

PEMCO - N. California
1600 Sacramento Inn Way
Sacramento, CA95815
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Property Condition Report



Case Number: 045-636382

Full Address: 499 Pacheco Rd #118
Bakersfield, CA 93307

Inspection Date: 09/08/2006

Revision Date: 09/08/2006

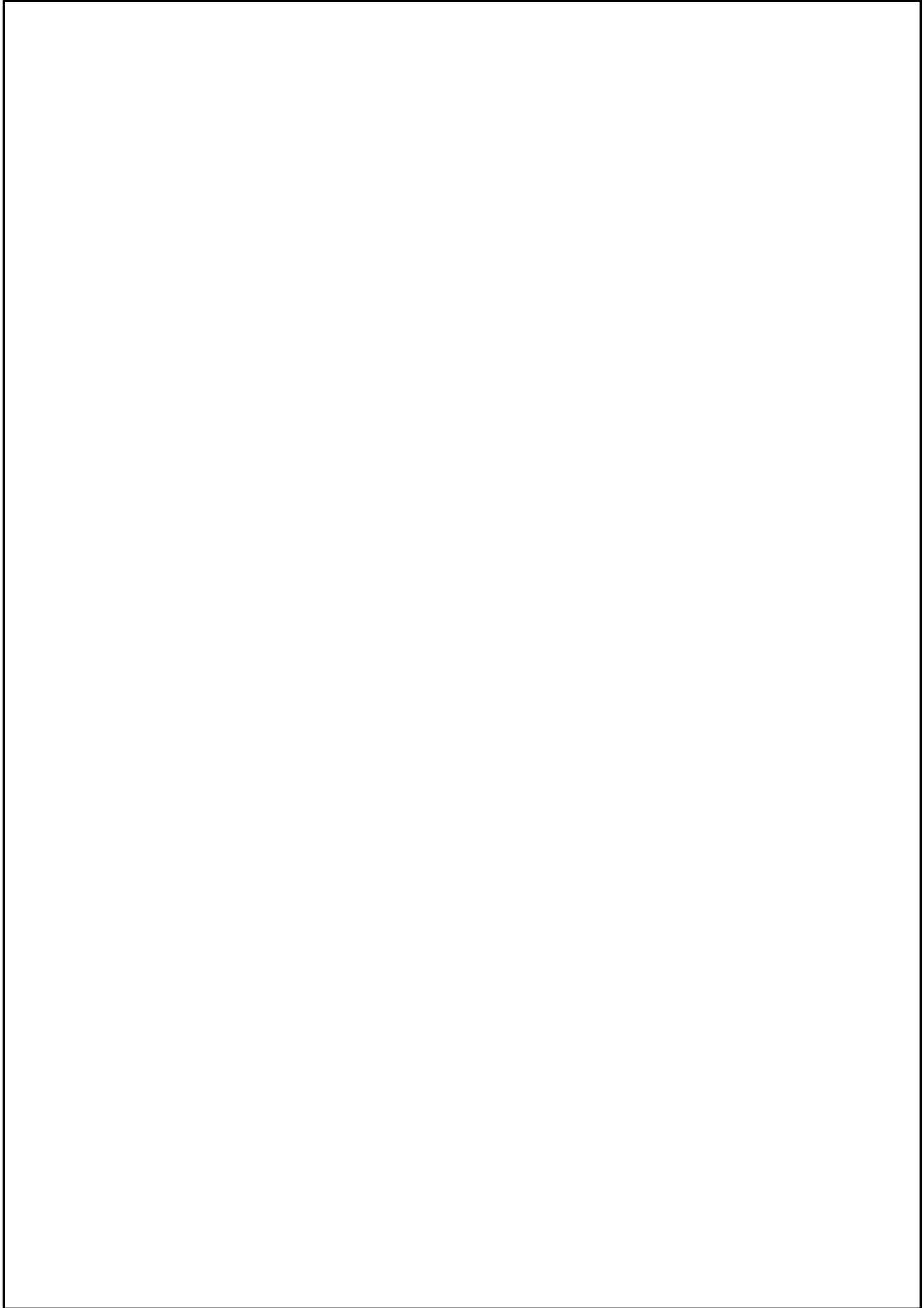
Inspection Type: Property Condition Report

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

- Beam Supports - Standard renovation manufactured home
- Ceilings - Intact: no water stains
- Crawlspace Door - Could not locate
- Sub-Flooring - Standard renovation manufactured home
- Wood-Ground Distance - 4 inches
- General Structural Comments - The structure was acceptable at the time of inspection

B Exterior of Structure

- Driveway - minor cracks
- Exterior Doors - New Front door installed
- Retaining Walls - Brick wall on right side of property
- Storm/Screen Doors - Front rod iron screen door
- General Exterior Comments - Detached garage is converted into living room area & small bedroom.

Missing light fixtures

C Roofing

- General Roofing Comments - The roof condition was acceptable at the time of inspection.

D Plumbing

- Bath Fixtures - Faucet is loose in main bath
- Interior Vent - Vent ducks run through bottom of flooring
- General Plumbing System Comments - Plumbing was in acceptable condition at the time of inspection

Water heater is missing, however the water was tested by creating a bridge with the outside water hose and the interior water lines.

E Electrical

• Breaker Condition - Outside panel box needs a licensed electrician to repair and approve prior to activating electricity.

- Lighting Fixtures - Ceiling fans in both bedrooms

• Panel Box - Outside panel box needs a licensed electrician to repair and approve prior to activating electricity.

- Receptacle Location - Back of property/ middle of lawn
- Service Attach - Back of Property on the wall structure
- Service Meter - A little loose

• General Electrical System Comments - Systems were tested with the power of a 220 generator, PG&E are unable to turn on the power due to damage to the electrical box. The box must be repaired, inspected and cleared by a licence electrician before PG&E can turn on the electricity.

F HVAC - Heating, Ventilation, Air Conditioning

- Air Conditioning - The exterior air conditioning compressor is missing; recommend replacement.

• General HVAC Comments - No central air, only central heat (works well), only cooling system is a swamp cooler that works very well and was in satisfactory condition at the time of the inspection.

G Interior

- Closets - Minor holes on doors/ doors need to be rehung
- Doors - Minor holes in master bedroom and bedroom 2
- General Interior Comments - Interior is in average condition.

H Appliances

- Range/Stove - Magic chef
- General Appliance Comments - The appliances were acceptable at the time of inspection.

3 DIRECTIONS TIPS TO PROPERTY

4 PROPERTY INFORMATION

Access To Property:	HUD Key	Address:	499 Pacheco Rd #118
Occupied:	N	City:	Bakersfield
Square Footage(to be verified):	960 Estimated	Zip Code:	93307
Number Of Baths:	2.00	State:	CA
Structure Age(to be verified):	27	County:	Kern
Status of Utilities:			
Electric:	N	Gas:	N
See 10.3, 11.3, 13.3		See 11.3, 13.3	Water: Y See 9.3

5 ADDITIONAL COMMENTS

Power Company:	PG&E	Meter Number:	64077
Gas Company:	PG&E	Meter Number:	2301
Water Company:	California Water Company		
HOA Transferable Warranties:			

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: Visual
Foundation Type: Foundation around edge of trailer
Basement Type: none

6.2 Structural CheckPoints

Checkpoints	Rating *	Comments
Basement Floor	NA	
Beam Supports	S	Standard renovation manufactured home
Ceilings	S	Intact: no water stains
Cracks	NA	
Crawlspace Door	NV	Could not locate
Floor	S	
Footing Drain	NA	
Ground Grade	S	
Insulation	NV	
Joists	NV	
Sill Plate	NV	
Structural	S	
Sub-Flooring	S	Standard renovation manufactured home
Walls	S	
Wood-Ground Distance	S	4 inches

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

6.3 Structural Comments

The structure was acceptable at the time of inspection

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
Lot Size: 4500
Temperature: 110
Wall Structure: NV
Weather Conditions: Very Hot

7.2 Exterior CheckPoints

Checkpoints	Rating *	Comments
Balconies	NA	
Carpports	NA	
Debris	S	
Decks	NA	
Driveway	S	minor cracks
Eaves	S	
Entry Locks	S	
Exterior Doors	S	New Front door installed
Fencing/Gates	S	
Garage Door	S	
Garage Door Opener	S	
Landscape	S	
Lawn Care	S	
Leaf Removal	NA	
Patio	NA	
Pool/Spa	NA	
Porches	NA	
Railings	NA	
Retaining Walls	S	Brick wall on right side of property
Sheds/Outbuildings	S	
Sidewalks	S	
Siding Conditions	S	
Snow Removal	NA	

Checkpoints	Rating *	Comments
Steps	NA	
Storm/Screen Doors	S	Front rod iron screen door
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

Detached garage is converted into living room area & small bedroom. Missing light fixtures

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: N/A Manufactured Home
Gutter Type: N/A
Method to Observe Attic: Visual
Method Used to Observe Roof: Visual
Number of Layers: 2
Roof Type: comp
Roofing Material: shingles

8.2 Roofing CheckPoints

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

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8.3 Roofing Comments

The roof condition was acceptable at the time of inspection.

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:	Disposal has been removed
Waste Piping:	N/V
Water Heater Capacity:	N/A Missing
Water Heater Manufacturer:	N/A Missing
Water Heater Model Number:	N/A Missing
Water Piping:	PVC
Water Supply:	City - billed through HOA

9.2 Plumbing CheckPoints

Checkpoints	Rating *	Comments
Bar Sink	S	
Bath Fixtures	S	Faucet is loose in main bath
Connections	S	
Hot Tub/Spa	NA	
Interior Vent	S	Vent ducks run through bottom of flooring
Kitchen Sink	S	
Laundry Tub	NA	
Main Shut off	NV	
Pressure Relief Valve	NA	
Pressure Tank	NA	
Septic Location/Condition	NA	
Septic System	NA	
Sewer Drainage	S	
Shower Pan	S	
Sprinkler System	S	
Storage Tanks	NA	
Vent System	NA	
Water Filter	NA	
Water Heaters	MG	
Water Meter	S	
Water Softener	NA	

Checkpoints	Rating *	Comments
Water Supply	NA	
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

Plumbing was in acceptable condition at the time of inspection

Water heater is missing, however the water was tested by creating a bridge with the outside water hose and the interior water lines.

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:	N/V
Box Location:	back of property
Capacity:	NV
Conductor Type:	NV
General Wiring:	NV
Number of Disconnects:	1
Panel Manufacturer:	Unicorn Industries
Panel Type:	Breaker
Wiring:	NV

10.2 Electrical CheckPoints

Checkpoints	Rating *	Comments
Appliance Wiring	S	
Bath GFCI	NV	
Breaker Condition	U	Outside panel box needs a licensed electrician to repair and approve prior to activating electricity.
Exterior GFCI	NV	
Exterior Wiring	NV	
Ground Bonding	S	
HVAC Wiring	NV	
Interior Wiring	NV	
Kitchen GFCI	NA	
Lighting Fixtures	S	Ceiling fans in both bedrooms
Panel Box	U	Outside panel box needs a licensed electrician to repair and approve prior to activating electricity.
Receptacle Location	S	Back of property/ middle of lawn
Service Attach	S	Back of Property on the wall structure
Service Meter	S	A little loose
Sub Panel Box	S	

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

10.3 Electrical System Comments

Systems were tested with the power of a 220 generator, PG&E are unable to turn on the power due to damage to the electrical box. The box must be repaired, inspected and cleared by a licence electrician before PG&E can turn on the electricity.

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: ICED
Inside Unit Model Number: NV
Inside Unit Type: indoor
Outside Unit Brand: NA
Outside Unit Model Number: NA
Outside Unit Type: NA

11.2 HVAC CheckPoints

Checkpoints	Rating *	Comments
Air Conditioning	MG	The exterior air conditioning compressor is missing; recommend replacement.
Boiler	MG	
Coil	NV	
Coil Fins	NV	
Condensation Pipe	NV	
Controls	NV	
Draft Device	NV	
Duct Work	NV	
Electric Heat	S	
Evaporator	NA	
Fans	NV	
Filters	S	
Fireplace	NA	
Flu Pipes	NA	
Furnace	NA	
Gas Lines	NV	
Heat Exchanger	NV	
Heat Pump	NA	
Inside Fan Motor	NA	
Oil Tank	NA	

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

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

11.3 HVAC Comments

No central air, only central heat (works well), only cooling system is a swamp cooler that works very well and was in satisfactory condition at the time of the inspection.

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	U	Minor holes on doors/ doors need to be rehung
Countertops	S	
Debris	S	
Detectors	S	
Door Hardware	S	
Doors	U	Minor holes in master bedroom and bedroom 2
Dryer Vent	S	
Floors	S	
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

Interior is in average 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
Dishwasher	NA	
Disposal	MG	
Dryer	NA	
Microwave	NA	
Oven	S	
Range Hood	S	
Range/Stove	S	Magic chef
Refrigerator	NA	
Washer	NA	
Other		

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

13.3 Appliance Comments

The appliances were acceptable at the time of inspection.

- 14 HOA INFORMATION** A&B Management Contact: Anna @661-397-6929
Fax: 661-834-2886
- 15 CODE VIOLATIONS** There are no code violations.
- 16 PENDING LITIGATION** There is an outstanding HOA dues that are being investigated by PEMCO.
- 17 DEMO ORDERS** There are no demolition notices.

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#:

045-636382

Property Address:

499 Pacheco Rd #118
Bakersfield, CA 93307

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 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 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: 045-636382		
Property Address: 499 Pacheco Rd #118,,Bakersfield,CA-93307		
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>Checked National Registrar of Historic Places</p> <p>Checked National Registrar of Historic Places</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#: C</p> <p>Map#: 0600770029</p> <p>Map Date: 05/01/1985</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>Not within airport runway zone.</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: Dennis Price	Title: Appraiser	Date: 09/07/2006
Supervisor: David Bonderov	Title: Supervisory	Date: 09/07/2006