

# Michaelson Connor and Boul

5312 Bolsa Ave., Suite 200, Huntington Beach, CA 92649

714-230-3600

## Property Condition Report



**Case Number:** 263-286800

**Full Address:** 4061 W Oakley Rd  
Harrison, MI 48625

**Inspection Date:** 03-10-2009

**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.*

# Table of Contents

<b>1</b>	<b>Inspection Requirements</b> .....	1
	1.1 Exclusions of Inspections .....	1
	1.2 Exclusions and Limitations .....	1
<b>2</b>	<b>Report Summary</b> .....	2
<b>3</b>	<b>Directions to Property</b> .....	3
<b>4</b>	<b>Property Information</b> .....	3
<b>5</b>	<b>Additional Comments</b> .....	3
<b>6</b>	<b>Structure</b> .....	4
	6.1 General Structure Information .....	4
	6.2 Structure Checkpoints .....	4
	6.3 Structure Comments .....	4
<b>7</b>	<b>Exterior</b> .....	5
	7.1 General Exterior Information .....	5
	7.2 Exterior Checkpoints .....	5
	7.3 Exterior Comments .....	5
<b>8</b>	<b>Roof</b> .....	6
	8.1 General Roof Information .....	6
	8.2 Roof Checkpoints .....	6
	8.3 Roof Comments .....	6
<b>9</b>	<b>Plumbing</b> .....	7
	9.1 General Plumbing Information .....	7
	9.2 Plumbing Checkpoints .....	7
	9.3 Plumbing Comments .....	7
<b>10</b>	<b>Electrical</b> .....	8
	10.1 General Electrical Information .....	8
	10.2 Electrical Checkpoints .....	8
	10.3 Electrical Comments .....	8
<b>11</b>	<b>HVAC</b> .....	9
	11.1 General HVAC Information .....	9
	11.2 HVAC Checkpoints .....	9
	11.3 HVAC Comments .....	10
<b>12</b>	<b>Interior</b> .....	11
	12.1 General Interior Information .....	11
	12.2 Interior Checkpoints .....	11
	12.3 Interior Comments .....	11
<b>13</b>	<b>Appliances</b> .....	12
	13.1 General Appliances Information .....	12

## Table of Contents (continued)

13.2	Appliances Checkpoints .....	12
13.3	Appliances Comments.....	12
<b>14</b>	<b>HOA Information .....</b>	<b>13</b>
<b>15</b>	<b>Code Violations.....</b>	<b>13</b>
<b>16</b>	<b>Pending Litigation .....</b>	<b>13</b>
<b>17</b>	<b>Demo Orders.....</b>	<b>13</b>
<b>18</b>	<b>Radon Gas and Mold Notice and Release Agreement .....</b>	<b>14</b>
<b>19</b>	<b>Environmental Issues .....</b>	<b>15</b>
<b>20</b>	<b>Environmental Compliance Record, Attachment 18 in Handbook 4310.5.....</b>	<b>16</b>

# 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.
- 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 was in satisfactory condition.

### Roof

- The roof has reached the end of its usable life.

### Plumbing

- The property's plumbing system was checked using air pressure and it failed this check. This is possibly due to frozen pipes.
- The plumbing system was not in working condition at the time of inspection.

### Electrical

- The electrical system was not functional with the noted deficiencies.
- A generator was used to test the systems.

### HVAC

- A gas fired, forced-air furnace supplies the heat.
- The furnace was not in working condition at the time of inspection.
- When power was supplied and the controls activated the furnace failed to operate. There was no gas to test the burners.

### Interior

- The interior of the structure was in satisfactory condition.

### Appliances

- There were no major appliances present at the time of the inspection.

## Work Required

Description	Quantity	Amount
Repair furnace.		
Repair electrical systems.		
Replace water heater.	1	
Repair plumbing.		
Replace roof.		

### 3 Directions to Property

Take US-127 Bus onto E Cranberry Lake Rd.  
 Turn left onto E Cranberry Lake Rd.  
 Turn left onto W Oakley Rd.

### 4 Property Information

Address: 4061 W Oakley Rd, Harrison, MI 48625  
 Structure Age: See Appr.  
 Access to Property: Hud Key  
 Number of Bathrooms: 1  
 Square Footage: 501-1000 Sq. Ft.  
 Electric Status: Inactive  
 Water Status: Inactive  
 Gas Status: Inactive  
 Occupancy Status: No

### 5 Additional Comments

Power Company: Consumers Energy  
 Meter Number: 80238349

Water Company: Well

Gas Company: Consumers Energy  
 Meter Number: NA

## 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:** None  
**Basement Type:** NA

**Foundation Type:** Slab

### 6.2 Structure Checkpoints

Checkpoint	Rating	Comment
<b>Basement Floor:</b>	NA	
<b>Beam Supports:</b>	NA	
<b>Ceilings:</b>	NA	
<b>Cracks:</b>	NA	
<b>Crawlspace Door:</b>	NA	
<b>Floor:</b>	NA	
<b>Footing Drain:</b>	NV	
<b>Ground Grade:</b>	S	
<b>Insulation:</b>	NA	
<b>Joists:</b>	NA	
<b>Sill Plate:</b>	NA	
<b>Structural:</b>	S	
<b>Sub-Flooring:</b>	NA	
<b>Walls:</b>	NA	
<b>Wall/Ground Distance:</b>	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 of the unit was in satisfactory condition.

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:** Wood Siding  
**Weather Conditions:** Rain  
**Temperature:** 30-40

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

### 7.2 Exterior Checkpoints

Checkpoint	Rating	Comment
Balconies:	NA	
Carports:	NA	
Debris:	S	
Decks/Deck Steps:	NA	
Driveway:	S	
Eaves:	S	
Entry Locks:	S	
Exterior Door/Locks:	S	
Fencing/Gates:	MR	
Garage Door:	NA	
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:	MR	
Sidewalks:	S	
Siding Condition:	MR	There is peeling paint on the exterior siding.
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 was in satisfactory condition.

## 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:** None  
**Method to Observe Roof:** Ladder  
**Attic Vent Type:** Gable, Other

### 8.2 Roof Checkpoints

Checkpoint	Rating	Comment
<b>Shingle Cond.:</b>	NV	The snow is covering the roof, but there is evidence of a prior leak.
<b>Flashing/Joints:</b>	S	
<b>Soffits/Fascias:</b>	S	
<b>Skylights:</b>	NA	
<b>Vent Pipes:</b>	S	
<b>Chimney:</b>	S	
<b>Gutters:</b>	NA	
<b>Downspouts:</b>	NA	
<b>Attic Ventilation:</b>	S	
<b>Attic Water:</b>	NA	
<b>Attic Insulation:</b>	MR	
<b>*Structural Cond.:</b>	S	
<b>*Sheathing Cond.:</b>	NV	
<b>Truss:</b>	NV	
<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

The roof has reached the end of its usable life.

## 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:** 40 Gallons

**WH Model:**

**Water Piping:** Combination

**Waste Piping:** Combination

**WH Manufacturer:** Kenmore

**Water Supply:** Well

### 9.2 Plumbing Checkpoints

Checkpoint	Rating	Comment
Bar Sinks:	NA	
Bath Fixtures:	S	
Connections:	U	The property's plumbing system was checked using air pressure and it failed this check. This is possibility due to frozen pipes.
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:	NV	
Sewer Drainage:	NA	
Shower Pan:	S	
Sprinkler System:	NA	
Storage Tanks:	NA	
Vent System:	S	
Water Filter:	NA	
Water Heaters:	MR	The water heater was inoperative.
Water Meter:	S	
Water Softener:	NA	
Water Supply:	S	
Well:	S	
Well Location:	S	The well is located at the left of the property.
Well/Sump Pump:	S	

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

### 9.3 Plumbing Comments

The plumbing system was not 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

**Additional Space Available:** Yes  
**Capacity:** 60A 120-240V  
**General Wiring:** MR  
**Panel Manufacturer:** NV  
**Wiring:** Copper

**Box Location:** Kitchen  
**Conductor Type:** Aluminum  
**Num. of Disconnects:** 2  
**Panel Type:** Fuse

### 10.2 Electrical Checkpoints

Checkpoint	Rating	Comment
<b>Appliance Wiring:</b>	S	
<b>Bath GFCI:</b>	NA	
<b>Breaker Cond.:</b>	MR	There are missing fuses.
<b>Exterior GFCI:</b>	NA	
<b>Exterior Wiring:</b>	S	
<b>Ground/Bonding:</b>	S	
<b>HVAC Wiring:</b>	NA	
<b>Interior Wiring:</b>	S	
<b>Kitchen GFCI:</b>	NA	
<b>Lighting Fixtures:</b>	S	
<b>Panel Box:</b>	S	
<b>Rec. Location:</b>	S	
<b>Service Attach:</b>	MR	The service entrance cable has be cut and removed from electrical panel.
<b>Service Meter:</b>	S	
<b>Sub Panel Box:</b>	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 not functional with the noted deficiencies.  
 A generator was used to test the systems.

## 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:** Gas Unit

**Outside Unit Brand:** NA

**Outside Model No.:** NA

**Outside Unit Type:** NA

### 11.2 HVAC Checkpoints

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

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

### **11.3 HVAC Comments**

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

When power was supplied and the controls activated the furnace failed to operate. There was no gas to test the burners.

## 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>	S	
<b>Ceilings:</b>	MR	There are areas of minor damage on the interior ceilings.
<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	
<b>Mold:</b>	NA	
<b>Railings:</b>	NA	
<b>Stairwells:</b>	NA	
<b>Steps:</b>	NA	
<b>Walls:</b>	MR	This property has damaged walls.
<b>Windows:</b>	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 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:	NA	
Disposal:	NA	
Dryer:	MG	The dryer is missing.
Microwave:	NA	
Oven:	NA	
Range Hood:	NA	
Range/Stove:	MG	The stove is missing.
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

There were no major appliances present at the time of the inspection.

## **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 #:** 263-286800  
**Property address:** 4061 W Oakley Rd  
Harrison, MI 48625  
\_\_\_\_\_  
\_\_\_\_\_

**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 Michaelson Connor and Boul 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: 263-286800	
Property Address: 4061 W Oakley Rd, Harrison, MI 48625	
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>Note: Flood insurance may be required.</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: _____