

NHMS

2600 Douglas Road, Suite 800, Coral Gables, FL 33134
(305) 854-1711

Property Condition Report



Case Number: 093-628805

Full Address: 2200 Gladys Street #2005

Largo, FL 33774

Inspection Date: 05-12-2010

Inspection Type: Property Condition Inspection

Prepared By: Snow Enterprises, LLC

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.

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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 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 was in satisfactory condition, at the time of the 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 structure was in acceptable condition, with the deficiencies noted.

Roof

- There were no apparent deficiencies noted regarding the roof of the structure, at the time of the inspection.

Plumbing

- The plumbing system was in working condition at the time of the 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 appeared to be in working condition, at the time of the inspection. However, the system could not be tested with a generator, due to the distance from the parking lot to the unit.
- 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 could not be powered due to the distance between the parking lot and the structure. The HVAC system was visually inspected and appeared to be in acceptable condition.
- 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

- There were noted deficiencies regarding the interior of the structure, at the time of the inspection.

Appliances

- The appliances present at the time of the inspection, were visually inspected and appeared to be in working condition.

3 Directions to Property

Automatically Generated via Google Maps -- MAY NOT BE ACCURATE

1. Head west on Croft Dr toward Oak St -- 0.1 mi
2. Turn right at 137th St -- 0.4 mi
3. Turn right at Wilcox Rd -- 0.5 mi
4. Take the 1st left onto Vonn Rd -- 0.3 mi
5. Continue onto Gladys St Destination will be on the right -- 344 ft

4 Property Information

Address: 2200 Gladys Street #2005, Largo, FL 33774

Structure Age: See Appraisal

Access to Property: Drill out

Number of Bathrooms: 1

Square Footage: 501-1000 Sq. Ft.

Electric Status: Inactive

Water Status: Inactive

Gas Status: NA

Occupancy Status: No

5 Additional Comments

Power Company:Progress Energy

Meter Number:43341603

Water Company:Pinellas county

Meter Number: NV

6 Structure

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 Structure Information

Access Method: NA
Basement Type: NA

Foundation Type: Slab

6.2 Structure Checkpoints

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

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

6.3 Structure Comments

The structure was in satisfactory condition, at the time of the 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.

7 Exterior

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: Stucco
Weather Conditions: Clear
Temperature: 80-90

Lot Size: Less than one-quarter
Wall Structure: Frame

7.2 Exterior Checkpoints

Checkpoint	Rating	Comment
Balconies:	S	
Carpports:	NA	
Debris:	S	
Decks/Deck Steps:	NA	
Driveway:	S	This unit is a condominium. The walkway driveway is a common area, maintained by the H.O.A or equivalent.
Eaves:	MR	There is a damaged eave board on the balcony.
Entry Locks:	S	We installed a HUD keyed lock set on the entry door.
Exterior Door/Locks:	S	
Fencing/Gates:	NA	
Garage Door:	NA	
Garage Door Opener:	NA	
Landscape:	S	
Lawn Care:	S	
Leaf Removal:	S	
Patio:	NA	
Pool/Spa:	S	The complex has a community pool.
Porches:	NA	
Railings:	MR	
Retaining Walls:	NA	
Sheds and Outbuildings:	NA	
Sidewalks:	S	This unit is a condominium. The walkway is a common area, maintained by the H.O.A or equivalent.
Siding Condition:	S	
Snow Removal:	NA	
Exterior Steps:	MR	
Storm/Screen Windows:	S	
Storm/Screen Doors:	S	
Windows:	S	

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7.3 Exterior Comments

At the time of the inspection, the exterior of the structure was in acceptable condition, with the deficiencies noted.

8 Roof

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

Roof Type: Gabled
Method to Observe Attic: NA
Number of Layers: 1
Roofing Material: Asphalt

Gutter Type: None
Method to Observe Roof: Ground
Attic Vent Type: Soffit, Gable

8.2 Roof Checkpoints

Checkpoint	Rating	Comment
Shingle Cond.:	NV	The roof of the condominium was too high and was not fully visible.
Flashing/Joints:	S	
Soffits/Fascias:	S	
Skylights:	NA	
Vent Pipes:	S	
Chimney:	NA	
Gutters:	MG	
Downspouts:	MG	
Attic Ventilation:	S	
Attic Water:	NV	
Attic Insulation:	NV	
*Structural Cond.:	S	
*Sheathing Cond.:	NV	
Truss:	NV	
Roof Exhaust Fan(s):	NA	

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8.3 Roof Comments

There were no apparent deficiencies noted regarding the roof of the structure, at the time of the 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: Municipal
WH Size: 30 gallons
WH Model: Not Visible
Water Piping: Copper

Waste Piping: PVC
WH Manufacturer: Rheem
Water Supply: Municipal

9.2 Plumbing Checkpoints

Checkpoint	Rating	Comment
Bar Sinks:	NA	
Bath Fixtures:	MR	There is a missing shower head.
Connections:	S	
Interior Spa/Hot Tub:	NA	
Interior Vent:	NA	
Kitchen Sink:	S	
Laundry Tub:	NA	
Main Shut Off:	S	
Pressure Relief Valve:	S	
Pressure Tank:	NA	
Septic Location:	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:	NV	
Water Softener:	NA	
Water Supply:	S	The water is provided by the complex.
Well:	NA	
Well Location:	NA	
Well/Sump Pump:	NA	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

9.3 Plumbing Comments

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

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 interruptors, smoke detectors, etc.

10.1 General Electrical Information

Additional Space Available: Yes
Capacity: NV
General Wiring: Good
Panel Manufacturer: Bryant
Wiring: Copper

Box Location: Hall way
Conductor Type: Aluminum
Num. of Disconnects: 1
Panel Type: Breaker

10.2 Electrical Checkpoints

Checkpoint	Rating	Comment
Appliance Wiring:	S	
Bath GFCI:	NA	
Breaker Cond.:	S	
Exterior GFCI:	NA	
Exterior Wiring:	S	
Ground/Bonding:	NV	
HVAC Wiring:	S	
Interior Wiring:	S	
Kitchen GFCI:	NA	
Lighting Fixtures:	S	
Panel Box:	S	
Rec. Location:	S	
Service Attach:	S	
Service Meter:	S	The service meter is present and the meter tag is uncut.
Sub Panel Box:	S	

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10.3 Electrical Comments

The electrical system appeared to be in working condition, at the time of the inspection. However, the system could not be tested with a generator, due to the distance from the parking lot to the unit.

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.

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 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: Goodman
Inside Model No.: 0203703515
Inside Unit Type: Electrical

Outside Unit Brand: Goodman
Outside Model No.: Not Visible
Outside Unit Type: Electrical

11.2 HVAC Checkpoints

Checkpoint	Rating	Comment
A/C Component Cond.:	S	The A/C unit was visually inspected only, due to the distance from the lot to the structure.
Boiler:	NA	
Coil:	S	
Coil Fins:	S	
Condens. Pipe:	S	
Controls:	S	
Draft Device:	NA	
Duct Work:	S	
Electric Heat:	S	The heating system was visually inspected only, due to the distance from the lot to the structure.
Evaporator:	NV	
Fans:	S	
Filter:	S	
Fireplace:	NA	
Flue Pipe/Draft:	NA	
Furnace System:	NA	
Gas Lines:	NA	
Heat Exchanger:	NA	
Heat Pump:	NA	
Inside Fan Motor:	S	
Oil Tank:	NA	
Oil Tank Vent:	NA	
Refrigerant Line:	S	
Supply Returns:	S	
Temp. Drop Test:	NA	
Thermostat:	S	
Vapor Barrier:	NV	
Ventilation:	S	

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11.3 HVAC Comments

The HVAC system was could not be powered due to the distance between the parking lot and the structure. The HVAC system was visually inspected and appeared to be in acceptable condition. 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.

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

Checkpoint	Rating	Comment
Cabinets:	S	
Ceilings:	S	
Closets:	S	
Countertops:	S	
Interior Debris:	S	
Detectors:	MR	
Door Hardware:	S	
Doors:	S	
Dryer Vent:	S	
Floor:	MR	This structure has damaged flooring.
Mold:	NV	
Railings:	NA	
Stairwells:	NA	
Steps:	NA	
Walls:	MR	This structure has damaged walls.
Windows:	S	

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12.3 Interior Comments

There were noted deficiencies regarding the interior of the structure, at the time of the inspection.

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 Appliances Information

There are no general information points in this section.

13.2 Appliances Checkpoints

Checkpoint	Rating	Comment
Dishwasher:	S	
Disposal:	S	
Dryer:	NA	
Microwave:	S	
Oven:	NA	
Range Hood:	NA	
Range/Stove:	S	
Refrigerator:	MG	The refrigerator is missing.
Washer:	NA	
Other:	NA	

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13.3 Appliances Comments

The appliances present at the time of the inspection, were visually inspected and appeared to be in working condition.

14 HOA Information

There were no signs, notices, placards or other indications of an H.O.A 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 #: 093-628805
Property address: 2200 Gladys Street #2005
Largo, FL 33774

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 NHMS, 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

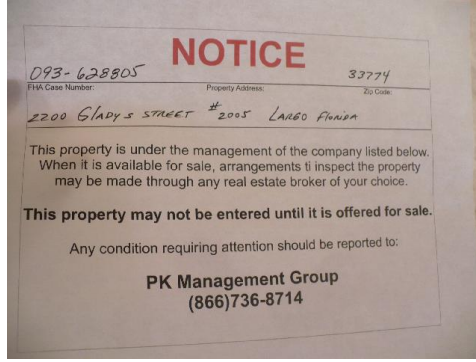
There are no known property environmental issues.

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

FHA Case Number: 093-628805	
Property Address: 2200 Gladys Street #2005, Largo, FL 33774	
COMPLIANCE FINDINGS	SOURCE / DOCUMENTATION
<p>1. HISTORIC PRESERVATION Property <input type="checkbox"/> is <input type="checkbox"/> is not listed on the National Register of Historic Places.</p> <p>Property <input type="checkbox"/> is <input type="checkbox"/> is not located in an Historical District.</p> <p><i>Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.</i></p>	
<p>2. FLOODPLAIN Property <input type="checkbox"/> is <input type="checkbox"/> 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 <input type="checkbox"/> is <input type="checkbox"/> 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? <input type="checkbox"/> yes <input type="checkbox"/> no • A signed disclaimer is required (24 CFR Part 51D). 	
<p>4. SUMMARY Additional actions <input type="checkbox"/> are <input type="checkbox"/> 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: _____ Title: _____ Date: _____	Supervisor: _____ Title: _____ Date: _____



1. Front Elevation



2. Notice



3. H.v.a.c



4. Electric Meter



5. Side Elevation