

Property Condition Report



Case #: 042-793009
Address: 6930 GLENN STREET
City: NICE
State/Zip: Ca 95464

Inspection Date: 7/6/07
Inspection Type: Property Condition Report (PCR)

Prepared by: Vianey Santibanez

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. It is recommended that all purchasers have a full home inspection completed with an inspector of their choice.

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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.

Property Condition Report Testing Procedures Summary:

Electrical:

If power is active, the electrical system, HVAC and all appliances connected to home electrical system are activated to ensure operational. See section 5 for Utility Status and Section 10 for Electrical detail.

If power is not active at the property, we supply temporary power to the main panel from a generator to perform testing. All breakers are turned off and a connection is used via a 220Volt power source from the generator through either a dryer or stove receptacle. The main circuit always remains off to ensure no back feeding onto the electrical grid. The electrical system, HVAC and any appliances connected to the home's electrical system are tested. Upon conclusion of the testing, the generator power source is removed and all breakers remain in the off position.

Plumbing:

If water is not active at the property, we perform a pressurization test utilizing 30-35lbs PSI via an air compressor to charge the plumbing system. The air compressor connection is typically conducted through the washer connection. If washer connection is capped, missing or inoperable, a connection will be made via an alternate plumbing fixture. If the plumbing system holds air pressure then system is deemed satisfactory. Any drop in air pressure after system is charged, is deemed unsatisfactory and plumbing system should be fully inspected. Any apparent exceptions or comments are noted in this report, see Section 9 for Plumbing detail. If waste system is septic, then typically water is inactive at property and septic should system should be fully evaluated by inspector of the purchasers choice.

HVAC:

If power is not active, we provide power to electrical system per aforementioned procedures. We activate AC through thermostat and determine if system is operational. System is then switched to heat mode and determined if system is operational. Any exceptions are noted in report, see Section 11 for HVAC detail.

For gas furnaces, unit is activated via thermostat. If gas is active at property, pilot lights are lighted. If unit properly starts, then we check to ensure unit is operational. If gas is not active, then only the electrical components of heating system (exhaust fan, blower fan...) are checked to ensure operational. Any exceptions or issue are noted in report, see Section 11 for HVAC detail.

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. **Any prospective purchaser is strongly encouraged to have a full home inspection completed by an inspector of their choice.** The findings of the property condition report were as follows:

A Structural Components

>Satisfactory condition , normal wear and tear ,

B Exterior of Structure

The exterior checkpoints were inspected and at the time of the inspection found to be:

>OVERALL CONDITION WAS SATISFACTORY

2 SHED'S ARE IN AVERAGE TO GOOD CONDITION

C Roofing

>Satisfactory condition, with exceptions/comments noted: OVERALL CONDITION OF ROOF APPEARS TO BE IN AVERAGE TO GOOD CONDITION NO APPARENT LEAKS OR ROOF DAMAGE WERE APPARENT.

D Plumbing

>Satisfactory condition, with exceptions/comments noted:

WATER WAS NOT ON AT TIME OF INSPECTION, HOWEVER NO APPARENT LEAKS OR EVIDENCE OF LEAKS WAS FOUND OR NOTED.

E Electrical

The electrical system checkpoints were visually inspected and tested with a power generator if power was inactive. See Section 5 for electrical status. At time of inspection, the electrical system checkpoints were found to be:

>Electrical was on and appeared to be grounded according to plug testing.

F HVAC – Heating, Ventilation, Air Conditioning

HVAC checkpoints were inspected. At time of the inspection, the HVAC checkpoints were found to be:

> In average condition for age and maintenance.

G Interior

The interior checkpoints were inspected. At time of the inspection, the interior checkpoints were found to be:

>in average to good condition and appears to be good working order.

H Appliances

The appliance checkpoints were inspected. At time of inspection, the existing appliances at the property were found to be in:

>in working condition, however refridgerator has extensive black mold throughout.

3 DIRECTION TIPS TO PROPERTY

Subject is located in the resort community of Nice, approximately 3 blocks from lake.

4 PROPERTY INFORMATION

Case Number: 042-793009
Street: 6930 GLENN STREET
City/State: NICE Ca
County: LAKE
Occupied: No
Sq. Ft. Range (approx) 500-1000sf ▼
Number of Baths 2 ▼
Property Age (or approx Yr Built) UNK

5 ADDITIONAL COMMENTS:

	Utility Type/ Status	Company/Provider	Meter #
Electric:	ACTIVE	unk	
Gas :	Inactive		
Water :	INACTIVE	County	

6 STRUCTURAL COMPONENTS

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 Structural Information

Access Method:	Crawlspace	▼
Foundation Type:	Block	▼
Basement Type:	Crawlspace	▼

6.2. Structural Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Basement Floor	NA	
Beam Supports	NA	
Ceilings	S	
Cracks	S	
Crawlspace Door	S	EXTERIOR ACCESS
Floor	S	
Footing Drain	S	
Ground Grade	LVL	
Insulation	NV	
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

The structural condition was inspected from the perimeter, the attic and/or the crawlspace or basement (if applicable). At time of the inspection, the structural condition was found to be:

TYPE OF CONSTRUCTION.

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:	Wood Composite	▼
Lot size (approx):	Equal to less 1/4 acre	▼
Wall Structure:	Wood Frame	
Temperature (Degrees):		95
Weather Conditions:	Clear	▼

7.2. Exterior Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Balconies	NA	
Carports	NA	
Debris	S	
Decks	NA	
Driveway	S	
Eaves	S	
Entry Locks	S	
Exterior Doors	S	
Fencing/Gates	S	
Garage Door	NA	
Garage Door Opener	NA	
Landscape	S	
Lawn Care	NA	
Leaf Removal	S	
Patio	NA	
Pool/Spa	NA	
Porches	S	
Railings	S	
Retaining Walls	S	
Sheds/Outbuildings	S	
Sidewalks	NA	
Siding Conditions	S	
Snow Removal	NA	
Steps	NA	
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

The exterior checkpoints were inspected and at the time of the inspection found to be:
>OVERALL CONDITION WAS SATISFACTORY

8 ROOFING

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 joists, etc.), roof drainage systems, etc.

8.1. General Roof Information

Attic Vent Type:	Soffit	▼
Gutter Type:	Metal/Other	▼
Method to Observe Attic:	GABLED FLAT ROOF	
Method Used to Observe Roof:	PERIMETER CHECK	
Number of Layers:	1	▼
Roof Type:	Gable	▼
Roofing Material:	Asphalt-Shingle	▼

8.2. Roof Checkpoints

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

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

8.3. Roofing Comments

At time of inspection, the roof was inspected from the attic and a perimeter inspection. The roofing checkpoints were found to be:

TO BE IN AVERAGE TO GOOD CONDITION NO APPARENT LEAKS OR ROOF DAMAGE WERE

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:	County/Municipal	▼	
Waste Piping:	Mixed Galvanized & PVC	▼	
Water Heater Capacity:	40 gallon	▼	
Water Heater Manufacturer:	NV	▼	Gas ▼
Water Heater Model Number:			
Water Piping:	Copper	▼	
Water Supply:	County/Municipal	▼	

9.2. Plumbing Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
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	WEST SIDE OF SUBJECT
Pressure Relief Valve	S	
Pressure Tank	NA	
Septic Location/Condition	NA	
Septic System	NA	
Sewer Drainage	NA	
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 Pump/Sump Pump	NA	

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

9.3. Plumbing System Comments

The plumbing system checkpoints were visually inspected and WATER SUPPLY WAS OFF. The plumbing checkpoints at time of the inspection were found to be:

>Satisfactory condition, with exceptions/comments noted:

>HOWEVER NO TESTING COULD BE DONE DUE TO LACK OF WATER, NO SIGNS OF PRIOR LEAKAGE WERE NOTED.

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:	Yes	▼
Box Location:	Laundry/Kitchen	▼
Capacity:	200A 120-240V	▼
Conductor Type:	Mixed Aluminum & Copper	
General Wiring:	NV	▼
Number of Disconnects:	1	
Panel Manufacturer:	NV	▼
Panel Type:	Breaker	
Wiring:	S	▼

10.2. Electrical Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Appliance Wiring	S	
Bath GFCI	S	
Breaker Condition	S	
Exterior GFCI	S	
Exterior Wiring	S	
Ground Bonding	S	GROUNDING AT MAIN PANEL
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	NA	

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

10.3. Electrical System Comments

The electrical system checkpoints were visually inspected and tested with a power generator if power was inactive. See Section 5 for electrical status. At time of inspection, the electrical system checkpoints were found to be:

>ALL SYSTEMS WERE IN WORKING ORDER AND MISC. PLUGS THROUGHOUT SUBJECT WERE TESTED AND FOUND TO BE PROPERLY GROUNDED. ALL SWITCHPLATES AND COVERS WERE IN PLACE.

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: Other ▼

Inside Unit Model Number:

Inside Unit Type: Forced Air ▼ Electric ▼

Outside Unit Brand: NV ▼

Outside Unit Model Number:

Outside Unit Type: Compressor ▼

11.2. HVAC Checkpoints

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

HVAC checkpoints were inspected. At time of the inspection, the HVAC checkpoints were found to be:

>SYSTEM WAS RUN FOR 30 MINUTES AND APPREARS TO BE IN GOOD WORKING ORDER

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

Checkpoints	Rating *	Comments
Cabinets	M	HEAVY WEAR AND TEAR ON CABINETS NOTED.
Ceilings	S	
Closets	S	
Countertops	S	
Debris	S	
Detectors	S	
Door Hardware	S	
Doors	S	
Dryer Vent	S	
Floors	S	
Mold	NV	
Railings	NA	
Stairwells	NA	
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

The interior checkpoints were inspected. At time of the inspection, the interior checkpoints were found to be:

>Satisfactory condition, with exceptions/comments noted:

>SUBJECT APPEARS TO BE IN AVERAGE TO GOOD 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 Appliance Information

There are no general information points in this section.

13.2. Appliance Checkpoints

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

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

13.3. Appliance Comments

The appliance checkpoints were inspected. At time of inspection, the existing appliances at the property were found to be in:

>Satisfactory condition, with exceptions/comments noted:

>REFRIDGERATOR HAS HEAVY BLACK MOLD RECOMMEND REPLACEMENT AND/OR REMOVAL

14 HOA Information

No HOA information posted at property.

15 Code Violations

No code violations posted at property.

16 Pending Litigation

No legal notices posted at property.

17 Demo Orders

No demo orders posted at property.

18 Mold Disclosure-see attached addendum

19 Environmental Issues

At time of inspection, there were no apparent environmental issues.

20 Environmental Compliance Record-see attached addendum

Photo-Rear View of Property



**Radon Gas and Mold Notice
and Release Agreement**

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

Property Case #: 042-793009
Property address: 6930 GLENN STREET
NICE Ca
95464

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

**ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

FHA CASE NUMBER: 042-793009	
Property Address/City: 6930 GLENN STREET	NICE
Property State/Zip Code: Ca	95464
COMPLIANCE FINDINGS	SOURCE DOCUMENTATION
1. HISTORIC PRESERVATION Property is <input checked="" type="checkbox"/> is not listed on the National Register of Historic Places. Property is <input checked="" type="checkbox"/> 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 Historical Places. Checked National Register of Historical Places
2. FLOODPLAIN Property <input checked="" type="checkbox"/> is not located within 100-year floodplain (Zones A and V) AO Note: Flood insurance may be required.	Panel #: 060090 Map#: 0363 D Date of Map: 09/30/2005
3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D) Property is <input checked="" type="checkbox"/> is not located with boundary of runway zone. If so, ** has the airport operator declined to acquire the property? Yes <input type="checkbox"/> No <input type="checkbox"/> ** a signed disclaimer is required (24 CFR Part 51D).	Property not within 3,000 feet of the runway clearance zone.
4. SUMMARY Additional actions <input type="checkbox"/> are <input type="checkbox"/> are not required on the basis of the findings above. If additional actions are required, describe them in an attachment	
NOTE: OTHER ENVIRONMENTAL STATUES, 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: VIANEY SANTIBANEZ	Title: Appraiser / HOME INSPECTOR
Supervisor:	Date: 07/13/2007
Title:	Date: