

Omega Property Services

1018 Haywood Dr., Eden, NC 27288
1-336-623-1228

Property Condition Report



Case Number: 101-940507

**Full Address: 2230 RIDGESIDE DRIVE
VILLA RICA,, , GA 30180**

Inspection Date: 02-11-2006

Inspection Type: Property Condition Report

Prepared By: Omega Property Services

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 report summary is meant to concisely list issues of immediate concern. It is not meant to be comprehensive.

1. Structural

A. The foundation structural system was inspected from the perimeter and from within the crawlspace and found to be in acceptable condition.

2. Exterior Of Structure

A. The exterior was inspected from the perimeter and found to be in acceptable condition.

3. Roof

A. The exterior roofing system was inspected and found to be in good condition.

4. Plumbing

A. The plumbing system was tested with an air compressor using 30lbs of air pressure for several minutes and found to be in good condition.

5. Electrical

A. The electrical system was tested with a generator and found to be in good condition.

6. HVAC

A. The AC components of the HVAC system were tested for standard operating functionality using a generator and found to be in working condition.

C. The heating components of the HVAC system were tested for standard operating functionality using a generator and found to be in working condition.

7. Interior

A. The vinyl flooring in the kitchen is damaged.

B. The interior structural system was inspected from within the unit and found to be in acceptable condition.

8. Appliances

A. All existing appliances were in working condition at the time of the inspections.

3. Directions To Property

This portion of the report offers any available helpful tips in finding the property. The tips normally start from a main transportation artery or an easy to find landmark.

Depart I-20, Villa Rica, GA 30180 on Local road(s) (South) 43 yds
Turn LEFT (East) onto S Van Wert Rd 0.6 mi
Turn LEFT (North-East) onto Hickory Level Rd 0.6 mi
Turn RIGHT (South-East) onto Ridgeside Dr 0.4 mi
Arrive 2230 Ridgeside Dr, Villa Rica, GA 30180

4. Property Information

This portion of the report covers general property information.

Access To Property: HUD Key

Water Utility Status: Inactive

Structure Age: 1997

Number Of Baths: 2

Property Address: 2230 RIDGESIDE DRIVE

Property County: CARROLL

Property Zip: 30180

Gas Utility Status: Inactive

Electric Utility Status: Inactive

Square Footage: 1200

Occupancy Status: Unoccupied

Property City: VILLA RICA,

Property State: , GA

FHA Case Number: 101-940507

5. Additional Comments

Power Company: Carroll EMC

Water Company: Munincipal

Gas Company: na

Power Meter #: 95150144

Water Meter Location: Near Road

Gas Meter #: na

6. Structural

The Structural 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 Structural Information

Access Method: Crawlspace

Foundation Type: Block

Basement Type: na

6.2. Structural Checkpoints

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

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

6.3. Structural Comments

The foundation structural system was inspected from the perimeter and from within the crawlspace and found to be in acceptable condition.

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 Of Structure Information

Exterior Siding Type: Aluminum

Lot size: .25

Temperature: 50

Wall Structure: frame

Weather Conditions: Clear

7.2. Exterior Of Structure Checkpoints

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

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

7.3. Exterior Of Structure Comments

The exterior was inspected from the perimeter and found to be 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

Attic Type: na
 Method to Observe Attic: na
 Number of Layers: 1
 Roofing Material: Asphalt Shingles
 Gutter Type: na
 Method Used to Observe Roof: Ground
 Roof Type: Gable

8.2. Roof Checkpoints

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

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

8.3. Roof Comments

The exterior roofing system was inspected and found to be in good condition.

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. Any existing septic system was tested for detectable sewer odor, detectable open septic tank, and detectable damage to septic tank or related plumbing. Any existing well pump was tested for detectable broken or rotted seals, detectable broken or vandalized components, or detectable evidence of previous leaking or flooding in the pump area. Any well pump, was energized for functionality testing, when possible, without risk to the plumbing system or the pump itself.

9.1. General Plumbing Information

Waste Disposal: Municipal
Water Heater Capacity: 40
Water Heater Model Number: HE40MIA
Water Piping: PVC

Waste Piping: PVC
Water Heater Manufacturer: HotPoint
Water Heater Type: Electric
Water Supply: Municipal

9.2. Plumbing Checkpoints

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

* Ratings: 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 tested with an air compressor using 30lbs of air pressure for several minutes and found to be in good condition.

10. Electrical

This portion of the inspection covers general plumbing 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. Electrical system was tested with a capable generator and compatibility cables as an alternate power source unless otherwise active.

10.1. General Electrical Information

Additional Space Available: 0

Capacity: 200

General Wiring: Modern

Panel Manufacturer: Siemens

Wiring: Copper

Panel Location: Bedroom

Conductor Type: Aluminum

Number of Main Disconnects: 1

Panel Type: Breaker

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	N	
Lighting Fixtures	S	
Panel Box	S	
Receptacle Location	S	
Service Attach	S	
Service Meter	S	
Sub Panel Box	N	

** Ratings: 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 tested with a generator and found to be in good condition.

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. System was tested with activated natural gas along with activated power source.

11.1. General HVAC Information

Inside Unit Brand: Intertherm

Inside Unit Model Number: FEH-015AR-03

Inside Unit Type: Electric

Outside Unit Brand: Carrier Corp

Outside Unit Model Number: 38EN036340

11.2. HVAC Checkpoints

Checkpoints	Rating*	Comments
Air Conditioning	S	
Boiler	N	
Coil	S	
Coil Fins	NV	
Condensation Pipe	S	
Controls	S	
Draft Device	N	
Duct Work	S	
Electric Heat	S	
Evaporator	S	
Fans	S	
Filters	S	
Fireplace	N	
Flu Pipes	N	
Furnace	S	
Gas Lines	N	
Heat Exchanger	S	
Heat Pump	N	
Inside Fan Motor	NV	
Oil Tank	N	
Oil Tank Vent	N	
Refrigerant Line	S	
Supply Returns	S	
Temperature Drop Test	NA	
Thermostat	S	
Vapor Barrier	NV	
Ventilation	S	

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

11.3. HVAC Comments

The AC components of the HVAC system were tested for standard operating functionality using a generator and found to be in working condition.

The heating components of the HVAC system were tested for standard operating functionality using a generator and found 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. Interior Checkpoints

Checkpoints	Rating*	Comments
Cabinets	S	
Ceilings	S	
Closets	S	
Countertops	S	
Debris	N	
Smoke Detectors	S	
Door Hardware	S	
Doors	S	
Dryer Vent	S	
Floors	M	The vinyl flooring in the kitchen is damaged.
Mold	NV	
Railings	N	
Stairwells	N	
Steps	N	
Walls	S	
Windows	S	

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

12.2. Interior Comments

The interior structural system was inspected from within the unit and found to be in acceptable 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. Appliances Checkpoints

Checkpoints	Rating*	Comments
Dishwasher	N	
Disposal	N	
Dryer	N	
Microwave	N	
Oven	N	
Range Hood	Y	
Range/Stove	N	
Refrigerator	N	
Washer	N	
Other	N	

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

13.2. Appliances Comments

All existing appliances were in working condition at the time of the inspections.

14. HOA Information

The HOA Information portion of the report covers information related to any applicable Home-Owner's Association related to this property.

The inspector exhausted all available resources and was unable to locate any HOA information at the time of the inspection.

15. Code Violations

The Code Violations portion of the report covers information related to any known code violations related to this property.

16. Pending Litigation

The Pending Litigation portion of the report covers information related to any known pending litigation related to this property.

17. Demo Orders

The Demo Orders portion of the report covers information related to any known demolition orders related to this property.

18. Mold Disclosure

The Mold Disclosure portion of the report covers information related to any known mold 5.3.8.5 issues related to this property.

19. Environmental Issues

The Environmental Issues portion of the report covers information related to any known environmental issues related to this property.

20. Property Images



front elevation

**ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

File No. _____

FHA CASE NUMBER: 101-940507

PROPERTY ADDRESS: 2230 RIDGESIDE DRIVE, VILLA RICA,, GA, 30180

COMPLIANCE FINDINGS

SOURCE DOCUMENTATION

1. HISTORIC PRESERVATION

Property is is not listed on the National Register of Historic Places.

Property is is not located in an Historic District.

Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions

Checked National Register of Historic Places.

Checked National Register of Historic Places.

2. FLOODPLAIN

Property is is not located within the 100-year floodplain (Zones A and V).

Note: Flood insurance may be required.

Panel #:

Map #:

Date of Map:

3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)

Property is is not located within boundary of runway clear zone.

If "yes",

- Has the airport operator declined to acquire the property?

yes no

- A signed notice is required.

(24 CFR Part 51D)

Property not within 3,000 feet of the runway clear zone.

4. SUMMARY

Additional actions are are not required on the basis of the findings above.

If additional actions are required, describe them in an attachment.

Instructions for Completion of Environmental Compliance Record

Environmental Compliance. Single Family Property Disposition is subject to the environmental policy and procedures shown at 24 CFR Part 50.2, where applicable. An Environmental Compliance Record must be completed for each acquired property prior to listing for sale and the results considered in the development of the terms and condition of the sale. The Contractor shall use the format contained in Exhibit 4, Attachment B-1, for documentation of the review. The compliance record is to be maintained in the individual property file.

Preparing the Compliance Record. To document the results of compliance findings, use copies of the appropriate floodplain and airport runway maps, and the National Register of Historic Places, in order to identify those properties that are subject to these three requirements. Instructions for completing the compliance findings on the Environmental Compliance Record are:

1. Historic Preservation. The National Register of Historic Places identifies specific properties and historic districts which are subject to historic preservation requirements. If a HUD-Owned Property is listed on the register, or the district in which it is located is listed, a deed restriction must be prepared. Consult with counsel for appropriate language to be included in the deed.
2. Floodplain. Based on the floodplain map, properties located in Special Flood Hazard Areas (SFHA) which are being sold with HUD-insured mortgages or with buydowns or cash rebates, are required to have flood insurance. At the time of assignment of a case to the closing agent, the closing agent must be alerted to this requirement and must ensure that the purchaser obtains flood insurance. Such insurance may be purchased from any state licensed agent. If a property is located in a SFHA in a community which is suspended from or is not participating in the National Flood Insurance Program, the property must be offered on an uninsured basis and without a buydown or cash rebate. Listing advertisements must disclose such properties.
3. Airport Runway Clear Zones. Based on airport clear zone maps, properties located within the runway clear zone must be offered to the airport operator before the public listing. Property will be sold to the airport in accordance with the policy on sales to local governments described in Exhibit 2. A decision by the airport operator not to purchase must be documented in the file, preferably in the form of a letter from the airport operator. In the absence of such a letter, a note to the file documenting the verbal response by the airport operator is sufficient.

Bidders on properties located in runway clear zones must provide a signed Notice to Prospective Buyers of Properties Located in Runway Clear Zones and Clear Zones (see Exhibit 4, Attachment B-2). In those few jurisdictions which have properties in runway clear zones, Selling Brokers must be provided with copies of this notice and be advised that it must be included when submitting a bid on a property which is located in a runway clear zone.

Listing for Sale. Any property which is subject to these historic, floodplain, or airport clear zone requirements must be so identified when listing the property for sale.

NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES
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.

Preparer: _____ Title: _____ Date: _____

Supervisor: _____ Title: _____ Date: _____

**Radon Gas and Mold Notice
and Release Agreement**
Property Disposition Program

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

Property Case #: 101-940507
Property address: 2230 RIDGESIDE DRIVE
VILLA RICA,, , GA 30180

**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

ENVIRONMENTAL COMPLIANCE RECORD SINGLE FAMILY PROPERTY DISPOSITION

File No. 164547

FHA CASE NUMBER: 101-940507	
PROPERTY ADDRESS: 2230 Ridgeside Dr Villa Rica, GA 30180-4935	
COMPLIANCE FINDINGS	SOURCE/DOCUMENTATION
1. HISTORIC PRESERVATION Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not listed on the National Register of Historic Places. Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located in an Historical District. <i>Note: An appropriate deed restriction will be required if property meets either of the forgoing conditions.</i>	Checked National Register of Historical Places. Checked National Register of Historical Places.
2. FLOODPLAIN Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within the 100-year floodplain (Zones A & V). Note: Flood insurance may be required.	Panel #: X Map #: 13045C0154D Date of Map: 09/19/2007
3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D) Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within boundary of runway zone. If "yes", ** has the airport operator declined to acquire the property? <input type="checkbox"/> yes <input type="checkbox"/> no ** a signed disclaimer is required (24 CFR Part 51D).	Property not within 3,000 feet of the runway clear zone.
4. SUMMARY 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.	
Instructions for Completion of Environmental Clearance Record	
<p><u>Environmental Compliance.</u> Single Family Property Disposition is subject to the environmental policy and procedures shown at 24 CFR Part 50, where applicable. An Environmental Compliance Record must be completed for each acquired property prior to listing for sale and the results considered in the development of the terms and condition of the sale. The Contractor shall use the format contained in Exhibit 4, Attachment B-1, for documentation of the review. The compliance record is to be maintained in the individual property file.</p> <p><u>Preparing the Compliance Record.</u> To document the results of compliance findings, use copies of the appropriate floodplain and airport runway maps, and the National Register of Historic Places, in order to identify those properties that are subject to these three requirements. Instructions for completing the compliance findings on the Environmental Compliance Record are:</p> <ol style="list-style-type: none"> 1. <u>Historic Preservation.</u> The National Register of Historic Places identifies specific properties and historic districts which are subject to historic preservation requirements. If a HUD-Owned Property is listed on the register, or the district in which it is located is listed, a deed restriction must be prepared. Consult with counsel for appropriate language to be included in the deed. 2. <u>Floodplain.</u> Based on the floodplain map, properties located in Special Flood Hazard Areas (SFHA) which are being sold with HUD-insured mortgages or with buydowns or cash rebates, are required to have flood insurance. At the time of assignment of a case to the closing agent, the closing agent must be alerted to this requirement and must ensure that the purchaser obtains flood insurance. Such insurance may be purchased from any state licensed agent. If a property is located in a SFHA in a community which is suspended from or is not participating in the National Flood Insurance Program, the property must be offered on an uninsured basis and without a buydown or cash rebate. Listing advertisements must disclose such properties. 3. <u>Airport Runway Clear Zones.</u> Based on airport clear zone maps, properties located within the runway clear zone must be offered to the airport operator before the public listing. Property will be sold to the airport in accordance with the policy on sales to local governments described in Exhibit 2. A decision by the airport operator not to purchase must be documented in the file, preferably in the form of a letter from the airport operator. In the absence of such a letter, a note to the file documenting the verbal response by the airport operator is sufficient. Bidders on properties located in runway clear zones must provide a signed Notice to Prospective Buyers of Properties Located in Runway Clear Zones and Clear Zones (see Exhibit 4, Attachment B-2). In those few jurisdictions which have properties in runway clear zones, Selling Brokers must be provided with copies of this notice and be advised that it must be included when submitting a bid on a property which is located in a runway clear zone. <p><u>Listing for Sale.</u> Any property which is subject to these historic, floodplain, or airport clear zone requirements must be so identified when listing the property for sale.</p>	
NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES 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.	
Preparer: Michael Smith	Supervisor: _____
Title: Appraiser	Date: 05/19/2008
Title: _____	Date: _____