

Austin - SWAAM
7718 Wood Hollow Drive
Austin, TX 78731
Phone: (512) 231-2600

Property Condition Report



Case Number: 495-753561

Full Address: 2708 QUARTER HORSE DR
BEEVILLE, TX 78102

Inspection Date: 11/05/2009

Revision Date: 11/20/2009

Inspection Type: Property Condition Report

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.

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

A Structural Comments

- Wood-Ground Distance - 6 INCHES

B Exterior of Structure

- Exterior Doors - BACK DOOR HAS PEELING PAINT, ROTTED WOOD
- Storm/Screen Windows - SOME MISSING

C Roofing

D Plumbing

- Bath Fixtures - SHOWER HEAD MISSING
- General Plumbing System Comments - PRESSURE TESTED @ 40 PSI, DROPPED TO 39 PSI WITHIN 20 MINUTES.

E Electrical

- Lighting Fixtures - FIXTURES MISSING IN LIVING ROOM BREAKFAST AREA & KITCHEN
- General Electrical System Comments - SYSTEM ENERGIZED & CHECKED.

F HVAC - Heating, Ventilation, Air Conditioning

- General HVAC Comments - SYSTEM & ENERGIZED.

G Interior

- Ceilings - HOLES AT MISSING HVAC VENT COVERS
- Doors - ONE MISSING
- Floors - LOOSE CARPET IN HALLWAY
- Walls - LOOSE PANELING IN GARAGE
- General Interior Comments - 1 STORY, 3 BEDROOMS, 1 BATHROOM, 1 CAR GARAGE.

H Appliances

3 DIRECTIONS TIPS TO PROPERTY

US 181 SUTH, RIGHT INTO S EMILY DR FOR 0.2 MILES, RIGHT INTO BRAHMAN DR FOR FEW YARDS, LEFT INTO QUARTER HORSE.

4 PROPERTY INFORMATION

Access To Property:	HUD KEY -- FRONT DOOR	Address:	2708 QUARTER HORSE DR
Occupied:	N	City:	BEEVILLE
Square Footage(to be verified):	1006 Per Appraisal District	Zip Code:	78102
Number Of Baths:	1.00	State:	TX
Structure Age(to be verified):	27	County:	BEE
Subdivision:	EL RANCHO ACRES	Lot Number:	11

SUBDIV

Square/Block: 1 **Section:**

Plat:

Metes and Bounds Description: LOT 11, BLOCK 1, EL RANCHO ACRES SUBDIV UNIT 1, AN ADDITION TO THE CITY OF BEEVILLE, BEE COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 62, MAP RECORDS OF BEE COUNTY TEXAS.

Status of Utilities:

Electric:	N	Gas:	N	Water:	N
See 10.3, 11.3, 13.3		See 11.3, 13.3		See 9.3	

5 ADDITIONAL COMMENTS

Power Company:	UNKNOWN	Meter Number:	21 385 739
Gas Company:	N/A	Meter Number:	
Water Company:	CITY		
HOA Transferable Warranties:	N/A		

6 STRUCTURAL COMPONENTS

This portion of the inspection covers general structural component checkpoints of the subject property such as Foundation, floors, walls, columns, ceilings, basements, etc.

6.1 General Structural Information

Access Method: HUD KEY -- FRONT DOOR

Foundation Type: SLAB

Basement Type: N/A

6.2 Structural CheckPoints

Checkpoints	Rating *	Comments
Basement Floor	NA	
Beam Supports	NA	
Ceilings	S	
Cracks	NA	
Crawlspace Door	NA	
Floor	S	
Footing Drain	NA	
Ground Grade	S	
Insulation	S	
Joists	S	
Sill Plate	NV	
Structural	S	
Sub-Flooring	NA	
Walls	S	
Wood-Ground Distance	S	6 INCHES

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

6.3 Structural Comments

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: BRICK
Lot Size: 137 X 58
Temperature: 84
Wall Structure: WOOD FRAME
Weather Conditions: CLEAR

7.2 Exterior CheckPoints

Checkpoints	Rating *	Comments
Balconies	NA	
Carpports	NA	
Debris	S	
Decks	NA	
Driveway	S	
Eaves	S	
Entry Locks	S	
Exterior Doors	S	BACK DOOR HAS PEELING PAINT, ROTTED WOOD
Fencing/Gates	S	
Garage Door	S	
Garage Door Opener	NA	
Landscape	S	
Lawn Care	S	
Leaf Removal	S	
Patio	NA	
Pool/Spa	NA	
Porches	NA	
Railings	NA	
Retaining Walls	NA	
Sheds/Outbuildings	NA	
Sidewalks	S	
Siding Conditions	S	
Snow Removal	NA	

Checkpoints	Rating *	Comments
Steps	NA	
Storm/Screen Doors	S	
Storm/Screen Windows	M	SOME MISSING
Windows	S	

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

7.3 Exterior Comments

8 ROOFING

This portion of the inspection covers general exterior roofing component checkpoints of the subject properly 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: CUBBY HOLE
 Gutter Type: N/A
 Method to Observe Attic: CRAWL SPACE
 Method Used to Observe Roof: GROUND
 Number of Layers: 1
 Roof Type: GABLE
 Roofing Material: COMPOSITE SHINGLES

8.2 Roofing CheckPoints

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

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8.3 Roofing Comments

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: CITY
Waste Piping: PVC
Water Heater Capacity: 40 GALLONS
Water Heater Manufacturer: STATE SELECT
Water Heater Model Number: ES640DORS
Water Piping: COPPER
Water Supply: CITY

9.2 Plumbing CheckPoints

Checkpoints	Rating *	Comments
Bar Sink	NA	
Bath Fixtures	M	SHOWER HEAD MISSING
Connections	S	
Hot Tub/Spa	NA	
Interior Vent	S	
Kitchen Sink	S	
Laundry Tub	NA	
Main Shut off	S	
Pressure Relief Valve	S	
Pressure Tank	NA	
Septic Location/Condition	NA	
Septic System	NA	
Sewer Drainage	S	
Shower Pan	NA	
Sprinkler System	NA	
Storage Tanks	NA	
Vent System	S	
Water Filter	NA	
Water Heaters	S	
Water Meter	S	
Water Softener	NA	

Checkpoints	Rating *	Comments
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

PRESSURE TESTED @ 40 PSI, DROPPED TO 39 PSI WITHIN 20 MINUTES.

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: UNKNOWN
Box Location: GARAGE
Capacity: UNKNOWN
Conductor Type: COPPER
General Wiring: INSULATED
Number of Disconnects: 2
Panel Manufacturer: INSTANT SHIELD
Panel Type: BREAKER
Wiring: COPPER

10.2 Electrical CheckPoints

Checkpoints	Rating *	Comments
Appliance Wiring	S	
Bath GFCI	S	
Breaker Condition	S	
Exterior GFCI	S	
Exterior Wiring	S	
Ground Bonding	NV	
HVAC Wiring	S	
Interior Wiring	S	
Kitchen GFCI	S	
Lighting Fixtures	MG	FIXTURES MISSING IN LIVING ROOM BREAKFAST AREA & KITCHEN
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

SYSTEM ENERGIZED & CHECKED.

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: LENNOX
Inside Unit Model Number: HS24-3119
Inside Unit Type: FORCED AIR/HEAT -- ELECTRIC
Outside Unit Brand: LENNOX
Outside Unit Model Number: HS24-311-1P
Outside Unit Type: COMPRESSOR

11.2 HVAC CheckPoints

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

Checkpoints	Rating *	Comments
Oil Tank Vent	NA	
Refrigerant Line	S	
Supply Returns	S	
Temperature Drop Test	NA	
Thermostat	S	
Vapor Barrier	NV	
Ventilation	S	

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

11.3 HVAC Comments

SYSTEM & ENERGIZED.

12 INTERIOR

This 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	HOLES AT MISSING HVAC VENT COVERS
Closets	S	
Countertops	S	
Debris	S	
Detectors	S	
Door Hardware	S	
Doors	S	ONE MISSING
Dryer Vent	S	
Floors	S	LOOSE CARPET IN HALLWAY
Mold	NA	
Railings	NA	
Stairwells	NA	
Steps	NA	
Walls	S	LOOSE PANELING IN GARAGE
Windows	S	

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

12.3 Interior Comments

1 STORY, 3 BEDROOMS, 1 BATHROOM, 1 CAR GARAGE.

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
Dishwasher	S	
Disposal	NA	
Dryer	MG	
Microwave	NA	
Oven	MG	
Range Hood	MG	
Range/Stove	MG	
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

14 HOA INFORMATION	NO HOA
15 CODE VIOLATIONS	N/A
16 PENDING LITIGATION	N/A
17 DEMO ORDERS	N/A

18 MOLD DISCLOSURE

Radon Gas and Mold Notice and Release Agreement

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

Property Case#:

495-753561

Property Address:

2708 QUARTER HORSE DR
BEEVILLE, TX 78102

PURCHASERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS AND SOME MOLDS HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.

Purchase 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 Southwest Alliance of Asset Managers, 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 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 Purchases 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.** Purchases 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 Purchases, Purchases 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 Purchases 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.

Purchases has been given the opportunity to review this Release Agreement with Purchases's attorney or other representatives of Purchases's choosing, and hereby acknowledges reading and understanding this Release. Purchases also understands that the promises, representations and warranties made by Purchases in this Release are a material inducement for Seller entering into the contract to sell the Property to Purchases.

Dated this _____ day of _____, 20__.

Purchase's Signature

Purchaser's Signature

Purchase's Printed Name

Purchaser's Printed Name

Form HUD-9548-E (6/2004)

19 ENVIRONMENTAL ISSUES

19.1. Environmental Compliance Record

**ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

FHA Case Number: 495-753561		
Property Address: 2708 QUARTER HORSE DR., BEEVILLE, TX-78102		
COMPLIANCE FINDINGS	SOURCE/DOCUMENTATION	
<p>1. HISTORIC PRESERVATION</p> <p>Property () is (X) is not listed on the National Register of Historic Places.</p> <p>Property () is (X) is not located in an Historical District.</p> <p>Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.</p>		
<p>2. FLOODPLAIN</p> <p>Property () is (X) is not located within the 100-year Floodplain.(Zones A and V)</p> <p>Note: Flood Insurance may be required.</p>	<p>Panel#: 480260265B</p> <p>Map#: 2</p> <p>Map Date: 04/01/1982</p>	
<p>3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)</p> <p>Property () is (X) 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 (X) No - A signed disclaimer is required(24 CFRPart 51D). 		
<p>4. SUMMARY</p> <p>Additional actions (X) 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</p> <p>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:	Title:	Date:
Supervisor:	Title:	Date:

Environmental Compliance Summary Comments

Summary Comments: FEMA FLOOD ZONE C CHECK FOR UPDATES