

National Home Management Solution, LLC

2100 Coral Way, Suite 504
MIAMI, FL 33145

Property Condition Report



Case Number: 095-038066

Full Address: 4048 Lakeside Dr.
Tamarac, FL 33319

Inspection Date: 10-12-2008

Inspection Type: Property Condition Inspection

Company Name: Reliable PCR, LLC

Inspector Name: Matthew Dura

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

Table of Contents

1	INSPECTION REQUIREMENTS.....	1
	1.1. Exclusions of Inspection.....	1
	1.2. Exclusions and Limitations.....	1
2	REPORT SUMMARY.....	2
3	DIRECTIONS TIPS TO PROPERTY.....	4
4	PROPERTY INFORMATION.....	4
5	ADDITIONAL COMMENTS.....	4
6	STRUCTURAL COMPONENTS.....	5
	6.1. General Structural Information.....	5
	6.2. Structural Checkpoints.....	5
	6.3. Structural Comments.	5
7	EXTERIOR OF STRUCTURE.....	6
	7.1. General Exterior Information.....	6
	7.2. Exterior Checkpoints.....	6
	7.3. Exterior Comments.....	6
8	ROOFING.....	7
	8.1. General Roof Information.....	7
	8.2. Roof Checkpoints.....	7
	8.3. Roofing Comments.....	7
9	PLUMBING.....	8
	9.1. General Plumbing Information.....	8
	9.2. Plumbing Checkpoints.....	8
	9.3. Plumbing System Comments.....	8
10	ELECTRICAL.....	10
	10.1. General Electrical Information.....	10
	10.2. Electrical Checkpoints.....	10
	10.3. Electrical System Comments.....	10
11	HVAC (Heating Ventilation, Air Conditioning)	11
	11.1. General HVAC Information.....	11
	11.2. HVAC Checkpoints.....	11
	11.3. HVAC Comments.....	11
12	INTERIOR.....	13
	12.1. General Interior Information.....	13
	12.2. Interior Checkpoints.....	13
	12.3. Interior Comments.....	13
13	APPLIANCES.....	14

13.1. General Appliance Information.....	14
13.2. Appliance Checkpoints.....	14
13.3. Appliance Comments.....	14
14 HOA INFORMATION.....	15
15 CODE VIOLATIONS.....	15
16 PENDING LITIGATION.....	15
17 DEMO ORDERS.....	15
18 RADON GAS AND MOLD NOTICE AND RELEASE AGREEMENT.....	16
19 ENVIRONMENTAL ISSUES.....	17
20 ENVIRONMENTAL COMPLIANCE RECORD, Attachment 18 in Handbook 4310.5.....	18
21 REPORT IMAGES.....	19

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 property was in satisfactory condition at the time of inspection.
- 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

- At the time of the inspection, the exterior of the unit was in acceptable condition.

Roof

- There were no apparent deficiencies noted regarding the roof of the unit.

Plumbing

- The plumbing lines were checked using active water.
- The plumbing system was in working condition at the time of inspection.
- Wells and septic systems, if present, are inspected only for the presence of obvious visible defects.
- The water quality and flow capacity of wells is not determined and the full operational functionality of septic systems cannot be determined due to the unavailability of water and the extended non-use of the system.
- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.
- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

Electrical

- The electrical system was functional at the time of inspection. The electrical system was tested using active power.
- Electrical systems, if not active, are tested using 220 volt generators.
- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.
- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

HVAC

- The HVAC system was present and in working condition but not cooling at the time of inspection.
- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.
- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

Interior

- The interior of the structure was in satisfactory condition at the time of inspection with the noted exception.

Appliances

- The available appliances were in satisfactory condition at the time of inspection with the noted exception.

3 DIRECTIONS TIPS TO PROPERTY

Take FLORIDA'S TURNPIKE N toward SR-826 W (Portions toll).
Take the SR-870 E exit, EXIT 62, toward FORT LAUDERDALE.
Turn LEFT onto W COMMERCIAL BLVD/FL-870 E.
Turn LEFT onto US-441 N/FL-7 N/NW 40TH AVE.
Turn SLIGHT LEFT onto LAKESIDE DR.
End at 4048 Lakeside Dr Tamarac, FL 33319-3310.

4 PROPERTY INFORMATION

Address: 4048 Lakeside Dr. Tamarac, FL 33319

Structure Age: Approx. 2000

Access to Property: HUD Key

Number of Bathrooms: 1

Square Footage: 1001-1299 Sq. Ft.

Electric: Active

Gas: NA

Water: Active

Occupancy Status:

5 ADDITIONAL COMMENTS:

Power Company: NA

Meter Number: NA

Meter Reading: NA

Water Company: NV

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: HUD Key-- -- --

Foundation Type: NV-- -- --

Basement Type: NA-- -- --

6.2. Structural Checkpoints

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

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

6.3. Structural Comments

This unit is located on the second floor of a two story building. The structure of the unit was in satisfactory condition at the time of inspection. The checkpoint within the “structure” area of the property condition report pertaining to the foundation area of the house. This includes slabs, crawlspaces, and basement. Information on nonstructural issues regarding floors, walls, and ceilings will be found on the interior page of the report.

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, ect.

7.1. General Exterior Information

Exterior Siding Type: Stucco-- -- --
Wall Structure: Block/Concrete-- -- --
Temperature: 80-90
Weather Conditions: Clear--

7.2. Exterior Checkpoints

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

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

7.3. Exterior Comments

The exterior is maintained by the management company. At the time of the inspection the exterior of the unit was in acceptable condition.

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 foists, etc.), roof drainage systems, etc.

8.1. General Roof Information

Attic Type: Truss--

Gutter Type: NA--

Method to Observe Attic: Ladder--

Method Used to Observe Roof: None--

Number of Layers: NV--

Roof Type: Gable/Hip--

Roofing Material: Shingle--

8.2. Roof Checkpoints

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

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

8.3. Roofing Comments

The roof is maintained by the management company. There were no apparent deficiencies noted regarding the roof of the unit.--

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--	Waste Piping: PVC-- -- --
Water Heater Capacity: 30 Gallons--	Water Heater Manufacturer: Rheem
Water Piping: Copper--	Water Heater Model Number: 81SV-30S
Water Supply: Municipal--	

9.2. Plumbing Checkpoints

Checkpoints	Rating *	Comments
Bar Sink	NA--	
Bath Fixtures	S--	
Connections	S--	The plumbing lines were checked using active water.
Hot Tub/Spa	NA--	
Interior Vent	S--	
Kitchen Sink	S--	
Laundry Tub	NA--	
Main Shut off	S--	
Pressure Relief Valve	S--	
Pressure Tank	S--	
Septic Location/Cond.	NA--	
Septic System	NA--	
Sewer Drainage	S--	
Shower Pan	NA--	
Sprinkler System	NA--	
Storage Tanks	NA--	
Vent System	NA--	
Water Filter	NA--	
Water Heater	S--	
Water Heater Flu Pipe	NA--	
Water Meter Condition	NV--	
Water Softener	NA--	
Water Supply	S--	
Well	NA--	
Well Location	NA--	
Well Pump	NA--	
Sump Pump	NA--	

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

Case Number: 095-038066

9.3. Plumbing System Comments

The plumbing system was in working condition at the time of inspection.

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, ect.

10.1. General Electrical Information

Additional Space Available: Yes-- **Box Location:** Kitchen--

Capacity: 125A 120-240V-- **Conductor Type:** Copper--

General Wiring: Good-- **Number of Disconnects:** 1

Panel Manufacturer: Gould **Panel Type:** Breaker--

Wiring: Copper--

10.2. Electrical Checkpoints

Checkpoints	Rating *	Comments
Appliance Wiring	S--	
Bath GFCI	NA--	
Breaker Condition	S--	
Exterior GFCI	NA--	
Exterior Wiring	S--	
Ground Bonding	S--	
HVAC Wiring	S--	
Interior Wiring	S--	
Kitchen GFCI	NA--	
Lighting Fixtures	S--	
Panel Box	S--	
Receptacle Location	S--	
Service Attach	S--	
Service Meter	S--	The electrical meter was present.
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 meter room is located on the first floor of the building. The electrical system was functioning at the time of the inspection. The electrical system was tested using active power. Electrical System, if not active, are tested using 220V generator. This report reflects general condition noted during the time of inspection. Systems such as HVAC, plumbing, and electrical because of the nature and complexity are subjected to deterioration or breakdown over time that cannot be predicted. **Because of this, protected buyers are strongly urged to obtain a full home inspection prior to purchase.**

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 controls 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 ect.

11.1. General HVAC Information

Inside Unit Brand: Bryant

Inside Unit Model Number: NV

Inside Unit Type: Electrical--

Outside Unit Brand: American Air

Outside Unit Model Number: SB185A-1A

Outside Unit Type: Electrical

11.2. HVAC Checkpoints

Checkpoints	Rating *	Comments
Air Conditioning	S--	The AC unit is located outside.
Boiler	NA--	
Coil (A/C)	S--	
Coil Fins (A/C)	S--	
Condensation Pipe (A/C)	S--	
Controls	S--	
Draft Device	NA--	
Duct Work	S--	
Electric Heat	S--	
Evaporator (A/C)	NA--	
Fans	S--	
Filters	S--	
Fireplace	NA--	
Flu Pipes	NA--	
Furnace (Hot Air)	NA--	
Gas Lines	NA--	
Heat Exchanger	NV--	
Heat Pump	NA--	
Inside Fan Motor	NV--	
Oil Tank	NA--	
Oil Tank Vent	NA--	
Refrigerant Line (A/C)	S--	
Supply Returns	S--	
Temperature Drop Test	U--	Not cooling.
Thermostat	MG--	Thermostat is missing.
Vapor Barrier	NV--	
Ventilation	NA--	

11.3. HVAC Comments

The heating and air conditioning system was in working condition but not cooling. This report reflects general condition at the time of inspection. Systems such as HVAC, plumbing, and electrical because of their natural and complexity are subjected to deterioration or breakdown over time that cannot be predicted. **Because of this prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

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	S--	
Ceilings	S--	
Closets	S--	
Countertops	S--	
Debris	SS--	
Detectors	S--	
Door Hardware	S--	
Doors	S--	
Dryer Vent	NA--	
Floors	U--	Flooring damaged throughout.
Mold	NV--	
Railings	NA--	
Stairwells	NA--	
Steps	NA--	
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 of the structure was in satisfactory condition at the time of inspection with the noted exception.--

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	NA--	
Disposal	NA--	
Dryer	NA--	
Microwave	NA--	
Wall Oven	NA--	
Range Hood	S--	
Range/Stove	U--	One burner is not working.
Refrigerator	S--	
Washer	NA--	
Other	NA--	

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

13.3. Appliance Comments

The available appliances were in satisfactory condition at the time of inspection with the noted exception.--

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 #: 095-038066
Property address: 4048 Lakeside Dr.
Tamarac, FL 33319

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 National Home Management Solution, I 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.

**20 - ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

FHA Case Number: 095-038066	
Property Address: 4048 Lakeside Dr. Tamarac, FL 33319	
COMPLIANCE FINDINGS	SOURCE / DOCUMENTATION
<p>1. HISTORIC PRESERVATION Property __is __is not listed on the National Register of Historic Places.</p> <p>Property __is __is not located in an Historical District.</p> <p align="center"><i>Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.</i></p>	
<p>2. FLOODPLAIN Property __is __is not located within the 100-year floodplain (Zones A and V).</p> <p>Note: Flood insurance may be required.</p>	
<p>3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D) Property __is __is not located within boundary of runway zone.</p> <p>If "yes",</p> <ul style="list-style-type: none"> • Has the airport operator declined to acquire the property? __ yes __ no • A signed disclaimer is required (24 CFR Part 51D). 	
<p>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.</p>	
<p>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.</p>	
Preparer: _____	Supervisor: _____
Title: _____ Date: _____	Title: _____ Date: _____



AC Compressor



Stove



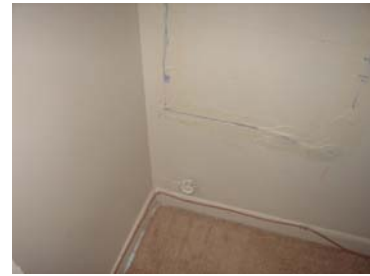
Hood Vent



Refrigerator



Breaker Panel



Main Shut Off



Front Door Entry



AC Unit



Meter Room

Case Number: 095-038066



Front Elevation



Rear Elevation