

Dallas - SWAAM
5040 Addison Circle
Addison, TX75001
Phone: (972) 788-0026

Property Condition Report



Case Number: 492-801876

Full Address: 3609 RAIN TREE DR S
ALVARADO, TX 76009

Inspection Date: 02/08/2010

Revision Date: 04/30/2010

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.

Table Of Contents

| | |
|---|----|
| 1 INSPECTION REQUIREMENTS | 3 |
| 1.1. Exclusions of Inspection | 3 |
| 1.2. Exclusions and Limitations | 3 |
| 2 REPORT SUMMARY | 4 |
| 3 DIRECTIONS TIPS TO PROPERTY | 4 |
| 4 PROPERTY INFORMATION | 4 |
| 5 ADDITIONAL COMMENTS | 5 |
| 6 STRUCTURAL COMPONENTS | 6 |
| 6.1 General Structural Information | 6 |
| 6.2 Structural CheckPoints | 6 |
| 6.3 Structural Comments | 6 |
| 7 EXTERIOR OF STRUCTURE | 7 |
| 7.1 General Exterior Information | 7 |
| 7.2 Exterior CheckPoints | 7 |
| 7.3 Exterior Comments | 8 |
| 8 ROOFING | 9 |
| 8.1 General Roof Information | 9 |
| 8.2 Roofing CheckPoints | 9 |
| 8.3 Roofing Comments | 9 |
| 9 PLUMBING | 10 |
| 9.1 General Plumbing Information | 10 |
| 9.2 Plumbing CheckPoints | 10 |
| 9.3 Plumbing System Comments | 11 |
| 10 ELECTRICAL | 12 |
| 10.1 General Electrical Information | 12 |
| 10.2 Electrical CheckPoints | 12 |
| 10.3 Electrical System Comments | 12 |
| 11 HVAC (Heating Ventilation, Air Conditioning) | 13 |
| 11.1 General HVAC Information | 13 |
| 11.2 HVAC CheckPoints | 13 |
| 11.3 HVAC Comments | 14 |
| 12 INTERIOR | 15 |
| 12.1 General Interior Information | 15 |
| 12.2 Interior CheckPoints | 15 |
| 12.3 Interior Comments | 15 |
| 13 APPLIANCES | 16 |
| 13.1 General Appliance Information | 16 |
| 13.2 Appliance CheckPoints | 16 |
| 13.3 Appliance Comments | 16 |
| 14 HOA INFORMATION | 17 |
| 15 CODE VIOLATIONS | 17 |

| | |
|---|----|
| 16 PENDING LITIGATION | 17 |
| 17 DEMO ORDERS | 17 |
| 18 MOLD DISCLOSURE | 18 |
| 19 ENVIRONMENTAL ISSUES | 19 |
| 19.1. Environmental Compliance Record | 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 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

B Exterior of Structure

- Siding Conditions - DAMAGED VINYL SKIRTING
- Storm/Screen Windows - SCREENS TORN/ MISSING

C Roofing

D Plumbing

- Septic Location/Condition - PUMP MISSING, WIRES CUT / STATUS OF MAINTENANCE AGREEMENT UNKNOWN
- Septic System - PUMP MISSING, WIRES CUT / STATUS OF MAINTENANCE AGREEMENT UNKNOWN
- Water Heaters - General Electric M# GE38506AAG, S# GE905258177
- General Plumbing System Comments - Pressure tested at 40psi. Dropped to _38__ psi @ 20min.

E Electrical

- General Electrical System Comments - All appliances were powered through use of a generator for testing

F HVAC - Heating, Ventilation, Air Conditioning

- General HVAC Comments - All appliances were powered through use of a generator for testing

G Interior

- Doors - MISSING BATHROOM DOOR, missing tow additional int doors/ damage to trim at int door,
- Floors - STAINS/ DAMAGE PRESENT, missing/damaged 4 floor vents
- General Interior Comments - 4 BEDROOMS , 2 BATHROOMS

H Appliances

- Dishwasher - General Electric dishwasher M# GSD2200G02WW, S# SL8669533
- General Appliance Comments - All appliances were powered through use of a generator for testing

3 DIRECTIONS TIPS TO PROPERTY

null

4 PROPERTY INFORMATION

| | | | |
|--|--------------------|--------------------|-----------------------|
| Access To Property: | NEW HUD KEY | Address: | 3609 RAINTREE DR S |
| Occupied: | N | City: | ALVARADO |
| Square Footage(to be verified): | 1741 Per Appraisal | Zip Code: | 76009 |
| Number Of Baths: | 2.00 | State: | TX |
| Structure Age(to be verified): | 8 | County: | JOHNSON |
| Subdivision: | | Lot Number: | |

Square/Block:

Section:

Plat:

Metes and Bounds Description: LOT 4, BLOCK 1, RAINTREE MEADOWS, AN ADDITION TO
JOHNSON 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: TXU

Meter Number: 93 523 825

Gas Company: NO GAS

Meter Number: NA

Water Company: UNKNONW SUPPLIER

HOA Transferable Warranties: NA

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: NEW HUD KEY
 Foundation Type: PIER AND BEAM
 Basement Type: NA

6.2 Structural CheckPoints

| Checkpoints | Rating * | Comments |
|----------------------|----------|----------|
| Basement Floor | NA | |
| Beam Supports | NA | |
| Ceilings | S | |
| Cracks | S | |
| Crawlspace Door | S | |
| Floor | S | |
| Footing Drain | NA | |
| Ground Grade | S | |
| Insulation | S | |
| 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

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: MFG SIDING

Lot Size:

Temperature: 40

Wall Structure: FRAME

Weather Conditions: MODERATE

7.2 Exterior CheckPoints

| Checkpoints | Rating * | Comments |
|--------------------|----------|------------------------|
| Balconies | NA | |
| Carpports | NA | |
| Debris | NA | |
| Decks | S | |
| Driveway | S | |
| Eaves | S | |
| Entry Locks | S | |
| Exterior Doors | S | |
| Fencing/Gates | S | |
| Garage Door | NA | |
| Garage Door Opener | NA | |
| Landscape | S | |
| Lawn Care | S | |
| Leaf Removal | S | |
| Patio | S | |
| Pool/Spa | NA | |
| Porches | S | |
| Railings | S | |
| Retaining Walls | NA | |
| Sheds/Outbuildings | NA | |
| Sidewalks | NA | |
| Siding Conditions | M | DAMAGED VINYL SKIRTING |
| Snow Removal | NA | |
| | | |

| Checkpoints | Rating * | Comments |
|----------------------|----------|-----------------------|
| Steps | S | |
| Storm/Screen Doors | NA | |
| Storm/Screen Windows | M | SCREENS TORN/ 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: NA
 Gutter Type: NA
 Method to Observe Attic: VIS CHECKED FROM ACCESS
 Method Used to Observe Roof: GROUND
 Number of Layers: 1
 Roof Type: GABLE
 Roofing Material: COMP

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 | 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

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:
Waste Piping: PVC
Water Heater Capacity: 38 GAL
Water Heater Manufacturer: GENERAL ELEC
Water Heater Model Number: GE38506AAG
Water Piping: COPPER
Water Supply: CITY OF ALVARADO

9.2 Plumbing CheckPoints

| Checkpoints | Rating * | Comments |
|---------------------------|----------|---|
| 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 | |
| Pressure Relief Valve | S | |
| Pressure Tank | NA | |
| Septic Location/Condition | M | PUMP MISSING, WIRES CUT / STATUS OF MAINTENANCE AGREEMENT UNKNOWN |
| Septic System | M | PUMP MISSING, WIRES CUT / STATUS OF MAINTENANCE AGREEMENT UNKNOWN |
| Sewer Drainage | S | |
| Shower Pan | S | |
| Sprinkler System | NA | |
| Storage Tanks | NA | |
| Vent System | S | |
| Water Filter | NA | |
| Water Heaters | S | General Electric M# GE38506AAG, S# GE905258177 |
| Water Meter | S | |
| | | |

| Checkpoints | Rating * | Comments |
|---------------------|----------|----------|
| 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

Pressure tested at 40psi. Dropped to _38_ psi @ 20min.

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: UTILITY ROOM
Capacity: 200
Conductor Type: COPPER
General Wiring: COPPER
Number of Disconnects: 16
Panel Manufacturer: CUTLER-HAMMER
Panel Type: BREAKER
Wiring:

10.2 Electrical CheckPoints

| Checkpoints | Rating * | Comments |
|---------------------|----------|----------|
| Appliance Wiring | S | |
| Bath GFCI | S | |
| Breaker Condition | S | |
| Exterior GFCI | S | |
| Exterior Wiring | S | |
| Ground Bonding | NA | |
| HVAC Wiring | M | |
| 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

All appliances were powered through use of a generator for testing

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: NORDYNE
Inside Unit Model Number: E3EB-01214
Inside Unit Type: ELEC CENTRAL HEAT
Outside Unit Brand: missing
Outside Unit Model Number: missing
Outside Unit Type: missing

11.2 HVAC CheckPoints

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

All appliances were powered through use of a generator for testing

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 | |
| Closets | S | |
| Countertops | S | |
| Debris | NA | |
| Detectors | S | |
| Door Hardware | S | |
| Doors | M | MISSING BATHROOM DOOR, missing tow additional int doors/ damage to trim at int door, |
| Dryer Vent | S | |
| Floors | M | STAINS/ DAMAGE PRESENT, missing/damaged 4 floor vents |
| Mold | NA | |
| 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

4 BEDROOMS , 2 BATHROOMS

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 | General Electric dishwasher M# GSD2200G02WW, S# SL8669533 |
| Disposal | MG | |
| Dryer | MG | |
| Microwave | MG | |
| Oven | S | |
| Range Hood | S | |
| Range/Stove | MG | |
| Refrigerator | MG | |
| Washer | MG | |
| Other | | |

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

13.3 Appliance Comments

All appliances were powered through use of a generator for testing

| | |
|-----------------------|----|
| 14 HOA INFORMATION | NA |
| 15 CODE VIOLATIONS | NA |
| 16 PENDING LITIGATION | NA |
| 17 DEMO ORDERS | NA |

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#:

492-801876

Property Address:

3609 RAINTREE DR S
ALVARADO, TX 76009

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: 492-801876 | | |
|---|---|------------------|
| Property Address: 3609 RAINTREE DR S., ALVARADO, TX-76009 | | |
| 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>http://atlas.thc.state.tx.us/shell-map-address.htm</p> <p>http://atlas.thc.state.tx.us/shell-map-address.htm</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#: 48251C0075G</p> <p>Map#: 1X</p> <p>Map Date: 01/06/1993</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>Initial Inspection</p> | |
| <p>4. SUMMARY</p> <p>Additional actions () are (X) 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: J. GIPSON | Title: PROPERTY TECH | Date: 02/22/2010 |
| Supervisor: D. WILLIAMS | Title: MANAGER | Date: 02/22/2010 |