

# NHMS

2600 Douglas Road, Suite 800, Coral Gables, FL 33134  
(305) 854-1711

## Property Condition Report



**Case Number:** 093-601378

**Full Address:** 7406 Duke Dr  
Hudson, FL 34667

**Inspection Date:** 02-04-2010

**Inspection Type:** Property Condition Inspection

**Prepared By:** Snow Enterprises, LLC

*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 imply any guarantee or warranty of property condition.*

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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 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.

## 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.

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. The findings were as follows:

### Structure

- The structure was in satisfactory condition at the time of the inspection.
- The checkpoints within the "Structure" area of the property condition report pertain to the foundation areas of the home. This includes slabs, crawlspaces, and basements. Information on Non-structural issues regarding floors, walls, and ceilings will be found on the "Interior" page of the report.

### Exterior

- At the time of the inspection, the exterior of the structure was in acceptable condition with noted deficiencies.

### Roof

- At the time of the inspection, there were apparent deficiencies noted regarding the roof of the structure.

### Plumbing

- The plumbing system was not in working condition at the time of the inspection. The water was active at the time of the inspection, there were two leaking shut off valves at the exterior of the structure.
- There is an irrigation pump at the structure.
- Wells and septic systems, if present, are inspected only for the presence of obvious visible defects. The water quality and flow capacity of wells is not determined and the full operational functionality of septic systems cannot be determined due to the unavailability of water and the extended non-use of the system.
- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.
- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

### Electrical

- The electrical system was in working condition at the time of the inspection. The system was powered up using a generator.
- Electrical systems, if not active, are tested using 220 volt generators.

- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.
- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## **HVAC**

- The heating system was in working condition when the structure was connected to a 220V generator. The AC unit was visually tested due to the low temperature. There is a window AC unit present at the structure.
- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.
- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## **Interior**

- At the time of the inspection, the interior of the structure was in satisfactory condition with noted deficiencies.

## **Appliances**

- The appliances that were present were in acceptable condition at the time of the inspection.

### **3 Directions to Property**

Automatically Generated via Google Maps -- MAY NOT BE ACCURATE

1. Head east on Lazy Ln toward Diagonal Rd -- 322 ft
2. Lazy Ln turns slightly left and becomes Diagonal Rd -- 0.1 mi
3. Turn left at New York Ave -- 0.3 mi
4. Take the 1st left onto FL-55 S US-19 S -- 2.4 mi
5. Turn left at Country Club Dr -- 0.5 mi
6. Turn right at College Hill Dr -- 361 ft
7. Take the 1st right onto Duke Dr Destination will be on the left -- 240 ft

### **4 Property Information**

Address: 7406 Duke Dr, Hudson, FL 34667

Structure Age: See Appr.

Access to Property: HUD Key

Number of Bathrooms: 2.5

Square Footage: 501-1000 Sq. Ft.

Electric Status: Inactive

Water Status: Active

Gas Status: NA

Occupancy Status: No

### **5 Additional Comments**

Power Company:WRECK

Meter Number:39624673

Water Company:Pas co utilities

41106568

## 6 Structure

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 Structure Information

Access Method: NA  
Basement Type: NA

Foundation Type: Slab

### 6.2 Structure Checkpoints

| Checkpoint            | Rating | Comment |
|-----------------------|--------|---------|
| Basement Floor:       | NA     |         |
| Beam Supports:        | NA     |         |
| Ceilings:             | NA     |         |
| Cracks:               | NV     |         |
| Crawlspace Door:      | NA     |         |
| Floor:                | NA     |         |
| Footing Drain:        | NV     |         |
| Ground Grade:         | S      |         |
| Insulation:           | NV     |         |
| Joists:               | NA     |         |
| Sill Plate:           | NA     |         |
| Structural:           | S      |         |
| Sub-Flooring:         | NA     |         |
| Walls:                | NA     |         |
| Wood-Ground Distance: | NA     |         |

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

### 6.3 Structure Comments

The structure was in satisfactory condition at the time of the inspection.

The checkpoints within the "Structure" area of the property condition report pertain to the foundation areas of the home. This includes slabs, crawlspaces, and basements. Information on Non-structural issues regarding floors, walls, and ceilings will be found on the "Interior" page of the report.



## 7 Exterior

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:** Stucco  
**Weather Conditions:** Clear  
**Temperature:** 50-60

**Lot Size:** Less than one-quarter  
**Wall Structure:** Frame

### 7.2 Exterior Checkpoints

| Checkpoint              | Rating | Comment   |
|-------------------------|--------|---|
| Balconies:              | NA     |   |
| Carpports:              | S      |   |
| Debris:                 | S      |   |
| Decks/Deck Steps:       | NA     |   |
| Driveway:               | S      |   |
| Eaves:                  | MR     | There are damaged eave boards.  |
| Entry Locks:            | S      |   |
| Exterior Door/Locks:    | MR     | The rear exterior door is damaged but does not prevent it from being secured. |
| Fencing/Gates:          | MR     | There is damaged areas of fencing.  |
| Garage Door:            | S      |   |
| Garage Door Opener:     | S      |   |
| Landscape:              | S      |   |
| Lawn Care:              | S      |   |
| Leaf Removal:           | S      |   |
| Patio:                  | S      |   |
| Pool/Spa:               | NA     |   |
| Porches:                | NA     |   |
| Railings:               | NA     |   |
| Retaining Walls:        | NA     |   |
| Sheds and Outbuildings: | MR     | The shed door and roof are damaged.   |
| Sidewalks:              | S      |   |
| Siding Condition:       | MR     | There are damaged shutters.   |
| Snow Removal:           | NA     |   |
| Exterior Steps:         | S      |   |
| Storm/Screen Windows:   | MR     | There are missing window screens in the structure.                            |
| Storm/Screen Doors:     | MR     | There is missing door hardware.   |
| Windows:                | S      |   |

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

### 7.3 Exterior Comments

At the time of the inspection, the exterior of the structure was in acceptable condition with noted deficiencies.

## 8 Roof

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 foists, etc.), roof drainage systems, etc.

### 8.1 General Roof Information

**Roof Type:** Gabled  
**Method to Observe Attic:** None  
**Number of Layers:** 1  
**Roofing Material:** Asphalt

**Gutter Type:** Aluminum  
**Method to Observe Roof:** Ladder  
**Attic Vent Type:** Soffit, Gable

### 8.2 Roof Checkpoints

| Checkpoint           | Rating | Comment                       |
|----------------------|--------|-------------------------------|
| Shingle Cond.:       | S      |                               |
| Flashing/Joints:     | S      |                               |
| Soffits/Fascias:     | S      |                               |
| Skylights:           | NA     |                               |
| Vent Pipes:          | S      |                               |
| Chimney:             | NA     |                               |
| Gutters:             | S      |                               |
| Downspouts:          | MR     | There are damaged downspouts. |
| Attic Ventilation:   | S      |                               |
| Attic Water:         | NV     |                               |
| Attic Insulation:    | NV     |                               |
| *Structural Cond.:   | S      |                               |
| *Sheathing Cond.:    | NV     |                               |
| Truss:               | NV     |                               |
| Roof Exhaust Fan(s): | NA     |                               |

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### 8.3 Roof Comments

At the time of the inspection, there were apparent deficiencies noted regarding the roof of the structure.

## 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:** Septic

**WH Size:** 30 gallons

**WH Model:** RBa03855c13027

**Water Piping:** Copper

**Waste Piping:** PVC

**WH Manufacturer:** Rheem

**Water Supply:** Municipal

### 9.2 Plumbing Checkpoints

| Checkpoint             | Rating | Comment   |
|------------------------|--------|---|
| Bar Sinks:             | NA     |   |
| Bath Fixtures:         | S      |   |
| Connections:           | MR     |   |
| Interior Spa/Hot Tub:  | NA     |   |
| Interior Vent:         | NA     |   |
| Kitchen Sink:          | MR     | There are cut pumping lines under the kitchen sink. |
| Laundry Tub:           | NA     |   |
| Main Shut Off:         | S      |   |
| Pressure Relief Valve: | S      |   |
| Pressure Tank:         | NA     |   |
| Septic Location:       | S      |   |
| Septic System:         | NV     |   |
| Sewer Drainage:        | S      |   |
| Shower Pan:            | NV     |   |
| 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/Sump Pump:        | NA     |   |

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### 9.3 Plumbing Comments

The plumbing system was not in working condition at the time of the inspection. The water was active at the time of the inspection, there were two leaking shut off valves at the exterior of the structure.

There is an irrigation pump at the structure.

Wells and septic systems, if present, are inspected only for the presence of obvious visible defects. The water quality and flow capacity of wells is not determined and the full operational functionality of septic systems cannot be determined due to the unavailability of water and the extended non-use of the system. This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.

**Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## 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 interruptors, smoke detectors, etc.

### 10.1 General Electrical Information

**Additional Space Available:** Yes

**Capacity:** 150A 120-240V

**General Wiring:** Good

**Panel Manufacturer:** Square D

**Wiring:** Copper

**Box Location:** Garage

**Conductor Type:** Aluminum

**Num. of Disconnects:** 1

**Panel Type:** Breaker

### 10.2 Electrical Checkpoints

| Checkpoint         | Rating | Comment |
|--------------------|--------|---------|
| Appliance Wiring:  | S      |         |
| Bath GFCI:         | S      |         |
| Breaker Cond.:     | S      |         |
| Exterior GFCI:     | NA     |         |
| Exterior Wiring:   | S      |         |
| Ground/Bonding:    | S      |         |
| HVAC Wiring:       | S      |         |
| Interior Wiring:   | S      |         |
| Kitchen GFCI:      | S      |         |
| Lighting Fixtures: | S      |         |
| Panel Box:         | S      |         |
| Rec. Location:     | S      |         |
| Service Attach:    | S      |         |
| Service Meter:     | S      |         |
| Sub Panel Box:     | S      |         |

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### 10.3 Electrical Comments

The electrical system was in working condition at the time of the inspection. The system was powered up using a generator.

Electrical systems, if not active, are tested using 220 volt generators.

This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.

**Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## 11 HVAC

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:** Not Visible

**Inside Model No.:** Not Visible

**Inside Unit Type:** Electrical

**Outside Unit Brand:** Goodman

**Outside Model No.:** 0406161759

**Outside Unit Type:** Electrical

### 11.2 HVAC Checkpoints

| Checkpoint           | Rating | Comment  |
|----------------------|--------|--|
| A/C Component Cond.: | S      |  |
| Boiler:              | NA     |  |
| Coil:                | S      |  |
| Coil Fins:           | S      |  |
| Condens. Pipe:       | S      |  |
| Controls:            | S      |  |
| Draft Device:        | NA     |  |
| Duct Work:           | S      |  |
| Electric Heat:       | S      | An electric forced air unit supplies the heat. |
| Evaporator:          | NV     |  |
| Fans:                | S      |  |
| Filter:              | MR     | The HVAC filter needs to be replaced.          |
| Fireplace:           | NA     |  |
| Flue Pipe/Draft:     | NA     |  |
| Furnace System:      | NA     |  |
| Gas Lines:           | NA     |  |
| Heat Exchanger:      | NA     |  |
| Heat Pump:           | NA     |  |
| Inside Fan Motor:    | S      |  |
| Oil Tank:            | NA     |  |
| Oil Tank Vent:       | NA     |  |
| Refrigerant Line:    | S      |  |
| Supply Returns:      | S      |  |
| Temp. Drop Test:     | NA     |  |
| Thermostat:          | S      |  |
| Vapor Barrier:       | NV     |  |
| Ventilation:         | S      |  |

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### **11.3 HVAC Comments**

The heating system was in working condition when the structure was connected to a 220V generator. The AC unit was visually tested due to the low temperature. There is a window AC unit present at the structure.

This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.

**Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**



## 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

| Checkpoint              | Rating | Comment   |
|-------------------------|--------|---|
| <b>Cabinets:</b>        | MR     | There are damaged cabinets.                             |
| <b>Ceilings:</b>        | S      |   |
| <b>Closets:</b>         | S      |   |
| <b>Countertops:</b>     | S      |   |
| <b>Interior Debris:</b> | S      |   |
| <b>Detectors:</b>       | S      |   |
| <b>Door Hardware:</b>   | S      |   |
| <b>Doors:</b>           | S      |   |
| <b>Dryer Vent:</b>      | S      |   |
| <b>Floor:</b>           | MR     | This structure has stained carpets.                     |
| <b>Mold:</b>            | NV     |   |
| <b>Railings:</b>        | NA     |   |
| <b>Stairwells:</b>      | NA     |   |
| <b>Steps:</b>           | NA     |   |
| <b>Walls:</b>           | MR     | There are damaged walls.                                |
| <b>Windows:</b>         | MR     | There are boarded windows from missing AC window units. |

*Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible*

### 12.3 Interior Comments

At the time of the inspection, the interior of the structure was in satisfactory condition with noted deficiencies.

## 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 Appliances Information

*There are no general information points in this section.*

### 13.2 Appliances Checkpoints

| Checkpoint    | Rating | Comment                                 |
|---------------|--------|---|
| Dishwasher:   | MG     | The dishwasher is missing.              |
| Disposal:     | NA     | The garbage disposal is not applicable. |
| Dryer:        | MG     | The dryer is missing.                   |
| Microwave:    | NA     |   |
| Oven:         | NA     |   |
| Range Hood:   | S      |   |
| Range/Stove:  | S      |   |
| Refrigerator: | MG     | The refrigerator is missing.            |
| Washer:       | MG     | The washing machine is missing.         |
| Other:        | NA     |   |

*Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible*

### 13.3 Appliances Comments

The appliances that were present were in acceptable condition at the time of the inspection.

## **14 HOA Information**

Country club estates home owner association

## **15 Code Violations**

There are no known code violations.

## **16 Pending Litigation**

There is no known pending litigation.

## **17 Demo Orders**

There are no known property demo orders.

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

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

**Property Case #:** 093-601378  
**Property address:** 7406 Duke Dr  
Hudson, FL 34667  
\_\_\_\_\_  
\_\_\_\_\_

**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 NHMS, 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

## **19 Environmental Issues**

There are no known property environmental issues.

**20 – ENVIRONMENTAL COMPLIANCE RECORD  
SINGLE FAMILY PROPERTY DISPOSITION**

| FHA Case Number: 093-601378   |                          |
|---|--------------------------|
| Property Address: 7406 Duke Dr, Hudson, FL 34667  |                          |
| COMPLIANCE FINDINGS   | SOURCE / DOCUMENTATION   |
| <p><b>1. HISTORIC PRESERVATION</b><br/>                 Property <input type="checkbox"/> is <input type="checkbox"/> is not listed on the National Register of Historic Places.</p> <p>Property <input type="checkbox"/> is <input type="checkbox"/> is not located in an Historical District.</p> <p><i>Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.</i></p>                    |                          |
| <p><b>2. FLOODPLAIN</b><br/>                 Property <input type="checkbox"/> is <input type="checkbox"/> is not located within the 100-year floodplain (Zones A and V).</p> <p>Note: Flood insurance may be required.</p>   |                          |
| <p><b>3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)</b><br/>                 Property <input type="checkbox"/> is <input type="checkbox"/> is not located within boundary of runway zone.</p> <p>If "yes",</p> <ul style="list-style-type: none"> <li>• Has the airport operator declined to acquire the property? <input type="checkbox"/> yes <input type="checkbox"/> no</li> <li>• A signed disclaimer is required (24 CFR Part 51D).</li> </ul> |                          |
| <p><b>4. SUMMARY</b><br/>                 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.</p>   |                          |
| <p><b>NOTE: OTHER ENVIRONMENTAL STATUES, EXECUTIVE ORDERS AND AUTHORITIES</b><br/>                 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.</p>   |                          |
| Preparer: _____   | Supervisor: _____        |
| Title: _____ Date: _____  | Title: _____ Date: _____ |



1. Subdivision Sign



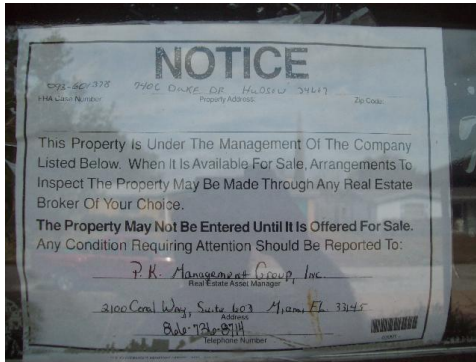
2. Front Elevation



3. Address



4. Missing Screen



5. Pk Sign



6. Address



7. Soffits



8. Damaged Eave



9. Irrigation



10. Damaged Fence



11. Side Elevation



12. Vent



13. Electrical Meter



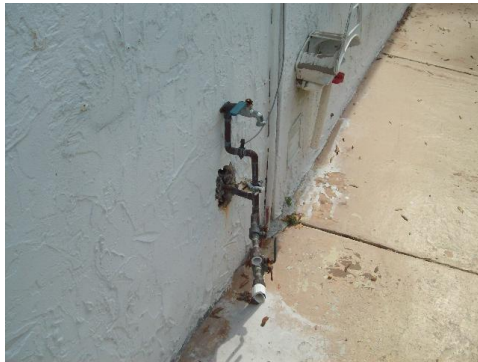
14. Electrical Meter



15. Electric Company Tag



16. Main Breaker



17. Shutoff



18. Shutoff



19. Shed



20. Shed Interior



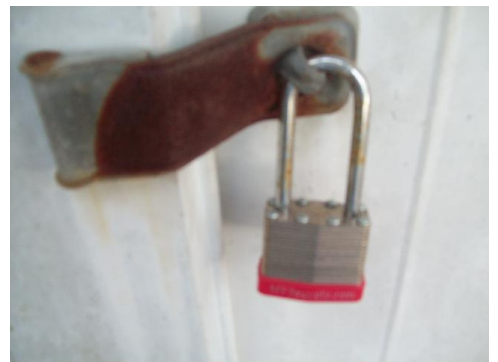
21. Garage



22. Garage



23. Shed Secured



24. Shed Secured





25. Rear Elevation



26. Rear Of Property



27. Pump



28. Hvac



29. Hvac Information



30. Side Elevation



31. Gutter And Downspout



32. Roof



33. Shutoff



34. Side Elevation



35. Damaged Eave



36. Interior Room



37. Damaged Floor



38. Thermostat



39. Interior Room



40. Detector



41. Bathroom



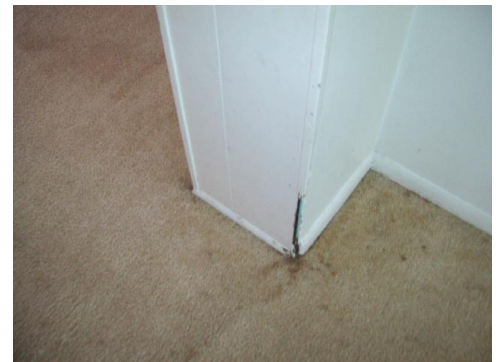
42. Plumbing



43. Shower Head



44. Interior Room



45. Damaged Wall



46. Kitchen



47. Kitchen



48. Rangehood



49. Rangehood



50. Sink



51. Plumbing



52. Missing Refrigerator



53. Interior Room



54. Interior Room



55. Interior Room



56. Window Unit Covered



57. Marble Window Sill



58. Missing Washer And Dryer



59. Interior Room



60. Interior Room



61. Window Ac



62. Damaged Floor



63. Damaged Floor



64. Damaged Floor



65. Water Heater



66. Bathroom



67. Shower Pan



68. Shower Head



69. Attic



70. Irrigation Pump



71. Garage Door Opener



72. Electric Panel



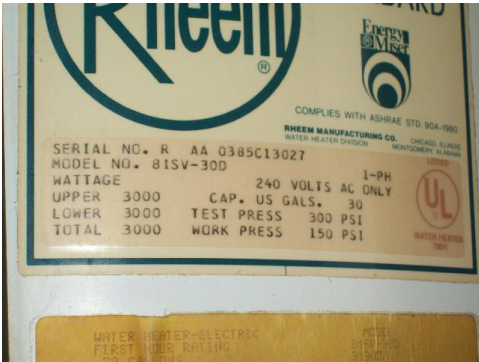
73. Electric Main



74. Electrical Information



75. Electrical Panel



76. Water Heater Information



77. Rear Door



78. Bathroom



79. Damaged Floor



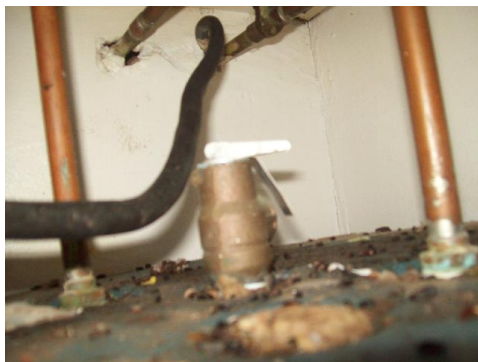
80. Thermostat



81. Damged Wall



82. Water Heater Control



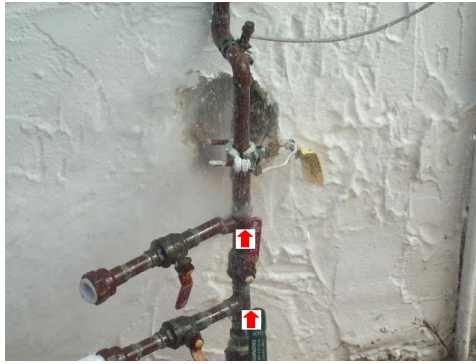
83. Relief Valve



84. Active Water



85. Shut Off Leak



86. Shut Off Leak



87. Water Meter



88. Water Meter Serial Number



89. Irrigation Valve



90. Roof



91. Roof



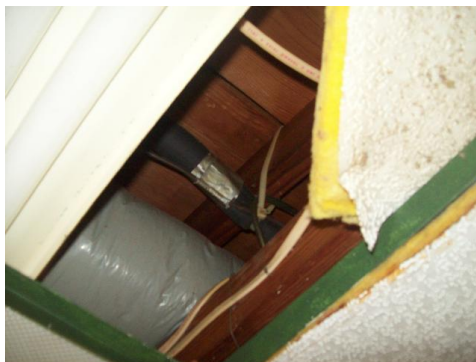
92. Illumination



93. Illumination



94. Illuminaton



95. Attic



96. Hookup



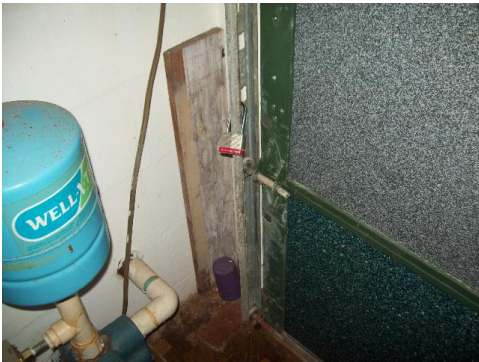
97. Hookup



98. Damaged Cabinet



99. Roof



100. Garage Secured

| UNITED STATES GOVERNMENT - PROPERTY INSPECTION RECORD   |                |                                |                    |
|---|----------------|--------------------------------|--------------------|
| THIS PROPERTY IS IN THE CUSTODY OF OR OWNED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). ALL REPRESENTATIVES, MANAGEMENT BRACKERS, AND AUTHORIZED INDIVIDUALS THAT ENTER INTO THE PROPERTY, MUST IDENTIFY THEMSELVES BELOW AND RECORD THE PURPOSE OF EACH VISIT. |                |                                |                    |
| NAME AND ADDRESS OF MANAGEMENT BROKER   |                | BROKER'S TELEPHONE NUMBER      |                    |
| PKMG 7400 DUKE CR<br>2100 Carol Way Hudson Fl. 34607<br>Miami, Florida 33145  |                | Tel/Fax: (866)736-8714         |                    |
|   |                | PROPERTY IDENTIFICATION NUMBER |                    |
|   |                | 093-601378                     |                    |
| NAME (PRINT)  | REPRESENTATIVE | DATE                           | PURPOSE OF VISIT   |
| Banner  | PK             | 1-27                           | Initial Inspection |
| Whitfield   | SNOW           | 2-4-10                         | PCI                |

101. Sign In Sheet



102. Damaged Door



103. Missing Hardware



104. Missing Hardware



105. Damaged Shutter



106. Septic Service