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Property Condition Report



Case Number: 331-098622

Full Address: 1793 19th St.

Sparks, NV 89431

Inspection Date: 05-18-2005

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.

PCR ADDENDUM

CASE NUMBER: 331-098622

ADDRESS: 1793 19th Street, Sparks, Nevada 89431

YEAR BUILT: 1973

WELL ON PROPERTY: No

SEPTIC SYSTEM: No

GAS APPLIANCES OPERATIONAL: Yes (water heater & furnace)

HEAT PUMP OPERATIONAL: N/A

WORK ORDERS COMPLETED AS NOTED ON PCR:

(If repairs noted in the PCR are not completed on this amendment, it should be assumed the repairs will not be completed prior to sale.)

Capped open water lines

MPR not noted on the PCR:

Install carpet throughout.

Repair garage door to open (roll-up garage door).

HOA DUES: None.

This information is believed to be accurate, but is not guaranteed.

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Table of Contents

Section	Title	Page
1	Inspection Requirements	1
1.1	Exclusions of Inspection	1
1.2	Exclusions and Limitations	1
2	Report Summary	2
3	Directions to Property	3
4	Property Information	3
5	Additional Comments	3
6	Structure	4
6.1	General Structure Information	4
6.2	Structure Checkpoints	4
6.3	Structure Comments	4
7	Exterior	5
7.1	General Exterior Information	5
7.2	Exterior Checkpoints	5
7.3	Exterior Comments	6
8	Roof	7
8.1	General Roof Information	7
8.2	Roof Checkpoints	7
8.3	Roof Comments	7
9	Plumbing	8
9.1	General Plumbing Information	8
9.2	Plumbing Checkpoints	8
9.3	Plumbing Comments	9
10	Electrical	10
10.1	General Electrical Information	10
10.2	Electrical Checkpoints	10
10.3	Electrical Comments	10
11	HVAC	11
11.1	General HVAC Information	11
11.2	HVAC Checkpoints	11
11.3	HVAC Comments	12
12	Interior	13
12.1	General Interior Information	13
12.2	Interior Checkpoints	13
12.3	Interior Comments	13
13	Appliances	14
13.1	General Appliances Information	14
13.2	Appliances Checkpoints	14
13.3	Appliances Comments	14
14	HOA Information	15

Table of Contents

Section	Title	Page
15	Code Violations	15
16	Pending Litigation	15
17	Demo Orders	15
18	Radon Gas and Mold Notice and Release Agreement	16
19	Environmental Issues	17
20	Environmental Compliance Record, Attachment 18 in Handbook 4310.5	18
21	Report Images	19

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 at the time of inspection.

Exterior

- The garage door will only open 2 ft.
- There are several panels are missing from the patio roof.
- There are holes in the siding at the left exterior of property.
- At the time of the inspection, the exterior of the unit was in acceptable condition.

Roof

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

Plumbing

- The plumbing lines were checked using air pressure. Pressure could not be maintained due to open pipes in the garage.
- The main shut-off is at the meter.
- The water meter is at the curb-side.
- The water softener has been removed leaving open pipes.
- The plumbing system was not in working condition at the time of inspection.

Electrical

- The electrical system was functional with no noted deficiencies at the time of inspection.

HVAC

- A gas furnace supplies the heat.
- The HVAC was only visually inspected due to the lack of gas and all componets appeared to be in working condition.

Interior

- This property has damaged interior doors.
- The interior of the property was in accpetable condition at the time of inspection.

Appliances

- The appliances remaining at property were in acceptabel condition at the time of inspection.

Work Required

Description	Amount	Price	Reason
Evaluate leaks in plumbing system.			
Repair holes at left exterior siding.			
Replace roof at patio.			
Cap open pipes from missing water softner.			

3 Directions to Property

Take Rock Blvd exit 17 from I-80 and turn right
 Turn left onto W. Greenbrae Dr.
 Turn right onto 17th street
 Turn left onto Meadowvale Way
 Meadowvale Way becomes 19th Street.

4 Property Information

Address: 1793 19th St., Sparks, NV 89431
 Structure Age: 1973
 Access to Property: HUD Key
 Number of Bathrooms: 2
 Square Footage: See Appraisal
 Electric Status: Inactive
 Water Status: Inactive
 Gas Status: Inactive
 Occupancy Status: No

5 Additional Comments

This is a three bedroom, two bath house with a double car garage.

Electric Co. Sierra Pacific
 Meter 1-105574

Water Company: Truckee Meadows Water Authority

Gas Company: Sierra Pacific
 Meter 25128

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 **Foundation Type:** Concrete
Basement Type: CrawlSpace

6.2 Structure Checkpoints

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

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

6.3 Structure Comments

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

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 4x8 Sheet Goods	Lot Size:	Less than one-quarter
Weather Conditions:	Cloudy	Wall Structure:	Frame
Temperature:	40-50		

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:	NA	
Garage Door:	S	The garage door will only open 2 ft.
Garage Door Opener:	S	
Landscape:	S	
Lawn Care:	S	
Leaf Removal:	S	
Patio:	U	There are several panels are missing from the patio roof.
Pool/Spa:	NA	
Porches:	S	
Railings:	NA	
Retaining Walls:	NA	
Sheds and Outbuildings:	NA	
Sidewalks:	S	
Siding Condition:	S	There are holes in the siding at the left exterior of property.
Snow Removal:	NA	
Exterior Steps:	S	
Storm/Screen Windows:	S	
Storm/Screen Doors:	S	

Checkpoint	Rating	Comment
Windows:	S	

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7.3 Exterior Comments

At the time of the inspection, the exterior of the unit was in acceptable 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	Gutter Type:	NA
Method to Observe Attic:	Access Hole	Method to Observe Roof:	Ladder
Number of Layers:	1	Attic Vent Type:	Gable
Roofing Material:	Asphalt		

8.2 Roof Checkpoints

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

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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

Waste Disposal:	Municipal	Waste Piping:	PVC
WH Size:	40 Gallons	WH Manufacturer:	Not Visible
WH Model:	Gas	Water Supply:	Municipal
Water Piping:	Copper		

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 due to open pipes in the garage.
Interior Spa/Hot Tub:	NA	
Interior Vent:	S	
Kitchen Sink:	S	
Laundry Tub:	NA	
Main Shut Off:	S	The main shut-off is at the meter.
Pressure Relief Valve:	S	
Pressure Tank:	NA	
Septic Location:	NA	
Septic System:	NA	
Sewer Drainage:	S	
Shower Pan:	S	
Sprinkler System:	NA	
Storage Tanks:	NA	
Vent System:	S	
Water Filter:	NA	
Water Heaters:	S	
Water Meter:	S	The water meter is at the curb-side.
Water Softener:	MG	The water softener has been removed leaving open pipes.
Water Supply:	S	
Well:	NA	
Well Location:	NA	

Checkpoint	Rating	Comment
Well/Sump Pump:	NA	

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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	Box Location:	Hallway
Capacity:	100A 120-240V	Conductor Type:	Aluminum
General Wiring:	NV	Num. of Disconnects:	1
Panel Manufacturer:	GE	Panel Type:	Breaker
Wiring:	Copper		

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:	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 functional with no noted deficiencies at the time of inspection.

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 Type:	NA
Outside Model No.:	NA	Outside Unit Brand:	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:	NV	
Fireplace:	NA	
Flue Pipe/Draft:	S	
Furnace System:	S	A gas furnace supplies the heat.
Gas Lines:	S	
Heat Exchanger:	S	
Heat Pump:	NA	
Inside Fan Motor:	S	
Oil Tank:	NA	
Oil Tank Vent:	NA	
Refrigerant Line:	NA	
Supply Returns:	S	

Checkpoint	Rating	Comment
Temp. Drop Test:	NA	
Thermostat:	S	
Vapor Barrier:	S	
Ventilation:	S	

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11.3 HVAC Comments

The HVAC was only visually inspected due to the lack of gas and all componets appeared to be in working condition.

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:	U	This property has damaged interior doors.
Dryer Vent:	S	
Floor:	S	
Mold:	NA	
Railings:	NA	
Stairwells:	NA	
Steps:	NA	
Walls:	S	
Windows:	S	

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12.3 Interior Comments

The interior of the property was in accpetable condition at the time of inspection.

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:	NA	
Oven:	NA	
Range Hood:	S	
Range/Stove:	S	
Refrigerator:	MG	The refrigerator is missing.
Washer:	MG	The washing machine is missing.
Other:	NA	

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13.3 Appliances Comments

The appliances remaining at property were in acceptabel condition at the time of inspection.

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 #: 331-098622
Property address: 1793 19th St.
Sparks, NV 89431

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 [insert name of M & M Contractor], 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.

ENVIRONMENTAL COMPLIANCE RECORD SINGLE FAMILY PROPERTY DISPOSITION

FHA CASE NUMBER: 331-098622		
PROPERTY ADDRESS: 1793 19TH STREET, SPARKS, NV 89431-2933		
COMPLIANCE FINDINGS	SOURCE DOCUMENTATION	
<p>1. HISTORIC PRESERVATION</p> <p>Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not listed on the National Register of Historic Places.</p> <p>Property <input type="checkbox"/> is <input checked="" 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>Checked National Register of Historical Places</p> <p>Checked National Register of Historical Places</p>	
<p>2. FLOODPLAIN</p> <p>Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within the 100-year floodplain (Zones A & V).</p> <p>Note: Flood insurance may be required.</p>	<p>Panel #: x</p> <p>Map #: 32031C2995E</p> <p>Date of Map: 9/30/1994</p>	
<p>3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D)</p> <p>Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within boundary of runway zones.</p> <p>If so,</p> <p>** has the airport operator declined to acquire the property? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>** a signed disclaimer is required (24 CFR Part 51D).</p>	<p>Property not within 3,000 feet of the runway clear zone.</p> <p>NO</p>	
<p>4. SUMMARY</p> <p>Additional actions <input type="checkbox"/> are <input checked="" type="checkbox"/> are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.</p>		
<p>NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES</p> <p>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: MICHAEL E. PARISH	Title: APPRAISER	Date: JULY 21, 2005
Supervisor:	Title:	Date: