

PEMCO, LTD

3525 Piedmont Rd., Building 5 Suite 310, Buckhead, GA 30305

Property Condition Report



Case Number: 101-601522

Full Address: 3904 CONLEY DOWNS LN
DECATUR, GA 30034

Inspection Date: 07-24-2007

Revision Date: 08-01-2007

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.

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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.

Exterior

- The exterior was in acceptable condition at the time of inspection with noted exceptions.

Roof

- The roof was in satisfactory condition at the time of inspection while being observed by a ladder.

Plumbing

- The water meter is missing.
- The plumbing system was not in working condition at the time of inspection
- The air compressor gauge was connected at the washer connection. The system did not hold pressure.

Electrical

- The electrical system was in working condition with no noted deficiencies.
- The electrical system was active at the time of inspection

HVAC

- The HVAC system was not in working condition at the time of inspection.
- The HVAC was tested by the active electrical service at the property.

Interior

- The interior was in acceptable condition at the time of inspection with noted exceptions.

Appliances

- There were no appliances to test at time of inspection.

3 Directions to Property

From Atlanta take I-20 East to Wesley Chapel Road turn right
Go to Flat Shoals Parkway turn right
Go to Waldrop Road turn left
Go to River Road turn right
Go to Conley Downs Lane turn left

4 Property Information

Address: 3904 CONLEY DOWNS LN, DECATUR, GA 30034
Structure Age: 1992
Access to Property: HUD Key
Number of Bathrooms: 3
Square Footage: 1501-2000 Sq. Ft.
Electric Status: Active
Water Status: Inactive
Gas Status: Inactive
Occupancy Status: No

5 Additional Comments

Power Company: Georgia Power
Meter Number: 12 140 251
Water Company: DeKalb County
Gas Company: Unknown
Meter Number: atl gas-521829

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: Stairs

Foundation Type: Concrete

Basement Type: Unfinished

6.2 Structure Checkpoints

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

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.

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: Masonite
Weather Conditions: Clear
Temperature: 80-90

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:	S	
Driveway:	S	
Eaves:	S	
Entry Locks:	S	
Exterior Door/Locks:	S	
Fencing/Gates:	NA	
Garage Door:	S	
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:	NA	
Sidewalks:	S	
Siding Condition:	U	The exterior siding is damaged. There is cracked and peeling exterior paint.
Snow Removal:	NA	
Exterior Steps:	S	
Storm/Screen Windows:	U	There are torn window screens in the home. And missing screens
Storm/Screen Doors:	NA	
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

The exterior was in acceptable condition at the time of inspection 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:	S	
Gutters:	S	
Downspouts:	U	There are damaged downspouts at the property
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

The roof was in satisfactory condition at the time of inspection while being observed by a ladder.

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: 40 Gallons

WH Model: GG40S6ACOO

Water Piping: Blue-Poly

Waste Piping: PVC

WH Manufacturer: GE

Water Supply: Municipal

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 indicating a possible leak in the system.
Interior Spa/Hot Tub:	NA	
Interior Vent:	S	
Kitchen Sink:	U	Drain lines disconnected off of the kitchen sink.
Laundry Tub:	NA	
Main Shut Off:	S	
Pressure Relief Valve:	S	
Pressure Tank:	NA	
Septic Location:	NA	
Septic System:	NA	
Sewer Drainage:	NV	
Shower Pan:	S	
Sprinkler System:	NA	
Storage Tanks:	NA	
Vent System:	S	
Water Filter:	NA	
Water Heaters:	S	
Water Meter:	U	The water meter is missing.
Water Softener:	NA	
Water Supply:	S	
Well:	NA	
Well Location:	NA	
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

The air compressor gauge was connected at the washer connection. The system did not hold 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 interruptors, smoke detectors, etc.

10.1 General Electrical Information

Additional Space Available: Yes

Capacity: 100A 120-240V

General Wiring: Good

Panel Manufacturer: Challenger

Wiring: Copper

Box Location: Basement

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:	NA	

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10.3 Electrical Comments

The electrical system was in working condition with no noted deficiencies.
The electrical system was active 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: Lennox
Inside Model No.: G1703-75-1
Inside Unit Type: Gas Unit

Outside Unit Brand: Rheem
Outside Model No.: RACB-030JAS
Outside Unit Type: Electric

11.2 HVAC Checkpoints

Checkpoint	Rating	Comment
A/C Component Cond.:	U	An air conditioner sharing an interior air handler supplies the air conditioning.
Boiler:	NA	
Coil:	S	
Coil Fins:	S	
Condens. Pipe:	S	
Controls:	S	
Draft Device:	S	
Duct Work:	S	
Electric Heat:	NA	
Evaporator:	S	
Fans:	S	
Filter:	S	
Fireplace:	S	
Flue Pipe/Draft:	S	
Furnace System:	U	A gas fired, forced air furnace supplies the heat. It appears to be in excess of 15 years of age and is at the end of its useful life. System replacement is recommended.
Gas Lines:	S	
Heat Exchanger:	S	
Heat Pump:	NA	
Inside Fan Motor:	U	The inside fan motor did not respond when tested
Oil Tank:	NA	
Oil Tank Vent:	NA	
Refrigerant Line:	S	
Supply Returns:	S	
Temp. Drop Test:	NV	Unable to perform test at time of inspection due to non responsive thermostat
Thermostat:	U	The thermostat did not respond when tested

Checkpoint	Rating	Comment
Vapor Barrier:	NV	
Ventilation:	S	

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11.3 HVAC Comments

The HVAC system was not in working condition at the time of inspection.
The HVAC was tested by the active electrical service at the property.

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:	U	There are damaged kitchen and bathroom cabinets
Ceilings:	S	
Closets:	S	
Countertops:	S	
Interior Debris:	S	
Detectors:	S	
Door Hardware:	S	
Doors:	U	This property has missing interior doors and damaged interior doors
Dryer Vent:	S	
Floor:	U	This property has stained and damaged carpets.
Mold:	NA	
Railings:	S	
Stairwells:	S	
Steps:	S	
Walls:	U	This property has damaged walls. This property has stains on the walls. This property has cracked and peeling interior paint.
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 was in acceptable condition at the time of inspection with noted exceptions.

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:	MG	The dishwasher is missing.
Disposal:	NA	
Dryer:	MG	The dryer is missing.
Microwave:	NA	
Oven:	NA	
Range Hood:	MG	The range hood is missing.
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 appliances to test at time of 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 #: 101-601522
Property address: 3904 CONLEY DOWNS LN
DECATUR, GA 30034

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 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 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.



1. Front Elevation



2. Rear Elevation