Form Information

Form Name:	**IHCDA | BLN Pre-Bid Survey Results**
Submission Date:	Aug 28, 2018 4:12:09 PM EDT

General Parcel Survey Information

Date of Survey	Aug 28, 2018
Name of Surveyor	Larry McIntire
Applicant Name	City of Evansville
Property Address	602 E Blackford Avenue, Evansville, IN 47713

Image of Property

Is the entry accessible?	Yes

Pre-Bid Survey Form

NOTE:

BLN is responsible only for a visual and non-intrusive inspection not involving any testing. Further inspecting, testing, sampling, and/or remediation of any conditions inspected or noted in this report remain the sole responsibility of the owner.

POTENTIAL ASBESTOS-CONTAINING MATERIALS (ACM)	Yes

Room	Multiple Rooms

Attach Image

POLYCHLORINATED BIPHENYLS (PCBs)	No
Mercury light switches	No
Mercury-containing thermostats	No
Mercury-containing gas pressure regulators	No
Batteries	No
Fluorescent, high-intensity discharge (HID), and low pressure sodium lamp bulbs	Yes
Room	Multiple Rooms

Attach Image

Refrigerant (found in air conditioners, refrigerators, freezers and dehumidifiers)	Yes
Room	Multiple Rooms

Attach Image

Smoke detectors	Yes
Room	Bedroom

Attach Image

Fire extinguishers	Yes
Room	Bedroom
Attach Image	

Compressed gas cylinders	No

Electronics	Yes
Room	Multiple Rooms
Attach Image	

Chemicals	No
Pesticides	Yes
Room	Multiple Rooms
Attach Image	

Paints	No
Solvents	No
Used oil	No
Fuels and fuel oil tanks	No
Biological waste (vermin, pigeon excrement)	No
Medical waste (syringes)	No
Mechanical equipment (lawn mowers, etc.)	No
Scrap tires	No
Major appliances	Yes
Room	Multiple Rooms
Attach Image	

Furniture	Yes
Room	Multiple Rooms
Attach Image	

Mattresses	Yes
Room	Bedroom

Attach Image

Controlled substances (pharmaceuticals or illegal substances)	Yes
Room	Bedroom

Attach Image

Comments

Surveyor Comments	House is large two story wood frame with vinyl siding on basement. House has been converted into two apartments. Interior is full of trash and furniture. Plaster walls and ceiling with some drop ceiling panels. Basement was not accessible. Yard is overgrown and littered with trash. House has wood porch with concrete steps and walks.

Disclaimer/Limitation Language For Pre-Demolition Reports

This inspection report was performed on behalf of and solely for the exclusive use of the Indiana Housing And Community Development Agency ("IHCDA") and persons or organizations to whom the IHCDA wishes to make this report available. The services for this project have been performed in general conformance with the contract negotiated between IHCDA and Beam Longest & Neff ("BLN"). Any reliance on this report by a party other than IHCDA or agents of IHCDA shall be at the party's own risk. The observations set forth herein are valid only for the date and time noted herein. BLN specifically disclaims any responsibility for conditions of the subject property prior to or after the date and time set forth herein. BLN shall not be responsible for damages, consequential or otherwise, for contamination or conditions not clearly present on the day and time of the survey. The observations set forth herein are based exclusively upon a visual inspection of items and matters that are clearly visible, are outside of confined or inaccessible areas, and are identified on the checklist in the contract between IHCDA and BLN. BLN has not conducted any intrusive inspections, intrusive observations, testing or abatement of any item observed during the course of the survey or identified herein. The observations set forth in this Pre-Demolition Survey report shall not be construed as a recommendation for any specific action and shall not be construed as any form of a legal opinion.