

Michaelson Connor and Boul

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

714-230-3600

Property Condition Report



Case Number: 023-342454

Full Address: 255 W San Remo St
Gilbert, AZ 85233

Inspection Date: 08-16-2010

Inspection Type: Property Condition Inspection

Prepared By: Snow Enterprises

PCR ADDENDUM

CASE NUMBER: 023-342454

ADDRESS: 255 W. SAN REMO ST, GILBERT, AZ 85233

YEAR BUILT: 1984

WELL ON PROPERTY: NO
SEPTIC SYSTEM: NO

GAS APPLIANCES OPERATIONAL: N/A

HEAT PUMP OPERATIONAL: YES

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.)

Initial Clean Out Completed:
ROOF PATCHED

MPR not noted on the PCR:

HOA DUES: NONE

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

NOTICE TO ALL PROSPECTIVE PURCHASERS:

Pursuant to section 5.3.4 of HUD RFP: R-OPC-22505, you are hereby notified that the contents of this inspection report are for information only and do not imply any guarantee or warranty of property condition.

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1. INSPECTION REQUIREMENTS

STRUCTURAL COMPONENTS including foundation, floors, walls, columns, ceilings, and roofs.

EXTERIOR OF STRUCTURE including wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, and fences.

ROOFING including roof coverings, roof drainage systems, flashing, skylights, and chimneys.

PLUMBING including interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

ELECTRICAL including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.

HVAC (Heating Ventilation, Air Conditioning) including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts , and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system.

Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits

INTERIOR including walls, ceilings, floors, steps, cabinets, doors, windows, etc

BUILT-IN KITCHEN APPLIANCES including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.

1.1. Exclusions of Inspection

1.2. Exclusions and Limitations

This inspection is limited to visual observations of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks.

2 Report Summary

This summary is provided to highlight those findings that we believe are for information, significant in nature or which appear to be in immediate need of repair or a safety concern.

This inspection is visual only in areas that were accessible at the time of inspection. No dismantling of building components or systems, no destructive testing, no engineering functions, and no code compliance inspections were performed at the time of the inspection. The findings were as follows:

Structure

- The structure of the unit was in satisfactory condition.
- 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

- There was a detached gate at the time of inspection.
- The exterior siding is damaged. There is cracked and peeling exterior paint.
- The exterior was in acceptable condition with noted exceptions.

Roof

- There were no apparent deficiencies noted regarding the roof of the unit. There is an inactive solar panel on the roof.

Plumbing

- The plumbing lines were checked using air pressure and no leaks were found.
- The plumbing system was in working condition at the time of inspection.

Electrical

- The electrical system was functional with no noted deficiencies. A generator was used to power the system.

HVAC

- A self contained heat pump supplies the heat.
- The heat pump electronics worked, however the unit did not heat as the ambient temperature was higher than the highest activation temperature on the thermostat. There is a roof mounted evaporative cooler.

Interior

- The interior of the structure was in satisfactory condition.

Appliances

- The appliances in place at the time of inspection were in satisfactory condition.

3 Directions to Property

From Cooper Rd turn east on Houston Ave., turn right on Neely St., turn left on Encinas St, turn right on San Remo St.

4 Property Information

Address: 255 W San Remo St, Gilbert, AZ 85233

Structure Age: See appr.

Access to Property: Hud Key

Number of Bathrooms: 2

Square Footage: See appr.

Electric Status: Inactive

Water Status: Inactive

Gas Status: NA

Occupancy Status: No

5 Additional Comments

Power Company:SRP

Meter Number:5267894

Water Company:City of Mesa

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: NA
Basement Type: NA

Foundation Type: Slab

6.2 Structure Checkpoints

Checkpoint	Rating	Comment
Basement Floor:	NA	
Beam Supports:	NA	
Ceilings:	NA	
Cracks:	NA	
Crawlspace Door:	NA	
Floor:	NA	
Footing Drain:	NV	
Ground Grade:	S	
Insulation:	NV	
Joists:	NA	
Sill Plate:	NV	
Structural:	S	
Sub-Flooring:	NA	
Walls:	NA	
Wood-Ground Distance:	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 4x8 Sheet Goods
Weather Conditions: Clear
Temperature:

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	There was a detached gate at the time of inspection.
Garage Door:	S	
Garage Door Opener:	S	
Landscape:	S	
Lawn Care:	S	
Leaf Removal:	S	
Patio:	NA	
Pool/Spa:	NA	
Porches:	S	
Railings:	S	
Retaining Walls:	NA	
Sheds and Outbuildings:	S	
Sidewalks:	S	
Siding Condition:	MR	The exterior siding is damaged. There is cracked and peeling exterior paint.
Snow Removal:	NA	
Exterior Steps:	S	
Storm/Screen Windows:	S	
Storm/Screen Doors:	S	
Windows:	S	

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7.3 Exterior Comments

The exterior was in acceptable condition with noted exceptions.

8 Roof

This portion of the inspection covers general exterior roofing component checkpoints of the subject property such as roof coverings (shingles, flashing, skylights, chimneys, etc.), structural elements of the roof (trusses, rafters, ceiling foists, etc.), roof drainage systems, etc.

8.1 General Roof Information

Roof Type: Gabled
Method to Observe Attic: Access Hole
Number of Layers: 1
Roofing Material: Asphalt

Gutter Type: Aluminum
Method to Observe Roof: Ladder
Attic Vent Type: Gable

8.2 Roof Checkpoints

Checkpoint	Rating	Comment
Shingle Cond.:	S	
Flashing/Joints:	S	
Soffits/Fascias:	S	
Skylights:	NA	
Vent Pipes:	S	
Chimney:	NA	
Gutters:	S	
Downspouts:	S	
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. There is an inactive solar panel on the roof.

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

WH Size: 50 Gallons

WH Model: 153.3200590HT

Water Piping: Copper

Waste Piping: PVC

WH Manufacturer: Kenmore

Water Supply: Municipal

9.2 Plumbing Checkpoints

Checkpoint	Rating	Comment
Bar Sinks:	NA	
Bath Fixtures:	S	
Connections:	S	The plumbing lines were checked using air pressure and no leaks were found.
Interior Spa/Hot Tub:	NA	
Interior Vent:	S	
Kitchen Sink:	S	
Laundry Tub:	NA	
Main Shut Off:	S	
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	
Water Softener:	NA	
Water Supply:	S	
Well:	NA	
Well Location:	NA	
Well/Sump Pump:	NA	

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 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: 200A 120-240V

General Wiring: Good

Panel Manufacturer: NV

Wiring: Copper

Box Location: Exterior

Conductor Type: Aluminum

Num. of Disconnects: 1

Panel Type: Breaker

10.2 Electrical Checkpoints

Checkpoint	Rating	Comment
Appliance Wiring:	S	
Bath GFCI:	S	
Breaker Cond.:	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	
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. A generator was used to power the system.

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: NA

Outside Unit Brand: Tappen

Outside Model No.: Not Visible

Outside Unit Type: Heat Pump

11.2 HVAC Checkpoints

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

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

11.3 HVAC Comments

The heat pump electronics worked, however the unit did not heat as the ambient temperature was higher than the highest activation temperature on the thermostat. There is a roof mounted evaporative cooler.

12 Interior

The interior portion of the inspection covers checkpoints involving the interior walls, ceilings, floors, steps, cabinets, doors, and windows.

12.1 General Interior Information

There are no general information points in this section.

12.2 Interior Checkpoints

Checkpoint	Rating	Comment
Cabinets:	S	
Ceilings:	S	
Closets:	S	
Countertops:	S	
Interior Debris:	S	
Detectors:	S	
Door Hardware:	S	
Doors:	S	
Dryer Vent:	S	
Floor:	S	
Mold:	NA	
Railings:	NA	
Stairwells:	NA	
Steps:	NA	
Walls:	S	
Windows:	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:	S	
Disposal:	S	
Dryer:	MG	The dryer is missing.
Microwave:	S	
Oven:	NA	
Range Hood:	S	Part of the microwave.
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

The appliances in place at the time of inspection were in satisfactory condition.

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

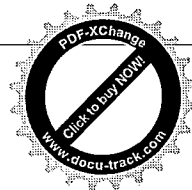
There is no known pending litigation.

17 Demo Orders

There are no known property demo orders.

19 Environmental Issues

There are no known property environmental issues.



Summary Appraisal Report
ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION

File No. 100888mcb

FHA CASE NUMBER: 023-342454 PROPERTY ADDRESS: 255 West San Remo Street Gilbert, AZ 85233-2751	
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 #: X500 Map #: 040077 2660G Date of Map: Sep 30, 2005
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>Environmental Compliance. 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>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:</p> <ol style="list-style-type: none"> 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. 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. 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. <p>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.</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: <u>Todd Havens</u> Title: Appraiser	Supervisor: _____ Date: 09/10/2010 Title: _____ Date: _____