

PEMCO - Georgia
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Property Condition Report

Case Number: 105-251054

**Full Address: 100 BRIDGEMILL DRIVE
HAMPTON,GA 30228**

Inspection Date:

Revision Date:

Inspection Type: Property Condition Report

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 express or imply any guarantee or warranty or representation 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 it 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, mold, 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 and performed only in areas that were readily accessible at the time of inspection. No dismantling of building components or systems, no destructive or environmental testing, no engineering functions, and no code compliance inspections were performed at the time of the inspection. The findings were as follows:

A Structural Comments

- General Structural Comments - satisfactory

B Exterior of Structure

- General Exterior Comments - satisfactory

C Roofing

- General Roofing Comments - satisfactory, no leaks at time of inspection

D Plumbing

- General Plumbing System Comments - satisfactory, system able to hold air pressure,

E Electrical

- General Electrical System Comments - satisfactory, system energized during inspection

F HVAC - Heating, Ventilation, Air Conditioning

- Filters - needs replacing
- General HVAC Comments - satisfactory, recommend freon recharge on compressor, and cleaning of cooling grid

G Interior

- Detectors - needs new batteries
- General Interior Comments - satisfactory

H Appliances

3 DIRECTIONS TIPS TO PROPERTY

4 PROPERTY INFORMATION

Access To Property:	front door	Address:	100 BRIDGEMILL DRIVE
Occupied:	N	City:	HAMPTON
Square Footage(to be verified):	2500 Estimated	Zip Code:	30228
Number Of Baths:	3.50	State:	GA
Structure Age(to be verified):	2005	County:	HENRY
Subdivision:	BRIDGEPORT	Lot Number:	3
Square/Block:		Section:	
Plat:			
Metes and Bounds Description:			

Status of Utilities:

Electric:

See 10.3, 11.3, 13.3

N

Gas:

See 11.3, 13.3

N

Water: N

See 9.3

5 ADDITIONAL COMMENTS

Power Company: Georgia Power
Gas Company: Atlanta Gas
Water Company: City of Hampton
HOA Transferable Warranties:

Meter Number: 22-033-273
Meter Number: 2023970

6 STRUCTURAL COMPONENTS

This portion of the inspection covers general structural component checkpoints of the subject property such as Foundation, floors, walls, columns, ceilings, basements, etc.

6.1 General Structural Information

Access Method: full basement - rear and stairwell from kitchen

Foundation Type: full size basement cement foundation

Basement Type: full size basement

6.2 Structural CheckPoints

Checkpoints	Rating *	Comments
Basement Floor	S	
Beam Supports	S	
Ceilings	S	
Cracks	S	
Crawlspace Door	NA	
Floor	S	
Footing Drain	S	
Ground Grade	S	
Insulation	S	
Joists	S	
Sill Plate	S	
Structural	S	
Sub-Flooring	S	
Walls	S	
Wood-Ground Distance	S	

*Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

6.3 Structural Comments

satisfactory

7 EXTERIOR OF STRUCTURE

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 Type: brick, stucco, vinyl
Lot Size: .5 acre
Temperature: 55
Wall Structure: 2x4 wood frame
Weather Conditions: raining

7.2 Exterior CheckPoints

Checkpoints	Rating *	Comments
Balconies	NA	
Carpports	NA	
Debris	S	
Decks	S	
Driveway	S	
Eaves	S	
Entry Locks	S	
Exterior Doors	S	
Fencing/Gates	S	
Garage Door	S	
Garage Door Opener	MG	
Landscape	S	
Lawn Care	S	
Leaf Removal	S	
Patio	S	
Pool/Spa	NA	
Porches	S	
Railings	S	
Retaining Walls	NA	
Sheds/Outbuildings	NA	
Sidewalks	S	
Siding Conditions	S	
Snow Removal	NA	

Checkpoints	Rating *	Comments
Steps	S	
Storm/Screen Doors	S	
Storm/Screen Windows	S	
Windows	S	

*Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

7.3 Exterior Comments

satisfactory

8 ROOFING

This portion of the inspection covers general exterior roofing component checkpoints of the subject properly 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

Attic Type: stick built
Gutter Type: aluminum
Method to Observe Attic: 2nd. floor entry door
Method Used to Observe Roof: ground
Number of Layers: 1
Roof Type: gable
Roofing Material: asphalt

8.2 Roofing CheckPoints

Checkpoints	Rating *	Comments
Shingle Condition	S	
Flashing/Joints	S	
Soffits/Fascias	S	
Skylights	NA	
Vent Pipes	S	
Chimney	S	
Gutters	S	
Downspouts	S	
Attic Ventilation	S	
Attic Water	S	
Attic Insulations	S	
Structural Condition	S	
Sheathing Condition	S	
Truss	S	
Roof Exhaust Fan(s)	S	

*Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

8.3 Roofing Comments

satisfactory, no leaks at time of inspecion

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: sewer
Waste Piping: pvc
Water Heater Capacity: 50 gal
Water Heater Manufacturer: Bradford/White
Water Heater Model Number: M25056D55
Water Piping: C, PVC
Water Supply: city

9.2 Plumbing CheckPoints

Checkpoints	Rating *	Comments
Bar Sink	NA	
Bath Fixtures	S	
Connections	S	
Hot Tub/Spa	NA	
Interior Vent	S	
Kitchen Sink	S	
Laundry Tub	NA	
Main Shut off	S	
Pressure Relief Valve	S	
Pressure Tank	S	
Septic Location/Condition	NA	
Septic System	NA	
Sewer Drainage	S	
Shower Pan	S	
Sprinkler System	NA	
Storage Tanks	S	
Vent System	S	
Water Filter	NA	
Water Heaters	S	
Water Meter	S	
Water Softener	NA	

Checkpoints	Rating *	Comments
Water Supply	S	
Well	NA	
Well Location	NA	
Well Pump/Sump Pump	NA	

*Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

9.3 Plumbing System Comments

satisfactory, system able to hold air pressure,

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 interrupters, smoke detectors, etc.

10.1 General Electrical Information

Additional Space Available: 12 spares
Box Location: garage
Capacity: 36
Conductor Type: aluminium 200 amp ser
General Wiring: modern type
Number of Disconnects: 24
Panel Manufacturer: GE
Panel Type: breakers
Wiring: copper

10.2 Electrical CheckPoints

Checkpoints	Rating *	Comments
Appliance Wiring	S	
Bath GFCI	S	
Breaker Condition	S	
Exterior GFCI	S	
Exterior Wiring	S	
Ground Bonding	S	
HVAC Wiring	S	
Interior Wiring	S	
Kitchen GFCI	S	
Lighting Fixtures	S	
Panel Box	S	
Receptacle Location	S	
Service Attach	S	
Service Meter	S	
Sub Panel Box	S	

*Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

10.3 Electrical System Comments

satisfactory,system energized during inspection

11 HVAC (Heating Ventilation, Air Conditioning)

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: 2 units Rudds
Inside Unit Model Number: UGPN-37EAMGR,UGPN-05EAUER
Inside Unit Type: gas furnace heating
Outside Unit Brand: 2 units Rudd
Outside Unit Model Number: UAKB-042JAZ, UAKB018JAZ
Outside Unit Type: cooling condensor

11.2 HVAC CheckPoints

Checkpoints	Rating *	Comments
Air Conditioning	S	
Boiler	NA	
Coil	S	
Coil Fins	S	
Condensation Pipe	S	
Controls	S	
Draft Device	S	
Duct Work	S	
Electric Heat	NA	
Evaporator	S	
Fans	S	
Filters	U	needs replacing
Fireplace	S	
Flu Pipes	S	
Furnace	S	
Gas Lines	S	
Heat Exchanger	NA	
Heat Pump	NA	
Inside Fan Motor	S	
Oil Tank	NA	

Checkpoints	Rating *	Comments
Oil Tank Vent	NA	
Refrigerant Line	S	
Supply Returns	S	
Temperature Drop Test	S	
Thermostat	S	
Vapor Barrier	NA	
Ventilation	S	

*Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

11.3 HVAC Comments

satisfactory, recommend freon recharge on compressor, and cleaning of cooling grid

12 INTERIOR

This 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

Checkpoints	Rating *	Comments
Cabinets	S	
Ceilings	S	
Closets	S	
Countertops	S	
Debris	S	
Detectors	U	needs new batteries
Door Hardware	S	
Doors	S	
Dryer Vent	S	
Floors	S	
Mold	S	
Railings	S	
Stairwells	S	
Steps	S	
Walls	S	
Windows	S	

*Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

12.3 Interior Comments

satisfactory

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 Appliance Information

There are no general information points in this section

13.2 Appliance CheckPoints

Checkpoints	Rating *	Comments
Dishwasher	S	
Disposal	NA	
Dryer	MG	
Microwave	MG	
Oven	NA	
Range Hood	MG	
Range/Stove	MG	
Refrigerator	MG	
Washer	MG	
Other		

*Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

13.3 Appliance Comments

14 HOA INFORMATION	none
15 CODE VIOLATIONS	none
16 PENDING LITIGATION	none
17 DEMO ORDERS	none

18 MOLD DISCLOSURE

Radon Gas and Mold Notice and Release Agreement

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

Property Case#:

105-251054

Property Address:

100 BRIDGEMILL DRIVE
HAMPTON, GA 30228

PURCHASERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS AND SOME MOLDS HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.

Purchase 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 PEMCO, Ltd., 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 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 Purchases 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.** Purchases 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 Purchases, Purchases 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 Purchases 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.

Purchases has been given the opportunity to review this Release Agreement with Purchases's attorney or other representatives of Purchases's choosing, and hereby acknowledges reading and understanding this Release. Purchases also understands that the promises, representations and warranties made by Purchases in this Release are a material inducement for Seller entering into the contract to sell the Property to Purchases.

Dated this _____ day of _____, 20__.

Purchase's Signature

Purchaser's Signature

Purchase's Printed Name

Purchaser's Printed Name

Form HUD-9548-E (6/2004)

19 ENVIRONMENTAL ISSUES

19.1. Environmental Compliance Record

**ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

FHA Case Number: 105-251054		
Property Address: 100 BRIDGEMILL DRIVE,, HAMPTON, GA-30228		
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>Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.</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 and V)</p> <p>Note: Flood Insurance may be required.</p>	<p>Panel#:</p> <p>Map#:</p> <p>Map Date:</p>	
<p>3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)</p> <p>Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within boundary of runway zone.</p> <p>If "yes":</p> <ul style="list-style-type: none"> - Has the airport operator declined to acquire the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - A signed disclaimer is required(24 CFRPart 51D). 		
<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 STATUES, 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:	Title:	Date:
Supervisor:	Title:	Date: