

## HMBI

306 West 7th Street, Suite 425, Fort Worth, TX 76102  
(817) 335-4111

# Property Condition Report



**Case Number:** 151-553569

**Full Address:** 757 Kingston Circle  
Brownsburg, IN 46112

**Inspection Date:** 08-02-2005

**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.

### **Exterior**

- At the time of the inspection, the exterior of the unit was in acceptable condition with noted exceptions.

### **Roof**

- There were no apparent deficiencies noted regarding the roof of the unit.

### **Plumbing**

- The plumbing system was in working condition at the time of inspection.

### **Electrical**

- The electrical system was functional with noted deficiencies.

### **HVAC**

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

### **Interior**

- The interior of the structure was in satisfactory condition.

### **Appliances**

- The dryer is missing.
- The refrigerator is missing.
- The washing machine is missing.

## Work Required

Description	Amount	Price	Reason
Replace missing light fixtures	3 each	40.00	
Repair siding		50.00	
Remove fencing		30.00	

**3 Directions to Property**

From 267 and Garner Road, go east on Garner.

Turn south on Auburn.

Turn east on Kingston Circle.

**4 Property Information**

Address: 757 Kingston Circle, Brownsburg, IN 46112

Structure Age: 1999

Access to Property: HUD Key

Number of Bathrooms: 2.5

Square Footage: 1501-2000 Sq. Ft.

Electric Status: Inactive

Water Status: Inactive

Gas Status: Inactive

Occupancy Status:

**5 Additional Comments**

Power Company: Hendricks Power Co-op

Meter Number: capped

The electricity was inactive at the time of inspection, and alternative measures were used to test the electrical systems

Water Company: Brownsburg Water

Gas Company: Indiana Gas

Meter Number: 810527



## 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

<b>Exterior Siding:</b>	Vinyl and Brick	<b>Lot Size:</b>	One-quarter to 1
<b>Weather Conditions:</b>	Clear	<b>Wall Structure:</b>	Frame
<b>Temperature:</b>	90-100		

### 7.2 Exterior Checkpoints

Checkpoint	Rating	Comment
<b>Balconies:</b>	NA	
<b>Carports:</b>	NA	
<b>Debris:</b>	S	
<b>Decks/Deck Steps:</b>	S	
<b>Driveway:</b>	S	
<b>Eaves:</b>	S	
<b>Entry Locks:</b>	S	
<b>Exterior Door/Locks:</b>	S	
<b>Fencing/Gates:</b>	NA	There are some areas of the fencing that are missing.
<b>Garage Door:</b>	S	
<b>Garage Door Opener:</b>	S	
<b>Landscape:</b>	S	
<b>Lawn Care:</b>	S	
<b>Leaf Removal:</b>	S	
<b>Patio:</b>	NA	
<b>Pool/Spa:</b>	NA	
<b>Porches:</b>	S	
<b>Railings:</b>	S	
<b>Retaining Walls:</b>	NA	
<b>Sheds and Outbuildings:</b>	NA	
<b>Sidewalks:</b>	S	
<b>Siding Condition:</b>	MR	The exterior siding is damaged at the back: 2 square inches
<b>Snow Removal:</b>	NA	
<b>Exterior Steps:</b>	NA	
<b>Storm/Screen Windows:</b>	S	
<b>Storm/Screen Doors:</b>	S	

Checkpoint	Rating	Comment
<b>Windows:</b>	<b>S</b>	

*Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory M=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 with noted exceptions.*

## 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

<b>Roof Type:</b>	Gabled	<b>Gutter Type:</b>	Aluminum
<b>Method to Observe Attic:</b>	Access Hole	<b>Method to Observe Roof:</b>	Ladder
<b>Number of Layers:</b>	1	<b>Attic Vent Type:</b>	Soffitt, Gable, Other
<b>Roofing Material:</b>	Asphalt		

### 8.2 Roof Checkpoints

Checkpoint	Rating	Comment
<b>Shingle Cond.:</b>	S	
<b>Flashing/Joints:</b>	S	
<b>Soffits/Fascias:</b>	S	
<b>Skylights:</b>	NA	
<b>Vent Pipes:</b>	S	
<b>Chimney:</b>	NA	
<b>Gutters:</b>	S	
<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>	NA	
<b>Truss:</b>	S	
<b>Roof Exhaust Fan(s):</b>	NA	

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

### 8.3 Roof Comments

*There were no apparent 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.

### 9.1 General Plumbing Information

<b>Waste Disposal:</b>	Municipal	<b>Waste Piping:</b>	PVC
<b>WH Size:</b>	40 Gallons	<b>WH Manufacturer:</b>	A.O. Smith
<b>WH Model:</b>	FCG40246	<b>Water Supply:</b>	Municipal
<b>Water Piping:</b>	Copper		

### 9.2 Plumbing Checkpoints

Checkpoint	Rating	Comment
<b>Bar Sinks:</b>	NA	
<b>Bath Fixtures:</b>	S	
<b>Connections:</b>	S	The plumbing lines were checked using air pressure and no leaks were found.
<b>Interior Spa/Hot Tub:</b>	NA	
<b>Interior Vent:</b>	S	
<b>Kitchen Sink:</b>	S	
<b>Laundry Tub:</b>	NA	
<b>Main Shut Off:</b>	NV	We were unable to locate the main shut-off.
<b>Pressure Relief Valve:</b>	S	
<b>Pressure Tank:</b>	NA	
<b>Septic Location:</b>	NA	There is no septic system at this property.
<b>Septic System:</b>	NA	
<b>Sewer Drainage:</b>	S	The drainage system was checked visually as no water was entered into the system.
<b>Shower Pan:</b>	NA	
<b>Sprinkler System:</b>	NA	
<b>Storage Tanks:</b>	NA	
<b>Vent System:</b>	NA	
<b>Water Filter:</b>	NA	
<b>Water Heaters:</b>	S	Based upon a visual inspection, the water heater appears to be in working condition, however, it was not ignited due to the unavailability of gas.
<b>Water Meter:</b>	S	The water meter is at the curb-side.
<b>Water Softener:</b>	NA	

Checkpoint	Rating	Comment
<b>Water Supply:</b>	S	The plumbing lines were checked using air pressure and no leaks were found.
<b>Well:</b>	NA	There is no well on this property.
<b>Well Location:</b>	NA	The property is connected to municipal water.
<b>Well/Sump Pump:</b>	NA	

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

### 9.3 Plumbing Comments

*The plumbing system was in working condition at the time of inspection.*

## 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

<b>Additional Space Available:</b>	Yes	<b>Box Location:</b>	Garage
<b>Capacity:</b>	200A 120-240V	<b>Conductor Type:</b>	Aluminum
<b>General Wiring:</b>	Good	<b>Num. of Disconnects:</b>	2
<b>Panel Manufacturer:</b>	GE	<b>Panel Type:</b>	Breaker
<b>Wiring:</b>	Copper		

### 10.2 Electrical Checkpoints

Checkpoint	Rating	Comment
<b>Appliance Wiring:</b>	S	
<b>Bath GFCI:</b>	S	
<b>Breaker Cond.:</b>	S	
<b>Exterior GFCI:</b>	S	
<b>Exterior Wiring:</b>	S	
<b>Ground/Bonding:</b>	S	
<b>HVAC Wiring:</b>	S	
<b>Interior Wiring:</b>	S	
<b>Kitchen GFCI:</b>	S	
<b>Lighting Fixtures:</b>	MG	There are 3 missing light fixtures.
<b>Panel Box:</b>	S	
<b>Rec. Location:</b>	S	
<b>Service Attach:</b>	S	
<b>Service Meter:</b>	MG	The service meter is missing and capped.
<b>Sub Panel Box:</b>	NA	

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

### 10.3 Electrical Comments

*The electrical system was functional with noted deficiencies.*

# 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

<b>Inside Unit Brand:</b>	Heil	<b>Inside Model No.:</b>	NTC6075FBA1
<b>Inside Unit Type:</b>	Gas Unit	<b>Outside Unit Type:</b>	Electric
<b>Outside Model No.:</b>	FBA030GC1	<b>Outside Unit Brand:</b>	Not Visible

## 11.2 HVAC Checkpoints

Checkpoint	Rating	Comment
<b>A/C Component Cond.:</b>	S	
<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>	NV	
<b>Duct Work:</b>	S	
<b>Electric Heat:</b>	NA	
<b>Evaporator:</b>	NV	
<b>Fans:</b>	S	
<b>Filter:</b>	U	The HVAC filter needs replacing.
<b>Fireplace:</b>	NA	
<b>Flue Pipe/Draft:</b>	S	
<b>Furnace System:</b>	U	A gas furnace supplies the heat. The furnace would not respond to the thermostat.
<b>Gas Lines:</b>	S	
<b>Heat Exchanger:</b>	NV	The heat exchanger is sealed and not visible.
<b>Heat Pump:</b>	NA	
<b>Inside Fan Motor:</b>	NV	The fan motor could not be tested.
<b>Oil Tank:</b>	NA	
<b>Oil Tank Vent:</b>	NA	
<b>Refrigerant Line:</b>	S	

Checkpoint	Rating	Comment
Supply Returns:	S	
Temp. Drop Test:	MG	The temp drop test could not be performed because the system would not respond to the thermostat.
Thermostat:	U	The thermostat would not control the system.
Vapor Barrier:	S	
Ventilation:	S	

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

### 11.3 HVAC Comments

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

## 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:	S	
Dryer Vent:	S	
Floor:	S	
Mold:	NV	
Railings:	S	
Stairwells:	S	
Steps:	S	
Walls:	S	
Windows:	S	

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

### 12.3 Interior Comments

*The interior of the structure was in satisfactory condition.*

## 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:	S	
Disposal:	S	
Dryer:	MG	The dryer is missing.
Microwave:	S	
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 M=Marginal MG=Missing NA=Not Applicable NV=Not Visible*

### 13.3 Appliances Comments

## **14 HOA Information**

We exhausted all resources and came to the conclusion that there is no HOA for this property.

## **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 #:** 151-553569  
**Property address:** 757 Kingston Circle  
Brownsburg, IN 46112  
\_\_\_\_\_  
\_\_\_\_\_

**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, 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: 151-553569	
Property Address: 757 Kingston Circle, Brownsburg, IN 46112	
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: _____ Title: _____ Date: _____	Supervisor: _____ Title: _____ Date: _____



1. Front Elevation



2. Capped Meter



3. Rear Elevation



4. Siding Damage



5. Gas Meter



6. Air Conditioner



7. Buckets Of Oil On Site



8. Missing Fence Section



9. Roof



10. Panel Box



11. Attic



12. Attic



13. Utility Room



14. Furnace



15. Water Heater



16. Garage



17. Kitchen



18. Kitchen



19. Under Sink



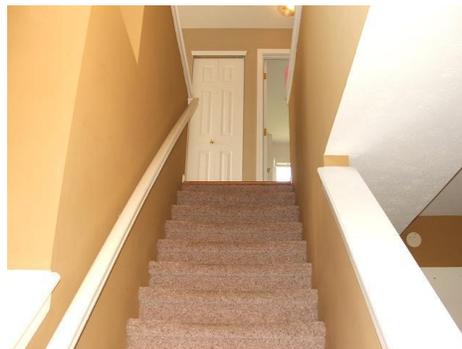
20. Family Room



21. Missing Fixture



22. Living Room



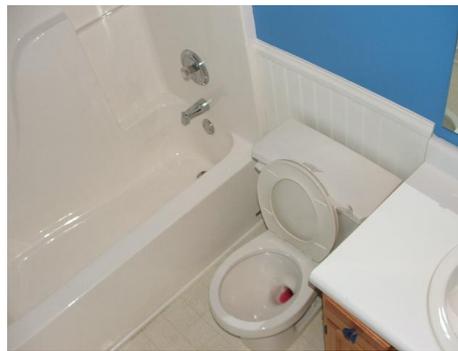
23. Stairs



24. Bonus Room



25. Bedroom 1



26. Bathroom



27. Bedroom 2



28. Bedroom 3



29. Bedroom 4



30. Bathroom



31. Pressurized Plumbing



32. Light Lit



33. Notices

THIS PROPERTY IS IN THE CUSTODY OF OR OWNED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). ALL REPRESENTATIVES, MANAGEMENT, BROKERS, 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		BROKERS TELEPHONE NUMBER	
HMBI 8800 W. Bryn Mawr Suite 600 South Chicago, IL 60631		Office: 773-714-2300 Toll-free: 866-702-4600 Fax: 773-714-1889	
HUD CASE NUMBER AND ADDRESS			
151-553569 757 Washington Dr. UMD			
NAME (PRINT)	REPRESENTATIVE OF	DATE	PURPOSE OF VISIT
Blomfield	HMBI	8/2/08	Inspection
Scott D	Produce Service	8/2/08	Delivery

34. Sign In



35. Winterized