

## HMBI, Inc.

2000 E. Lamar Blvd., Suite 710, Arlington, TX 76011

817-299-9320

# Property Condition Report



**Case Number:** 381-728517

**Full Address:** 185 Ford Lane

Washington, NC 27889

**Inspection Date:** 03-13-2010

**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 of the unit was in satisfactory condition except for the deficiencies noted.
- 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 unit was in acceptable condition except for the deficiencies noted.

### Roof

- There were deficiencies noted regarding the roof of the unit.

### Plumbing

- The plumbing system was not in working condition at the time of inspection.
- 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 functional with noted deficiencies.
- 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

- There is a gas wall heater. The shroud is damaged. The HVAC system was not in working condition at the time of inspection.
- 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**

- The interior of the structure was in acceptable condition except for the deficiencies noted.

### **Appliances**

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

### **3 Directions to Property**

From the intersection of Hwys 17 and 264 turn east onto Hwy 264 for 4.7 miles  
Turn left onto Lizzard Slip Road for 2.2 miles  
Turn right onto Terrapin Track Road for 0.7 mile  
Turn left onto Ford Lane for 0.2 mile and the home is on the left.

### **4 Property Information**

Address: 185 Ford Lane, Washington, NC 27889  
Structure Age: 1974  
Access to Property: Hud Key  
Number of Bathrooms: 2.5  
Square Footage: 1001-1500 Sq. Ft.  
Electric Status: Inactive  
Water Status: NA  
Gas Status: Inactive  
Occupancy Status: No

### **5 Additional Comments**

Power Company: Municipal  
Meter Number: 22260

Water Company: Well

Gas Company: Missing Bottle  
Meter Number: Bottle Missing

GH

## 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:** Access Door  
**Basement Type:** CrawlSpace

**Foundation Type:** Block

### 6.2 Structure Checkpoints

Checkpoint	Rating	Comment
<b>Basement Floor:</b>	NA	
<b>Beam Supports:</b>	S	
<b>Ceilings:</b>	NA	
<b>Cracks:</b>	U	There are typical settlement cracks in the foundation.
<b>Crawlspace Door:</b>	S	
<b>Floor:</b>	NA	
<b>Footing Drain:</b>	NV	
<b>Ground Grade:</b>	S	
<b>Insulation:</b>	MR	There is loose and fallen insulation in the crawlspace.
<b>Joists:</b>	S	
<b>Sill Plate:</b>	NV	
<b>Structural:</b>	S	
<b>Sub-Flooring:</b>	NV	
<b>Walls:</b>	S	
<b>Wood-Ground Distance:</b>	S	

*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 of the unit was in satisfactory condition except for the deficiencies noted. 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:** Brick with 4x8 ft. Wood  
**Weather Conditions:** Clear  
**Temperature:** 60-70

**Lot Size:** One-quarter to 1  
**Wall Structure:** Frame

### 7.2 Exterior Checkpoints

Checkpoint	Rating	Comment
Balconies:	NA	
Carpports:	S	
Debris:	S	
Decks/Deck Steps:	S	
Driveway:	MR	The driveway is cracked and uneven.
Eaves:	S	
Entry Locks:	S	
Exterior Door/Locks:	S	
Fencing/Gates:	NA	
Garage Door:	S	
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 and Outbuildings:	S	
Sidewalks:	S	
Siding Condition:	S	
Snow Removal:	NA	
Exterior Steps:	S	
Storm/Screen Windows:	S	
Storm/Screen Doors:	S	
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 unit was in acceptable condition except for the deficiencies noted.

## 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:** Pull-Down Stairs  
**Number of Layers:** 1  
**Roofing Material:** Asphalt

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

### 8.2 Roof Checkpoints

Checkpoint	Rating	Comment
<b>Shingle Cond.:</b>	U	There are missing and damaged shingles on the front and rear.
<b>Flashing/Joints:</b>	S	
<b>Soffits/Fascias:</b>	MR	
<b>Skylights:</b>	NA	
<b>Vent Pipes:</b>	S	
<b>Chimney:</b>	NA	
<b>Gutters:</b>	MR	
<b>Downspouts:</b>	S	
<b>Attic Ventilation:</b>	S	
<b>Attic Water:</b>	NV	
<b>Attic Insulation:</b>	S	
<b>*Structural Cond.:</b>	S	
<b>*Sheathing Cond.:</b>	S	
<b>Truss:</b>	NA	
<b>Roof Exhaust Fan(s):</b>	NA	

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

### 8.3 Roof Comments

There were deficiencies noted regarding the roof of the unit.

## 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. Plumbing systems are checked utilizing compressed air introduced at a plumbing supply fixture. The plumbing system is pressurized to 15-20 PSI and checked for integrity by noting any drop that may occur over time. If no drop in pressure is noted, the system is considered to be sound.

### 9.1 General Plumbing Information

**Waste Disposal:** Septic  
**WH Size:** 40 Gallons  
**WH Model:** 0616140427  
**Water Piping:** Copper

**Waste Piping:** Combination  
**WH Manufacturer:** Whirlpool  
**Water Supply:** Well

### 9.2 Plumbing Checkpoints

Checkpoint	Rating	Comment
Bar Sinks:	NA	
Bath Fixtures:	S	
Connections:	U	The plumbing lines were checked using air pressure. Pressure could not be maintained. Leaks were located in the well house.
Interior Spa/Hot Tub:	NA	
Interior Vent:	S	
Kitchen Sink:	S	
Laundry Tub:	NA	
Main Shut Off:	S	
Pressure Relief Valve:	S	
Pressure Tank:	S	
Septic Location:	NV	
Septic System:	S	
Sewer Drainage:	S	The drainage system was checked visually as no water was entered into the system.
Shower Pan:	S	
Sprinkler System:	NA	
Storage Tanks:	NA	
Vent System:	S	
Water Filter:	NA	
Water Heaters:	S	
Water Meter:	NA	
Water Softener:	NA	
Water Supply:	S	
Well:	S	
Well Location:	S	The well is located at the rear of the property.
Well/Sump Pump:	U	The well pump did not work when tested.

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### 9.3 Plumbing Comments

The plumbing system was not in working condition at the time of inspection.

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:** 200A 120-240V

**General Wiring:** Good

**Panel Manufacturer:** Square D

**Wiring:** Copper

**Box Location:** Powder Room

**Conductor Type:** Aluminum

**Num. of Disconnects:** 1

**Panel Type:** Breaker

### 10.2 Electrical Checkpoints

Checkpoint	Rating	Comment
Appliance Wiring:	S	
Bath GFCI:	NA	
Breaker Cond.:	S	
Exterior GFCI:	NA	
Exterior Wiring:	S	
Ground/Bonding:	S	
HVAC Wiring:	S	
Interior Wiring:	S	
Kitchen GFCI:	NA	
Lighting Fixtures:	MG	There are missing light fixtures.
Panel Box:	S	
Rec. Location:	S	
Service Attach:	S	
Service Meter:	S	
Sub Panel Box:	NA	

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

### 10.3 Electrical Comments

The electrical system was functional with noted deficiencies.

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:** NA

**Inside Model No.:** NA

**Inside Unit Type:** NA

**Outside Unit Brand:** Ruud

**Outside Model No.:** Not Visible

**Outside Unit Type:** Gas Pack

### 11.2 HVAC Checkpoints

Checkpoint	Rating	Comment
<b>A/C Component Cond.:</b>	U	A gas pack supplies the air conditioning.
<b>Boiler:</b>	NA	
<b>Coil:</b>	S	
<b>Coil Fins:</b>	S	
<b>Condens. Pipe:</b>	S	
<b>Controls:</b>	S	
<b>Draft Device:</b>	S	
<b>Duct Work:</b>	S	
<b>Electric Heat:</b>	NA	
<b>Evaporator:</b>	S	
<b>Fans:</b>	MR	
<b>Filter:</b>	S	
<b>Fireplace:</b>	NA	
<b>Flue Pipe/Draft:</b>	S	
<b>Furnace System:</b>	U	A gas pack supplies the heat.
<b>Gas Lines:</b>	S	
<b>Heat Exchanger:</b>	NV	
<b>Heat Pump:</b>	NA	
<b>Inside Fan Motor:</b>	NA	
<b>Oil Tank:</b>	NA	
<b>Oil Tank Vent:</b>	NA	
<b>Refrigerant Line:</b>	S	
<b>Supply Returns:</b>	S	
<b>Temp. Drop Test:</b>	NA	
<b>Thermostat:</b>	S	
<b>Vapor Barrier:</b>	NA	
<b>Ventilation:</b>	S	

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

### **11.3 HVAC Comments**

There is a gas wall heater. The shroud is damaged. The HVAC system was not in working condition at the time of inspection.

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
Cabinets:	S	
Ceilings:	S	
Closets:	S	
Countertops:	S	
Interior Debris:	S	
Detectors:	S	
Door Hardware:	S	
Doors:	MG	This property has missing interior doors.
Dryer Vent:	S	
Floor:	U	There is missing and damaged floor covering.
Mold:	NV	
Railings:	NA	
Stairwells:	NA	
Steps:	NA	
Walls:	S	
Windows:	S	

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

### 12.3 Interior Comments

The interior of the structure was in acceptable condition except for the deficiencies noted.

## 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:	NA	The dishwasher is not applicable.
Disposal:	NA	The garbage disposal is not applicable.
Dryer:	MG	
Microwave:	NA	
Oven:	NA	
Range Hood:	S	Serial Number: Not Visible
Range/Stove:	S	Serial Number: Not Visible
Refrigerator:	MG	The refrigerator is missing.
Washer:	MG	
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 present at the time of inspection were in acceptable condition.

## **14 HOA Information**

There were no signs, notices, placards or other indications of an HOA visible at the time of inspection.

## **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 #:** 381-728517  
**Property address:** 185 Ford Lane  
Washington, NC 27889  
\_\_\_\_\_  
\_\_\_\_\_

**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 HMBI, Inc., 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: 381-728517	
Property Address: 185 Ford Lane, Washington, NC 27889	
COMPLIANCE FINDINGS	SOURCE / DOCUMENTATION
<p><b>1. HISTORIC PRESERVATION</b>  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>  Property <input type="checkbox"/> is <input type="checkbox"/> is not located within the 100-year floodplain (Zones A and V).</p> <p><i>Note: Flood insurance may be required.</i></p>	
<p><b>3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)</b>  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>  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>  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. Front Elevation