, damaged, loose, missing, and discolored components.

> The kitchen sink has evidence of wear and tear with discoloration.

> The hallway bathroom's exhaust fan is non-operational.

> System failed to hold pressure at a disconnect supply line inside the cabinetry of the hallway bathroom.

Recommend repair and further evaluation/testing.

> Note of Interest - If power has been activated to the residence there is a possibility of damage to the electric water heater's heating elements from overheating, due to water supply being off to the residence and no water in tank.

## 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

<b>Additional Space Available:</b>	Yes	▼
<b>Box Location:</b>	Basement	▼
<b>Capacity:</b>	150A 120-240V	▼
<b>Conductor Type:</b>	Mixed Aluminum & Copper	▼
<b>General Wiring:</b>	S	▼
<b>Number of Disconnects:</b>	1	▼
<b>Panel Manufacturer:</b>	GE	▼
<b>Panel Type:</b>	Breaker	▼
<b>Panel Wiring:</b>	S	▼

### 10.2. Electrical Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Appliance Wiring	NV	
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:

(Note: Plumbing, HVAC and Electrical systems due to their nature, design and complexity are subject to breakdown or deterioration over time. Due to this, it is recommended that any prospective purchaser obtain a full home inspection prior to any purchase.)

> Satisfactory condition, with no exceptions/comments noted.

## 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:** Goodman ▼

**Inside Unit Model Number:** ARUF030-00A-1 / Mfg. Date: 2003

**Inside Unit Type:** Heat Pump ▼

**Outside Unit Brand:** Goodman ▼

**Outside Unit Model Number:** CPLE30-1 / Mfg. Date: 2003

**Outside Unit Type:** Heat Pump ▼

### 11.2. HVAC Checkpoints

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

\* 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:

(Note: Plumbing, HVAC and Electrical systems due to their nature, design and complexity are subject to breakdown or deterioration over time. Due to this, it is recommended that any prospective purchaser obtain a full home inspection prior to any purchase.)

> Satisfactory condition, with exceptions/comments noted:

> AC checkpoint rating based exclusively on the visible conditions at time of inspection. Ambient temperature was below 65 degrees and unable to test AC. It is recommended that AC unit be fully evaluated by HVAC professional once ambient temperatures/conditions are appropriate for testing.

## 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	M	SC
Ceilings	M	SC
Closets	M	SC
Countertops	M	SC
Debris	S	
Detectors	S	
Door Hardware	M	SC
Doors	M	SC
Dryer Vent	S	
Floors	M	SC
Mold	NA	
Railings	S	
Stairwells	S	
Steps	S	
Walls	M	SC
Windows	M	SC

\* 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:

- > Marginal condition, with exceptions/comments noted:
  - > Some of the interior door hardware is damaged, loose, missing, or difficult to engage.
  - > Several of the interior doors are damaged, loose, missing, or difficult to operate.
  - > Some of the interior shelving components are damaged, loose, or missing.
  - > The cabinetry and countertops have evidence of minor wear and tear with damaged and discolored components.
  - > Moisture damage is evident on the garage ceiling beneath the location of the master bathroom.
  - > The interior walls have evidence of wear and tear with damage, markings, openings, and discoloration throughout the residence.
  - > The vinyl floors are damaged and discolored in some areas.
  - > A few of the residence windows have damaged components or are difficult to operate.
  - > The carpet has evidence of moderate wear and tear with damage and discoloration in some areas.
  - > Moisture damage is evident on the ceilings of the front corner bedroom and hallway bathroom, which are located beneath the missing shingles on the front left slope of the residence.

### 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	M	Mfg: Whirlpool - SC
Disposal	NA	
Dryer	MG	
Microwave	MG	
Oven	NA	
Range Hood	NA	
Range/Stove	M	Mfg: Whirlpool - SC
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:

> Marginal condition, with exceptions/comments noted:

>All of the appliances installed in the residence have evidence of wear and tear with damaged, missing, or discolored components.

**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 #:** 105-346998  
**Property address:** 6915 CEDAR RIDGE DRIVE  
GAINESVILLE , GA  
30506

**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**

<b>FHA CASE NUMBER:</b> 105-346998	
<b>Property Address/City:</b> 6915 CEDAR RIDGE DRIVE	GAINESVILLE
<b>Property State/Zip Code:</b> GA	30506
COMPLIANCE FINDINGS	
SOURCE DOCUMENTATION	
<b>1. HISTORIC PRESERVATION</b>  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.  <b>Note:</b> 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
<b>2. FLOODPLAIN</b>  Property <input type="checkbox"/> is <input type="checkbox"/> is not located within 100-year floodplain (Zones A and V)  <b>Note:</b> Flood insurance may be required.	Panel #: Map#: Date of Map:
<b>3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D)</b>  Property <input type="checkbox"/> is <input type="checkbox"/> is not located with boundary of runway zone.  If so, <b>** has the airport operator declined to acquire the property?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>  <b>** a signed disclaimer is required (24 CFR Part 51D).</b>	Property not within 3,000 feet of the runway clearance zone.
<b>4. SUMMARY</b> 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	
<b>NOTE: OTHER ENVIRONMENTAL STATUES, EXECUTIVE ORDERS AND AUTHORITIES</b> 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.	
<b>Preparer:</b>	<b>Title: Appraiser</b>
<b>Supervisor:</b>	<b>Date:</b>
	<b>Title:</b>
	<b>Date:</b>

# ENVIRONMENTAL COMPLIANCE RECORD

## SINGLE FAMILY PROPERTY DISPOSITION

File No. 105-346998

<b>FHA CASE NUMBER:</b> 105-346998	
<b>PROPERTY ADDRESS:</b> 6915 Cedar Ridge Drive, Gainesville, GA 30506	
COMPLIANCE FINDINGS	SOURCE/DOCUMENTATION
<b>1. HISTORIC PRESERVATION</b> Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not listed on the National Register of Historic Places.  Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located in an Historical District.  <i>Note: An appropriate deed restriction will be required if property meets either of the forgoing conditions.</i>	Checked National Register of Historical Places.  Checked National Register of Historical Places.
<b>2. FLOODPLAIN</b> Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within the 100-year floodplain (Zones A & V).  Note: Flood insurance may be required.	<b>Panel #:</b> X <b>Map #:</b> 13117C0060E <b>Date of Map:</b> 09/19/2007
<b>3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D)</b> Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within boundary of runway zone.  If "yes", ** has the airport operator declined to acquire the property? <input type="checkbox"/> yes <input type="checkbox"/> no  ** a signed disclaimer is required (24 CFR Part 51D).	Property not within 3,000 feet of the runway clear zone.
<b>4. SUMMARY</b> Additional actions <input type="checkbox"/> are <input checked="" type="checkbox"/> are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.	
<b>Instructions for Completion of Environmental Clearance Record</b>	
<p><u>Environmental Compliance.</u> Single Family Property Disposition is subject to the environmental policy and procedures shown at 24 CFR Part 50, where applicable. An Environmental Compliance Record must be completed for each acquired property prior to listing for sale and the results considered in the development of the terms and condition of the sale. The Contractor shall use the format contained in Exhibit 4, Attachment B-1, for documentation of the review. The compliance record is to be maintained in the individual property file.</p> <p><u>Preparing the Compliance Record.</u> To document the results of compliance findings, use copies of the appropriate floodplain and airport runway maps, and the National Register of Historic Places, in order to identify those properties that are subject to these three requirements. Instructions for completing the compliance findings on the Environmental Compliance Record are:</p> <ol style="list-style-type: none"> <li>1. <u>Historic Preservation.</u> The National Register of Historic Places identifies specific properties and historic districts which are subject to historic preservation requirements. If a HUD-Owned Property is listed on the register, or the district in which it is located is listed, a deed restriction must be prepared. Consult with counsel for appropriate language to be included in the deed.</li> <li>2. <u>Floodplain.</u> Based on the floodplain map, properties located in Special Flood Hazard Areas (SFHA) which are being sold with HUD-insured mortgages or with buydowns or cash rebates, are required to have flood insurance. At the time of assignment of a case to the closing agent, the closing agent must be alerted to this requirement and must ensure that the purchaser obtains flood insurance. Such insurance may be purchased from any state licensed agent. If a property is located in a SFHA in a community which is suspended from or is not participating in the National Flood Insurance Program, the property must be offered on an uninsured basis and without a buydown or cash rebate. Listing advertisements must disclose such properties.</li> <li>3. <u>Airport Runway Clear Zones.</u> Based on airport clear zone maps, properties located within the runway clear zone must be offered to the airport operator before the public listing. Property will be sold to the airport in accordance with the policy on sales to local governments described in Exhibit 2. A decision by the airport operator not to purchase must be documented in the file, preferably in the form of a letter from the airport operator. In the absence of such a letter, a note to the file documenting the verbal response by the airport operator is sufficient.             Bidders on properties located in runway clear zones must provide a signed Notice to Prospective Buyers of Properties Located in Runway Clear Zones and Clear Zones (see Exhibit 4, Attachment B-2). In those few jurisdictions which have properties in runway clear zones, Selling Brokers must be provided with copies of this notice and be advised that it must be included when submitting a bid on a property which is located in a runway clear zone.</li> </ol> <p><u>Listing for Sale.</u> Any property which is subject to these historic, floodplain, or airport clear zone requirements must be so identified when listing the property for sale.</p>	
<b>NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES</b> 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.	
<b>Preparer:</b> Ted Pruitt	<b>Supervisor:</b> _____
<b>Title:</b> Appraiser	<b>Date:</b> January 29, 2010
<b>Title:</b> _____	<b>Date:</b> _____