



Property Condition Report



Case #: 413-393847
Address: 1603 MINNESOTA AVE
City: COLUMBUS
State/Zip: OH 43211
Inspection Date: 10/19/09
Inspection Type: Property Condition Report (PCR)
Prepared by: Innotion Enterprises, Inc.
1-866-482-7747
Inspector: J THOMPSON

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.

Table of Contents

Section/Title

1	Inspection Requirements	
1.1.	Exclusions of Inspection.....	
1.2.	Exclusions and Limitations.....	
2	REPORT SUMMARY.....	
3	DIRECTIONS TIPS TO PROPERTY.....	
4	PROPERTY INFORMATION.....	
5	ADDITIONAL COMMENTS.....	
6	STRUCTURAL COMPONENTS	
6.1.	General Structural Information.....	
6.2.	Structural Checkpoints.....	
6.3.	Structural Comments.	
7	EXTERIOR OF STRUCTURE	
7.1.	General Exterior Information.....	
7.2.	Exterior Checkpoints.....	
7.3.	Exterior Comments.....	
8	ROOFING	
8.1.	General Roof Information.....	
8.2.	Roof Checkpoints.....	
8.3.	Roofing Comments.....	
9	PLUMBING	
9.1.	General Plumbing Information.....	
9.2.	Plumbing Checkpoints.....	
9.3.	Plumbing System Comments.....	

10 ELECTRICAL
10.1. General Electrical Information.....
10.2. Electrical Checkpoints.....
10.3. Electrical System Comments.....

11 HVAC (Heating Ventilation, Air Conditioning)
11.1. General HVAC Information.....
11.2. HVAC Checkpoints.....
11.3. HVAC Comments.....

12 INTERIOR
12.1. General Interior Information.....
12.2. Interior Checkpoints.....
12.3. Interior Comments.....

13 APPLIANCES
13.1. General Appliance Information.....
13.2. Appliance Checkpoints.....
13.3. Appliance Comments.....

14 HOA INFORMATION.....

15 CODE VIOLATIONS.....

16 PENDING LITIGATION.....

17 DEMO ORDERS.....

18 MOLD DISCLOSURE 5.3.8.5.....

19 ENVIRONMENTAL ISSUES.....

20 ENVIRONMENTAL COMPLIANCE RECORD.....

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 Property Condition Report, hereinafter referred to as PCR, is not, and is in no way intended to be, a Home Inspection or a Home Warranty and is limited to the Visual Observation of the apparent condition existing at the time of PCR was completed. This PCR is being provided as information only and is not intended to provide, grant or imply the market value of this property, the compliance or non-compliance with any codes, ordinances or statutes with any groups, local, state, federal agencies and / or any entities having jurisdiction over this property, the life expectancy of any components, system or items in or on this property, the presence or absence of any pests, vermin, or insects, the condition and / or the origin or destination of any underground items.

This PCR is not intended to be a single source of information for any person, inspector or potential purchaser. The condition of this property may change at any time due to an act of vandalism, terrorism, catastrophic event and / or the act of nature.

2 REPORT SUMMARY

This PCR includes information only from areas that were visually accessible at that time. No dismantling of any building components or systems, no destructive testing, no engineering functions, and no code compliance inspections were performed at the time of the report. **Any prospective purchaser is strongly encouraged to have a full home inspection completed by an inspector of their choice.** The findings of this PCR were as follows:

A Structural Components

Not all areas of structural components are visible. True limits of any damage or deficiencies are unknown. Structural conditions have hairline cracks noted throughout floors, basement walls, walls and ceilings.

At time of the PCR, the Structural Condition was found to be:

(2) STORY SINGLE FAMILY HOME WITH BASEMENT ON BLOCK FOUNDATION

>

>

B Exterior of Structure

At the time of the PCR, the Exterior was found to be:

True limits of any damage or deficiencies are unknown.

DAMAGED

SOME FENCING MISSING; FRONT DOOR HASP AND LOCK

SOME STORM/SCREEN DOORS AND WINDOWS MISSING

SOME WINDOWS DAMAGED - SECURED

C Roofing

At time of the PCR, the Roofing was found to be:

Not all components are visible. True limits of any damage or deficiencies are unknown.

SYSTEM SHOULD BE INSPECTED BY A LICENSED ROOFER PRIOR TO PURCHASE

>

>

>

D Plumbing

The Plumbing checkpoints at time of the PCR were found to be:

Utilities off at time of PCR. True limits of any damage or deficiencies are unknown.

SYSTEM SHOULD BE INSPECTED BY A LICENSED PLUMBER PRIOR TO PURCHASE

BUYERS/BROKERS BEWARE:

PROPERTIES IN OHIO ARE WINTERIZED FOR LONG PERIODS OF TIME. WHEN CONDUCTING A HOME INSPECTION AND THE SYSTEM IS REACTIVATED, THE PIPES ARE PUT UNDER SIGNIFICANT STRESS, THE PRESSURE MAY CAUSE THE PIPES TO BURST AND FLOODING MAY OCCUR.

PLUMBING SYSTEM WILL NOT HOLD AIR - LEAKS NOTED BUT NOT LOCATED.

SOME CONNECTIONS MISSING OR DAMAGED

E Electrical

At time of the PCR, the electrical system checkpoints were found to be:

Utilities off at time of PCR. True limits of any damage or deficiencies are unknown.

SYSTEM SHOULD BE INSPECTED BY A LICENSED ELECTRICIAN PRIOR TO PURCHASE

MISSING SOME LIGHT FIXTURES.

>

>

F HVAC – Heating, Ventilation, Air Conditioning

At time of the PCR, the HVAC system was found to be:

Not all components are visible. True limits of any damage or deficiencies are unknown.

SYSTEM SHOULD BE INSPECTED BY A LICENSED HVAC TECHNICIAN PRIOR TO PURCHASE

Utilities off at time of PCR. Operation of Unit(s) unknown.

>

>

G Interior

At time of the PCR, the Interior checkpoints were found to be:

True limits of any damage or deficiencies are unknown.

Floors/Cabinets and Counterops have wear, stains, blemishes and cracks noted throughout.

Walls/Ceilings/Closets have cracks, blemishes and holes noted throughout. Wall treatments are damaged/loose.

SOME WINDOWS DAMAGED - SECURED

>

H Appliances

At time of the PCR, the Existing Appliances at the property were found to be in:

True limits of any damage or deficiencies are unknown.

Utilities off at time of PCR - Operation of appliances present, if any, are unknown.

ALL APPLIANCES MISSING EXCEPT STOVE

>

3 DIRECTION TIPS TO PROPERTY

71N TO EXIT 112 FOR HUDSON ST
RIGHT ON HUDSON ST
LEFT ON BREMEN ST
RIGHT ON MINNESOTA AVE

4 PROPERTY INFORMATION

Case Number: 413-393847
 Street: 1603 MINNESOTA AVE
 City/State: COLUMBUS OH
 County: FRANKLIN
 Occupancy Status: Not Occupied ▼
 Sq. Ft. Range (approx) 1501-2000sf | ▼
 Number of Baths: 1 ▼
 Estimated Age (or approx Yr Built): 1928
 Type Property: Single Family ▼
 If Manufactured Home, VIN=

5 ADDITIONAL COMMENTS / UTILITY STATUS:

Utility Type/ Status	Company/Provider	Meter # and Reading
Electric: Active? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	AEP	224531960/24552
Gas : Active? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	COLUMBIA	580367/4971
Water : Active? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	MUNICIPAL	8999100/061310

6 STRUCTURAL COMPONENTS

This portion of the PCR 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:	Basement	▼
Foundation Type:	Block	▼
Basement Type:	Standard Unfinished	▼

6.2. Structural Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Basement Floor	U	Cracks
Beam Supports	NV	
Ceilings	U	Cracks
Cracks	U	
Crawlspace Door	NA	
Floor	U	Cracks
Footing Drain	NV	
Ground Grade	NV	Not all components visible
Insulation	NV	Not all components visible
Joists	NV	Not all components visible
Sill Plate	NV	Not all components visible
Structural	U	Not all components visible
Sub-Flooring	NV	
Walls	U	Not all components visible - cracks
Wood-Ground Distance	NV	

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

6.3. Structural Comments

Not all areas of structural components are visible. True limits of any damage or deficiencies are unknown. Structural conditions have hairline cracks noted throughout floors, basement walls, walls and ceilings.

At time of the PCR, the Structural Condition was found to be:

(2) STORY SINGLE FAMILY HOME WITH BASEMENT ON BLOCK FOUNDATION

>
>

7 EXTERIOR OF STRUCTURE

This portion of the PCR 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	▼
Lot size (approx):	Equal to less 1/4 acre	▼
Wall Structure:	Wood Frame	
Temperature (Degrees):		60
Weather Conditions:	Sunny	▼

7.2. Exterior Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Balconies	NA	
Carports	NA	
Debris	NA	
Decks	NA	
Driveway	NA	
Eaves	S	
Entry Locks	U	FRONT DOOR HASP AND LOCK
Exterior Doors	U	Blemishes
Fencing/Gates	U	SOME MISSING
Garage Door	U	DAMAGED - SECURED
Garage Door Opener	MG	MISSING
Landscape	U	Overgrown Vegetation - Not Maintained
Lawn Care	S	
Leaf Removal	S	
Patio	NA	
Pool/Spa	NA	
Porches	S	
Railings	U	SOME TEMPORARY RAILING
Retaining Walls	NA	
Sheds/Outbuildings	NA	
Sidewalks	U	Cracks / Gaps
Siding Conditions	U	SOME PEELING
Snow Removal	S	
Steps	U	Cracks
Storm/Screen Doors	U	SOME MISSING
Storm/Screen Windows	U	SOME MISSING
Windows	U	SOME DAMAGED - SECURED

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

7.3. Exterior Comments

At the time of the PCR, the Exterior was found to be:

True limits of any damage or deficiencies are unknown.

DAMAGED

SOME FENCING MISSING; FRONT DOOR HASP AND LOCK

SOME STORM/SCREEN DOORS AND WINDOWS MISSING

SOME WINDOWS DAMAGED - SECURED

8 ROOFING

This portion of the PCR 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:	Gable	▼
Gutter Type:	Aluminum	▼
Method to Observe Attic:	Visual	▼
Method Used to Observe Roof:	Ground	▼
Number of Layers:	1	▼
Roof Type:	Gable	▼
Roofing Material:	Asphalt-Shingle	▼

8.2. Roof Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Shingle Condition	M	Signs of Age and Wear
Flashing/Joints	M	Signs of Age and Wear
Soffits/Fascias	S	
Skylights	NA	
Vent Pipes	S	
Chimney	U	Not all visible
Gutters	S	
Downspouts	S	
Attic Ventilation	NV	
Attic Water	NV	
Attic Insulations	NV	Not all visible
Structural Condition	U	Not all components visible
Sheathing Condition	U	Not all visible
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 the PCR, the Roofing was found to be:

Not all components are visible. True limits of any damage or deficiencies are unknown.

SYSTEM SHOULD BE INSPECTED BY A LICENSED ROOFER PRIOR TO PURCHASE

>
>
>

9 PLUMBING

This portion of the PCR 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:	Cast Iron	▼	
Water Heater Capacity:	40 gallon	▼	
Water Heater Manufacturer:	Coleman	▼	Gas ▼
Water Heater Model Number:	G1F403353NV		
Water Piping:	PVC	▼	
Water Supply:	County/Municipal	▼	

9.2. Plumbing Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Bar Sink	NA	
Bath Fixtures	U	SHOWER HEAD MISSING
Connections	U	PLUMBING SYSTEM WILL NOT HOLD AIR - LEAKS NOTED BUT NOT LOCATED
Hot Tub/Spa	NA	
Interior Vent	U	Utilities off - Operation Unknown
Kitchen Sink	S	
Laundry Tub	NA	
Main Shut off	U	Utilities off - Operation Unknown
Pressure Relief Valve	U	Utilities off - Operation Unknown
Pressure Tank	NA	
Septic Location/Condition	NA	
Septic System	NA	
Sewer Drainage	NV	
Shower Pan	U	Utilities off - Operation Unknown
Sprinkler System	NA	
Storage Tanks	NA	
Vent System	U	Utilities off - Operation Unknown
Water Filter	NA	
Water Heaters	U	Utilities off - Operation Unknown
Water Meter	U	Utilities off - Operation Unknown
Water Softener	NA	
Water Supply	U	Utilities off - Operation Unknown
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 checkpoints at time of the PCR were found to be:

Utilities off at time of PCR. True limits of any damage or deficiencies are unknown.

SYSTEM SHOULD BE INSPECTED BY A LICENSED PLUMBER PRIOR TO PURCHASE

BUYERS/BROKERS BEWARE:

PROPERTIES IN OHIO ARE WINTERIZED FOR LONG PERIODS OF TIME. WHEN CONDUCTING A HOME INSPECTION AND THE SYSTEM IS REACTIVATED, THE PIPES ARE PUT UNDER SIGNIFICANT STRESS, THE PRESSURE MAY CAUSE THE PIPES TO BURST AND FLOODING MAY OCCUR.

PLUMBING SYSTEM WILL NOT HOLD AIR - LEAKS NOTED BUT NOT LOCATED.

SOME CONNECTIONS MISSING OR DAMAGED

10 ELECTRICAL

This portion of the PCR covers general electrical checkpoints of the subject property such as service entrance conductors, service equipment, main distribution panels, voltage ratings, 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:	Basement	▼
Capacity:	100A 120-240V	▼
Conductor Type:	Mixed Aluminum & Copper	▼
General Wiring:	Modern	▼
Number of Disconnects:	1	▼
Panel Manufacturer:	NV	▼
Panel Type:	Breaker	▼
Panel Wiring:	Copper	▼

10.2. Electrical Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Appliance Wiring	NV	
Bath GFCI	U	Utilities off - Operation Unknown
Breaker Condition	U	Utilities off - Operation Unknown
Exterior GFCI	NA	
Exterior Wiring	NV	
Ground Bonding	NV	
HVAC Wiring	NV	
Interior Wiring	NV	
Kitchen GFCI	U	Utilities off - Operation Unknown
Lighting Fixtures	U	Utilities off - Operation Unknown - MISSING SOME LIGHT FIXTURES
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

At time of the PCR, the electrical system checkpoints were found to be:

Utilities off at time of PCR. True limits of any damage or deficiencies are unknown.

SYSTEM SHOULD BE INSPECTED BY A LICENSED ELECTRICIAN PRIOR TO PURCHASE

MISSING SOME LIGHT FIXTURES.

>

>

11 HVAC (Heating Ventilation, Air Conditioning)

This portion of the PCR 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.

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: RHEEM

Inside Unit Model Number: NOT VISIBLE

Inside Unit Type: Forced Air-Gas

Outside Unit Brand: None

Outside Unit Model Number: NA

Outside Unit Type: None

11.2. HVAC Checkpoints

Checkpoints	Rating *	Comments (SC=See Comments Below)
Air Conditioning	NA	
Boiler	NA	
Coil	U	Utilities off - Operation Unknown
Coil Fins	U	Utilities off - Operation Unknown
Condensation Pipe	NV	
Controls	U	Utilities off - Operation Unknown
Draft Device	U	Utilities off - Operation Unknown
Duct Work	NV	
Electric Heat	NA	
Evaporator	NV	
Fans	U	Utilities off - Operation Unknown
Filters	U	Dirty
Fireplace	S	Utilities off - any damage or deficiencies unknown
Flu Pipes	NV	
Furnace	U	Utilities off - Operation Unknown
Gas Lines	U	Utilities off - any damage or deficiencies unknown
Heat Exchanger	NV	
Heat Pump	NA	
Inside Fan Motor	U	Utilities off - Operation Unknown
Oil Tank	NA	
Oil Tank Vent	NA	
Refrigerant Line	NV	
Supply Returns	NV	
Temperature Drop Test	NA	
Thermostat	U	Utilities off - Operation Unknown
Vapor Barrier	NV	
Ventilation	NV	

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

11.3. HVAC Comments

At time of the PCR, the HVAC system was found to be:

Not all components are visible. True limits of any damage or deficiencies are unknown.

SYSTEM SHOULD BE INSPECTED BY A LICENSED HVAC TECHNICIAN PRIOR TO PURCHASE

Utilities off at time of PCR. Operation of Unit(s) unknown.

>

>

12 INTERIOR

The interior portion of the PCR 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 (SC=See Comments Below)
Cabinets	U	Cracks, holes, stains, blemishes noted
Ceilings	U	Cracks, holes, stains, blemishes noted
Closets	U	Cracks, holes, stains, blemishes noted
Countertops	U	Cracks, holes, stains, blemishes noted
Debris	NA	
Detectors	U	Some missing - Operation unknown
Door Hardware	S	
Doors	S	
Dryer Vent	U	Not all visible
Floors	U	Blemishes, stains, wear, cracks noted
Mold	U	MOLD NOTED ON PROPERTY
Railings	S	
Stairwells	S	
Steps	S	
Walls	U	Cracks, holes, stains, blemishes noted
Windows	U	SOME DAMAGED - MISSING

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

12.3. Interior Comments

At time of the PCR, the Interior checkpoints were found to be:

True limits of any damage or deficiencies are unknown.

Floors/Cabinets and Counterops have wear, stains, blemishes and cracks noted throughout.

Walls/Ceilings/Closets have cracks, blemishes and holes noted throughout. Wall treatments are damaged/loose.

SOME WINDOWS DAMAGED - SECURED

>

13 APPLIANCES

The kitchen appliance portion of the PCR 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 (SC=See Comments Below)
Dishwasher	MG	
Disposal	MG	
Dryer	MG	
Microwave	MG	
Oven	MG	
Range Hood	MG	
Range/Stove	U	Utilities off - Operation Unknown
Refrigerator	MG	
Washer	MG	
Other	NA	

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

13.3. Appliance Comments

At time of the PCR, the Existing Appliances at the property were found to be in:

True limits of any damage or deficiencies are unknown.

Utilities off at time of PCR - Operation of appliances present, if any, are unknown.

ALL APPLIANCES MISSING EXCEPT STOVE

>

14 HOA Information Yes No Unable to Determine

▼

If Yes, Name/Contact: _____

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 #: 413-393847
Property address: 1603 MINNESOTA AVE
COLUMBUS, OH
43211

**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

Form HUD-9548-E (6/2004)

