



Front of Structure



Front of Structure



Back of Structure

Subject Details

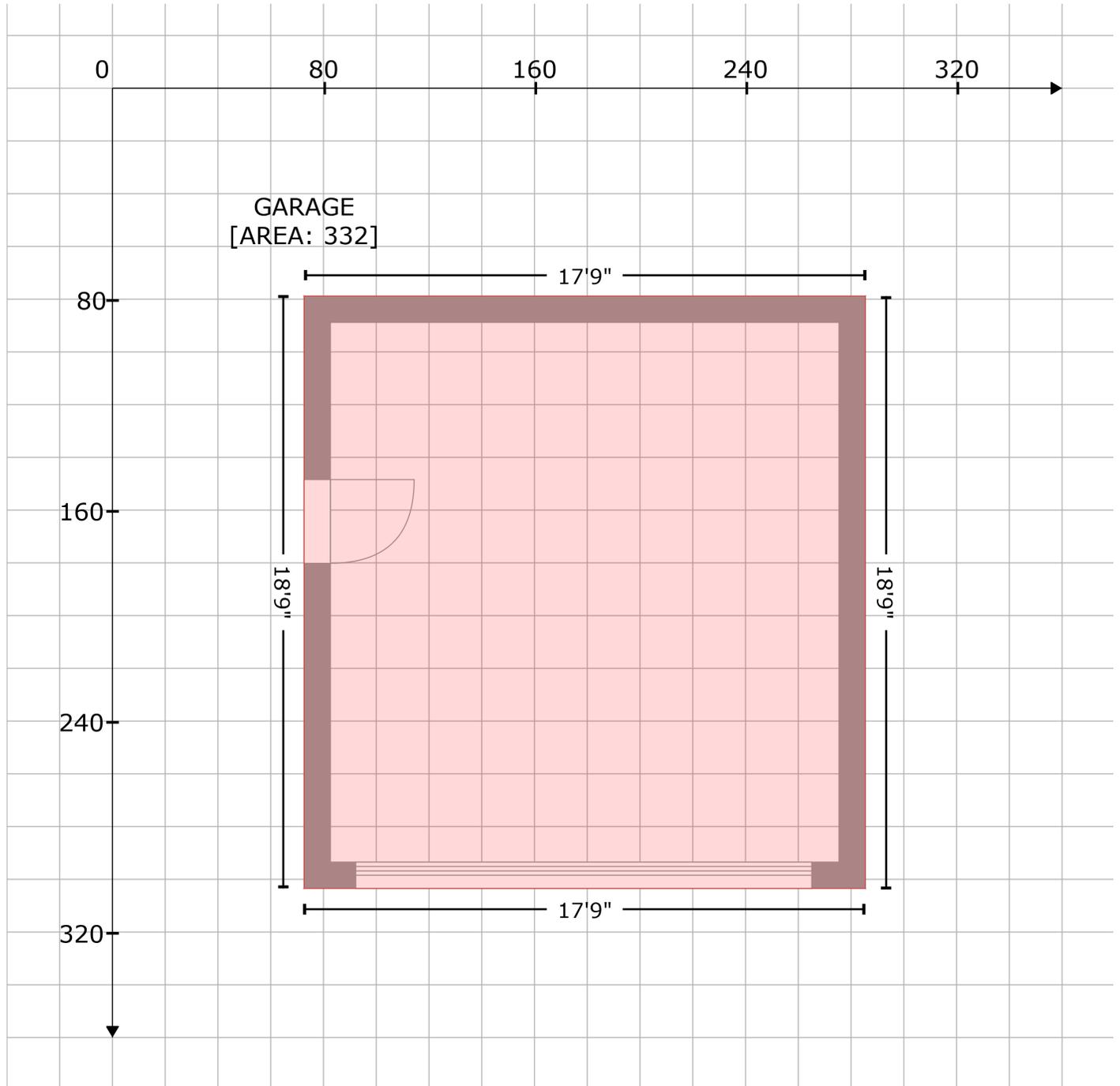
| | | |
|------------------------------------|---|------------------------------------|
| TOTAL ROOMS 7 | TOTAL BEDROOMS 3 | TOTAL BATHROOMS 2 |
| ABOVE GRADE BEDS 3 | BELOW GRADE BEDS 0 | ABOVE GRADE FULL BATHS 2 |
| BELOW GRADE FULL BATHS 0 | ABOVE GRADE HALF BATHS 0 | BELOW GRADE HALF BATHS 0 |
| BELOW GRADE REC ROOMS 0 | BELOW GRADE OTHER ROOMS 0 | BELOW GRADE FINISHED % 0 |
| GLA 1660 sqft | LOT SIZE 6131 sqft | BELOW GRADE AREA 0 sqft |
| YEAR BUILT 1936 | LOCATIONS normal residential neighborhood | VIEW residential |
| ADDITIONAL STRUCTURES 1 | STRUCTURE AMENITIES 1 | ACCESSORY UNIT false |
| STORIES 1 | COUNTY LOS ANGELES | GARAGE AREA 332 sqft |

Primary Dwelling



| Structure | Area | Calculations (Using Coordinate Polygon Area Algorithm) |
|------------------------|------------------------|---|
| FLOOR 1 (Living) | 1660.0 ft ² | $\frac{1}{2} \left(\begin{aligned} & -((803.3 + 803.3) \times (99.5 - 443) + (803.3 + 175.2) \times (443 - 443)) \\ & + ((175.2 + 175.2) \times (443 - 314.3) + (175.2 + 66.6) \times (314.3 - 314.3)) \\ & + ((66.6 + 66.6) \times (314.3 - 99.5) + (66.6 + 803.3) \times (99.5 - 99.5)) \end{aligned} \right)$ |
| FIREPLACE (Non-Living) | 12.0 ft ² | $\frac{1}{2} \left(\begin{aligned} & -((215.6 + 215.6) \times (75.7 - 99.5) + (215.6 + 144.6) \times (99.5 - 99.5)) \\ & + ((144.6 + 144.6) \times (99.5 - 75.7) + (144.6 + 215.6) \times (75.7 - 75.7)) \end{aligned} \right)$ |

Detached Garage



| Structure | Area | Calculations (Using Coordinate Polygon Area Algorithm) |
|-----------|------|--|
|-----------|------|--|

| | | | | |
|---------------------|-----------------------|--|---|---------|
| GARAGE (Non-Living) | 332.0 ft ² | $\frac{1}{2} \left[\begin{aligned} &-(285.4 + 285.4) \times (78.8 - 303.5) + (285.4 + 72.6) \times (303.5 - 303.5) \\ &+ (72.6 + 72.6) \times (303.5 - 78.8) + (72.6 + 285.4) \times (78.8 - 78.8) \end{aligned} \right]$ | X | 0.00694 |
|---------------------|-----------------------|--|---|---------|

Site

Site Information



Street Address



Driveway



Carport

What is the property type?

Single family dwelling

What best describes the property's setting?

Urban

Is the street address clearly visible?

Yes

Is the property accessible year-round?

Yes

What is the lot size in square feet?

6131

Is the property located within an HOA that has regular fees?

No

How many years has the current owner owned the property?

0

Electricity source(s):

Public

Water source(s):

Public

Sewer source(s):

Public

Gas source(s):

Public

Does the property adjoin to any external factors?

Residential

Is it on a cul-de-sac?

No

Are any of the following easily walkable?

None

Do any noteworthy odors or noises exist?

None

Briefly describe the property's location and immediate area.

normal residential neighborhood

Identify the street access for the property.

Street

Is the street public or private?

Public

What is the street material?

Asphalt

Site

Site Information

Oil source(s):

Public

Is the property located within a gated community?

No

Does the property have off-street parking?

Driveway, Carport

How many cars fit?

Number of spaces:

2

What is the parking surface?

Concrete

How many cars can you fit underneath?

Number of spaces:

1

Is it attached to the primary dwelling?

Yes

What is the parking surface?

Concrete

Is there an outdoor pool or spa?

No

Select any other outdoor plumbing and/or water system(s).

None

Do any other permanent features or amenities improve the property's marketability?

No

Has the property been altered or modified specifically to support or facilitate any non-residential, or income producing use?

None

Is there any portion of the site that is unusable or unsafe?

None

Select any other concerns with the site that would affect marketability.

None

Are there additional details that would be helpful to the reader of this report about the property or its immediate surroundings?

No

Primary Dwelling

Structure Information



Primary Dwelling

Structure Information



Left of Structure



Left of Structure



Right of Structure



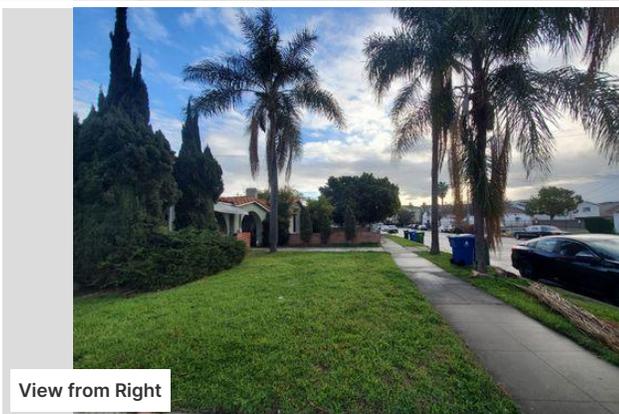
Right of Structure



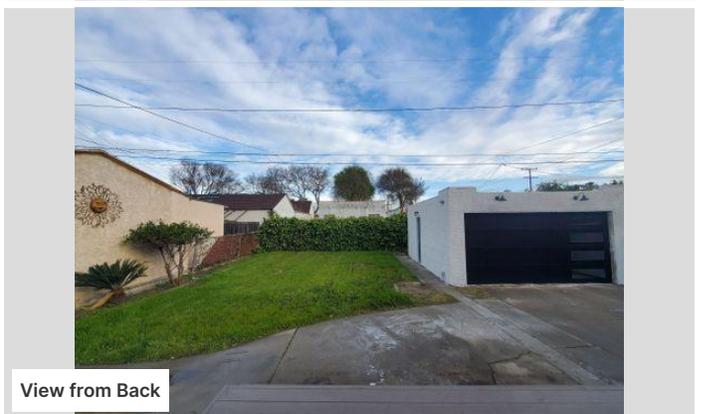
View from Left



View from Front



View from Right



View from Back

Primary Dwelling

Structure Information



View from Back



View from Back



Walls Exterior Update



Windows Exterior Update



Windows Exterior Update



Windows Exterior Update

older window



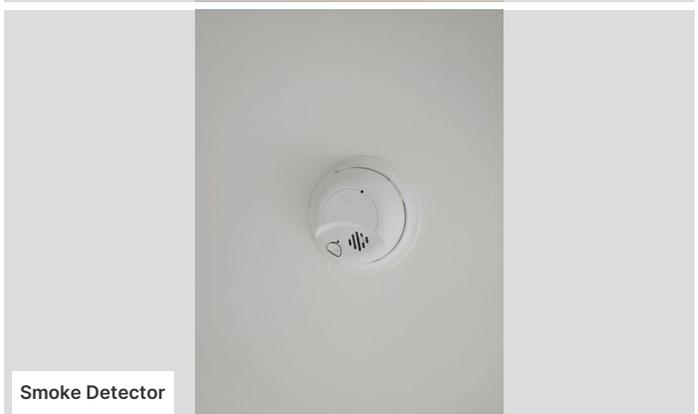
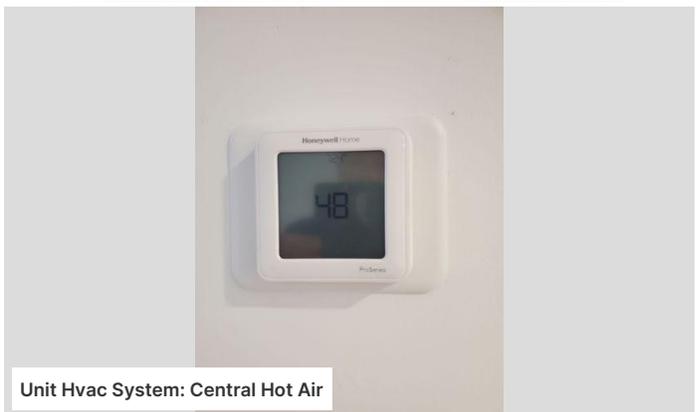
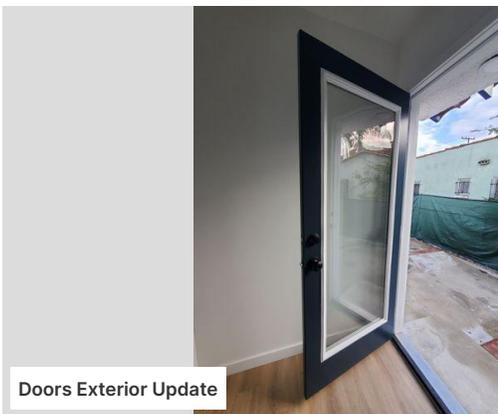
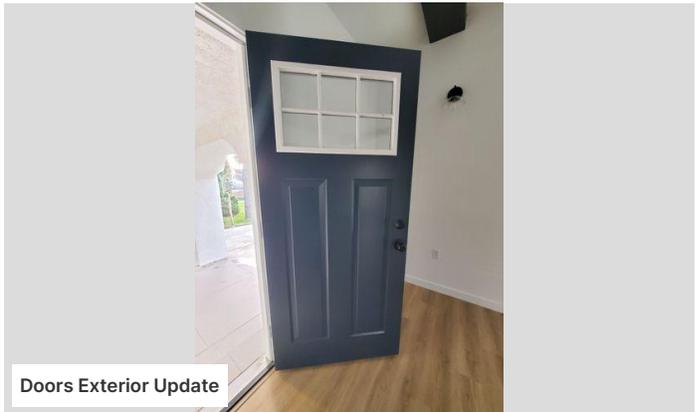
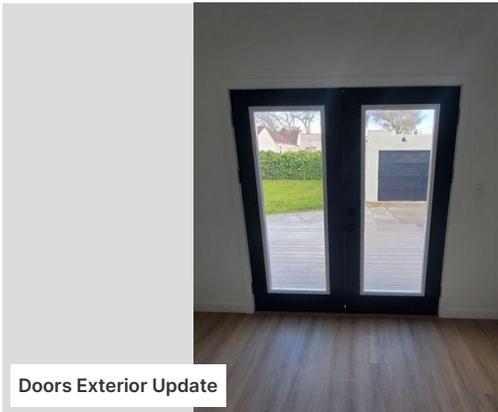
Covered Porch Exterior Feature



Deck Exterior Feature

Primary Dwelling

Structure Information



Primary Dwelling

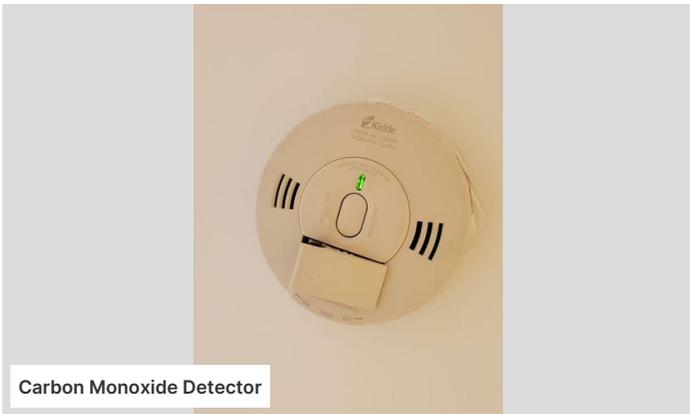
Structure Information



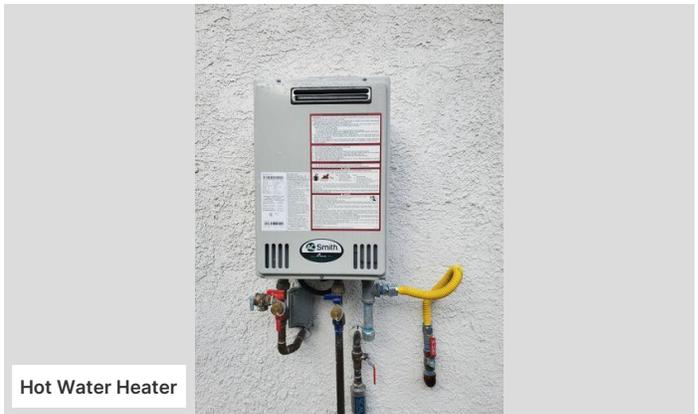
Smoke Detector



Smoke Detector



Carbon Monoxide Detector



Hot Water Heater

What is the year built?

1936

What is the building status of the structure?

Existing

Are any parts of the subject property under construction or incomplete?

Completed

What best describes the construction type?

Frame

Is this structure attached to a neighboring structure?

No

What are the roof materials?

Tile

Has the roof been updated?

No update

Approximately how old is the roof?

10 - 20 years

Does the roof have any condition issues?

None

Does the fascia and/or the eaves have condition issues?

None

Select any exterior features that have obvious condition issues.

None

Please identify the views from the property.

Residential

Provide a short description of the view(s).

residential

Is the structure occupied?

No

Was a lock box used to enter the property?

Yes

Is there an attic?

No

Primary Dwelling

Structure Information

Does the structure have gutters & downspouts?

No

What are the exterior wall materials?

Stucco

Have the exterior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Refinished

Provide a short description of the update(s).

remodeled

Do the exterior walls have any condition issues?

None

What types of windows are present?

Single-pane

Do the majority of windows have screens?

Yes

Do the majority of windows have storm sashes/windows?

No

Have the windows been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Partially updated - Replaced

Provide a short description of the update(s).

some windows are newer

Do the windows have any obvious condition issues?

None

Select the structure's foundation type(s).

Crawl space, Slab

What are the foundation wall materials?

Concrete

Seen from the exterior or interior, are there any issues with the foundation walls of the crawl space?

None

Does the slab foundation have any condition issues?

No

Has the foundation been updated?

No

Does the foundation have evidence of dampness, settlement, and/or infestation?

No

Select the structure's heating system(s).

Forced warm air

Has the forced warm air system been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

replaced and updated as necessarily

What is the heating fuel?

Natural gas

Does the heating system(s) have any obvious condition issues?

No

Select the structure's cooling system(s).

Central air conditioning

Has the central air system been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

brand new ac

Does the cooling system(s) have any obvious condition issues?

No

Are there any apparent defects or deficiencies to the electrical, plumbing systems, water or sewer that may cause them to function inadequately for their intended purpose?

No

Is the structure accessible and suitable for occupancy year-round?

Yes

Does the workmanship appear to be up to community standards?

Yes

Is the structure currently unlivable?

No

Is there any apparent fire or water damage that may compromise the livability, safety, soundness, or structural integrity of the property?

No

Are there any non-cosmetic deficiencies or needed repairs?

None

Indicate if any inspections should be performed.

None

Primary Dwelling

Structure Information

How many levels are below grade?

Below grade level(s):

0

Is there a balcony?

No

Is there a porch?

Yes

What type(s) of porches are present?

Covered - Open

Is it a wrap around porch?

No

Does the porch have any condition issues?

No

Is there a deck?

Yes

Select all that apply.

Wood

Does the deck have any condition issues?

No

Is there a patio?

No

Do any additional exterior features exist?

None

Have the exterior doors been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

Il doors seem new

Is the property located in one of the following states?

California

Is there a smoke detector?

Yes

Is there a carbon monoxide detector?

Yes

Primary Dwelling - 1st Floor

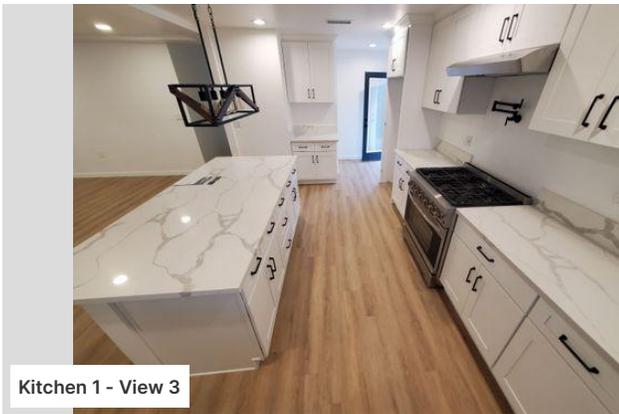
Kitchen 1



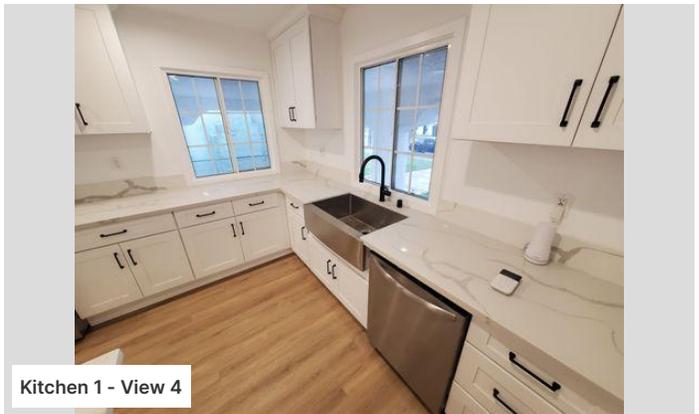
Kitchen 1 - View 1



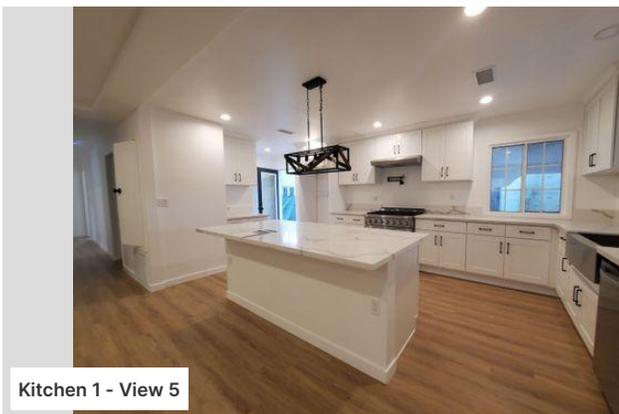
Kitchen 1 - View 2



Kitchen 1 - View 3



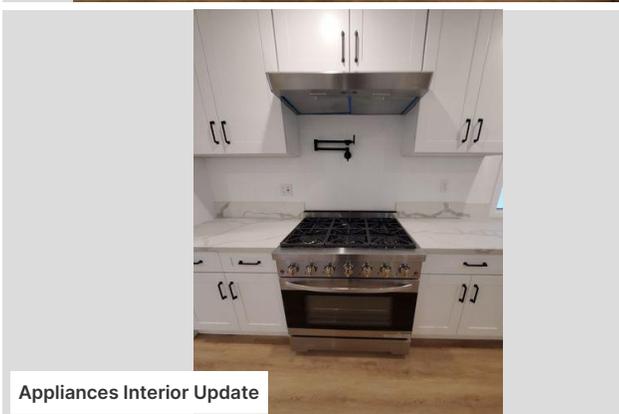
Kitchen 1 - View 4



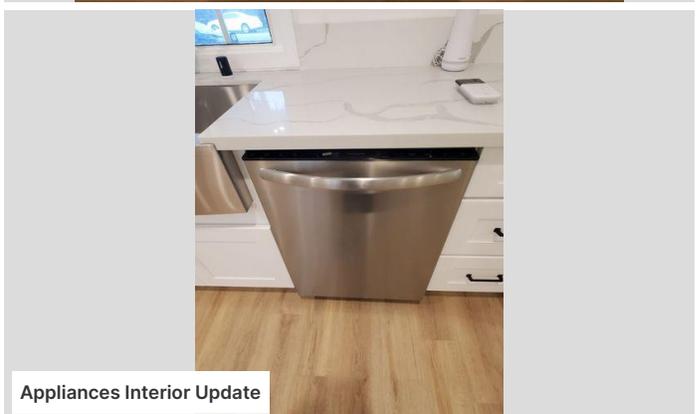
Kitchen 1 - View 5



Kitchen 1 - View 6



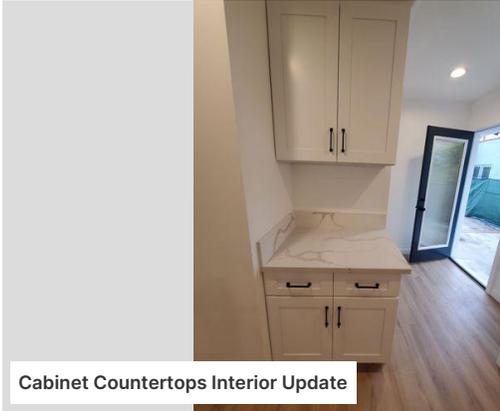
Appliances Interior Update



Appliances Interior Update

Primary Dwelling - 1st Floor

Kitchen 1



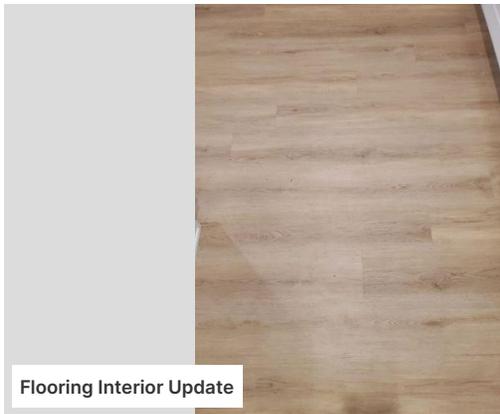
Cabinet Countertops Interior Update



Cabinet Countertops Interior Update



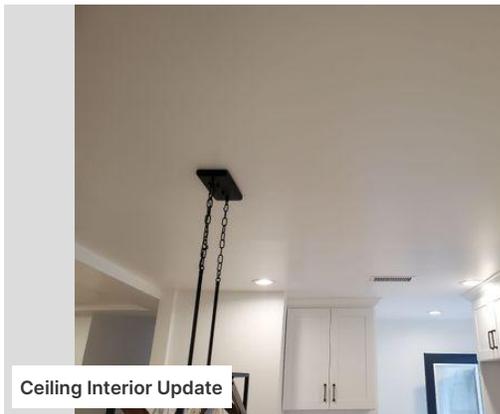
Other Interior Update



Flooring Interior Update



Walls Interior Update



Ceiling Interior Update

Is this room part of an addition, expansion, or conversion?

No

Have the cabinets or countertops been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the cabinets or countertops have any condition issues?

No

Primary Dwelling - 1st Floor

Kitchen 1

What appliances are present?

Dishwasher, Range hood/fan, Range-oven

Does the stove have a pot filler?

No

Have the appliances been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

new

Do the appliances have any obvious condition issues?

No

What kind of sinks are in this room?

Single

Do any other plumbing fixtures exist in the room?

No

Does the room have laundry hookups?

No

What best describes the quality of the cabinets?

Updated

What are the countertop materials?

Stone or equivalent

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

None

What are the floor materials?

Other composite product

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

Primary Dwelling - 1st Floor

Kitchen 1

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

None

Is the ceiling lower than 7 feet anywhere in this room?

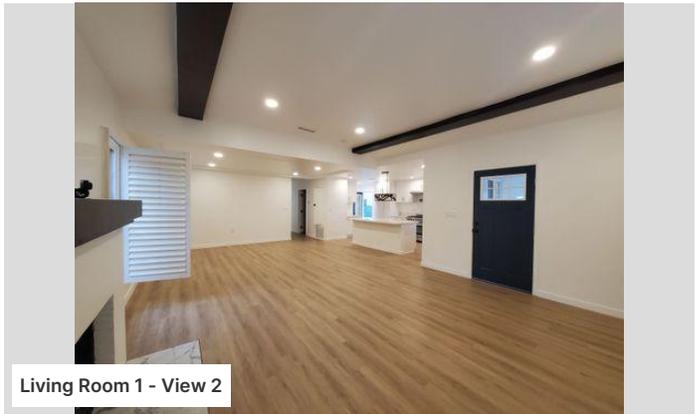
No

Primary Dwelling - 1st Floor

Living Room 1



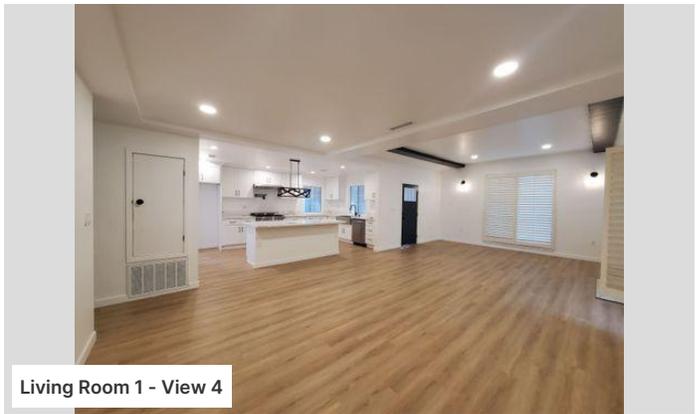
Living Room 1 - View 1



Living Room 1 - View 2



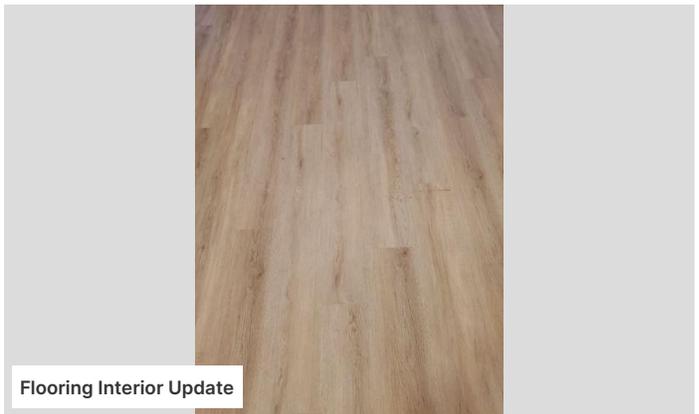
Living Room 1 - View 3



Living Room 1 - View 4



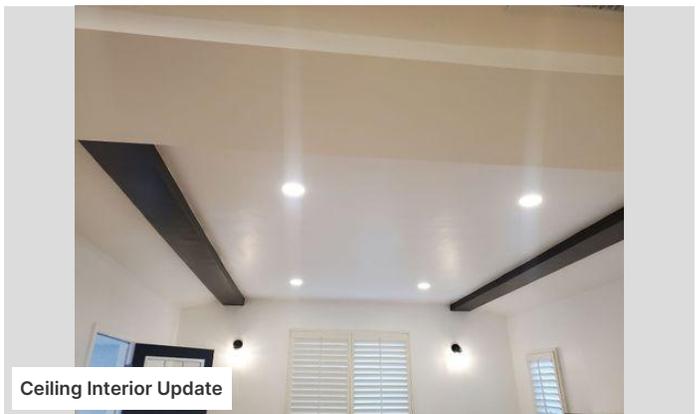
Other Interior Update



Flooring Interior Update



Walls Interior Update



Ceiling Interior Update

Primary Dwelling - 1st Floor

Living Room 1

Is this room part of an addition, expansion, or conversion?

No

Does this room have appliance hookups?

No

Do any plumbing fixtures exist in the room?

No

Does the room have laundry hookups?

No

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

Fireplace

What are the floor materials?

Other composite product

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

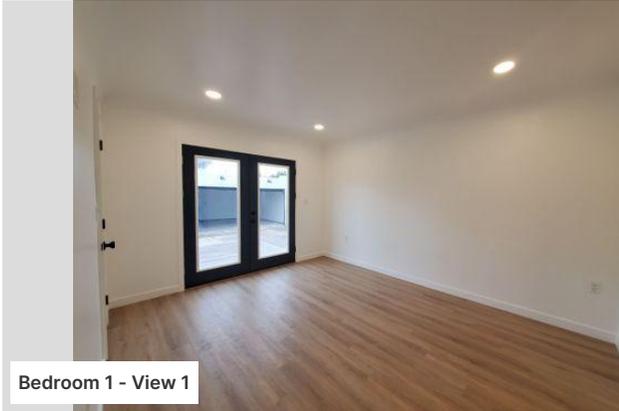
None

Is the ceiling lower than 7 feet anywhere in this room?

No

Primary Dwelling - 1st Floor

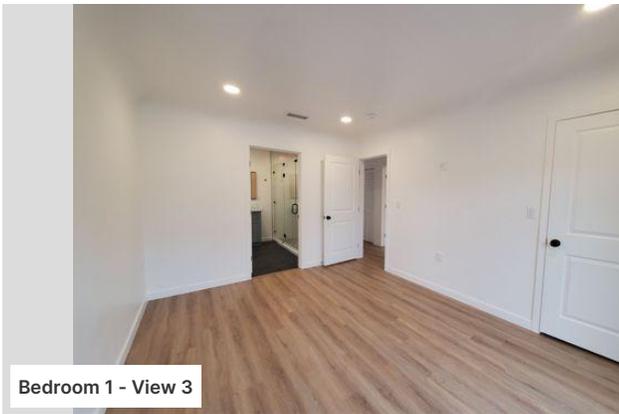
Bedroom 1



Bedroom 1 - View 1



Bedroom 1 - View 2



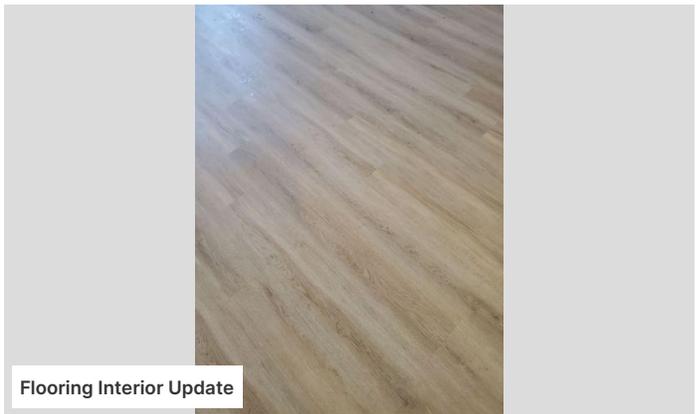
Bedroom 1 - View 3



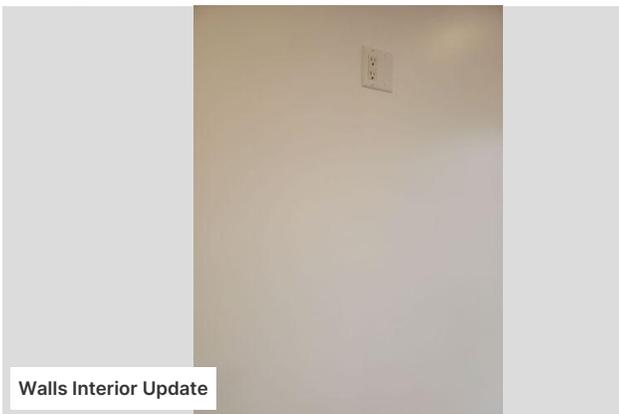
Bedroom 1 - View 4



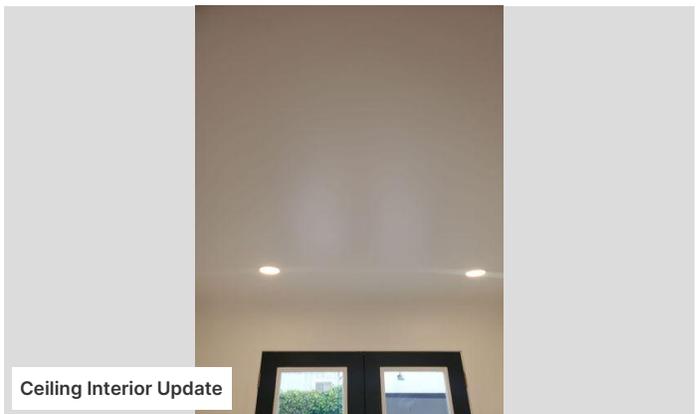
Other Interior Update



Flooring Interior Update



Walls Interior Update



Ceiling Interior Update

Primary Dwelling - 1st Floor

Bedroom 1

Is this room part of an addition, expansion, or conversion?

No

Do the windows have security bars over them?

No

Does this room have appliance hookups?

No

Do any plumbing fixtures exist in the room?

No

Does the room have laundry hookups?

No

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

None

What are the floor materials?

Other composite product

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

Primary Dwelling - 1st Floor

Bedroom 1

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

None

Is the ceiling lower than 7 feet anywhere in this room?

No

Primary Dwelling - 1st Floor

Bedroom 2



Bedroom 2 - View 1



Bedroom 2 - View 2



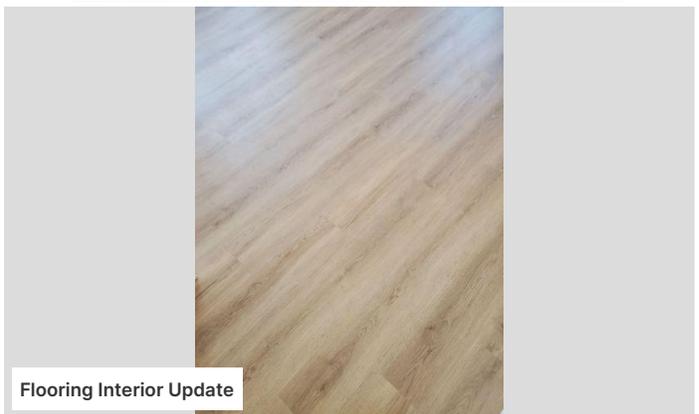
Bedroom 2 - View 3



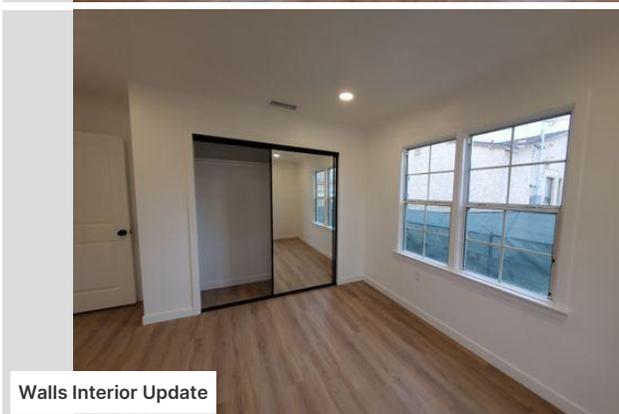
Bedroom 2 - View 4



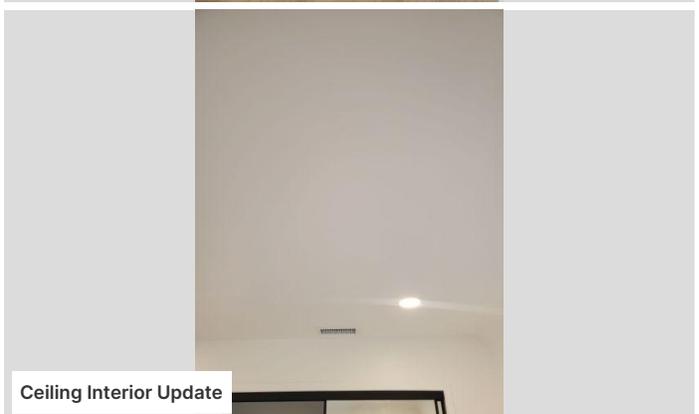
Other Interior Update



Flooring Interior Update



Walls Interior Update



Ceiling Interior Update

Primary Dwelling - 1st Floor

Bedroom 2

Is this room part of an addition, expansion, or conversion?

No

Do the windows have security bars over them?

No

Does this room have appliance hookups?

No

Do any plumbing fixtures exist in the room?

No

Does the room have laundry hookups?

No

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

None

What are the floor materials?

Other composite product

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

Primary Dwelling - 1st Floor

Bedroom 2

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

None

Is the ceiling lower than 7 feet anywhere in this room?

No

Primary Dwelling - 1st Floor

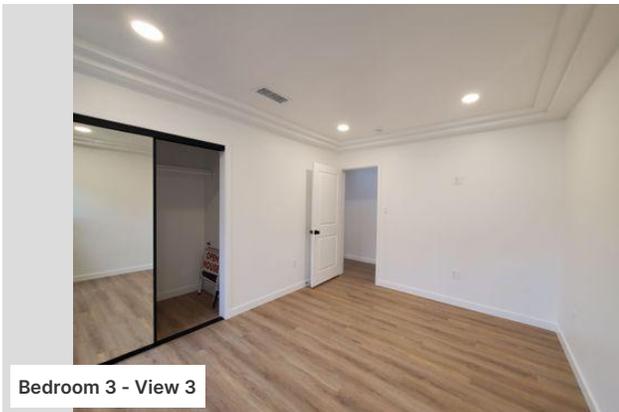
Bedroom 3



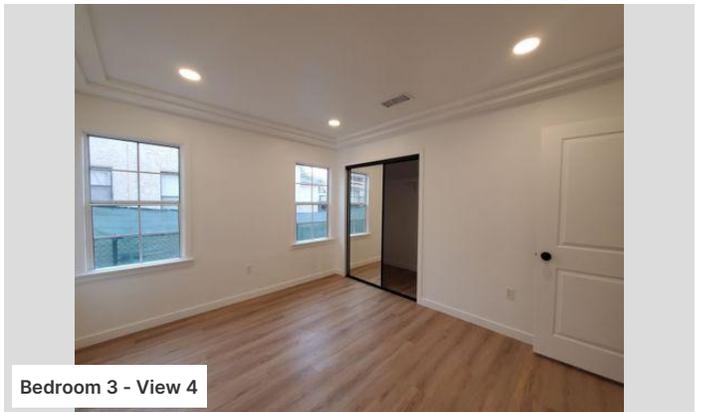
Bedroom 3 - View 1



Bedroom 3 - View 2



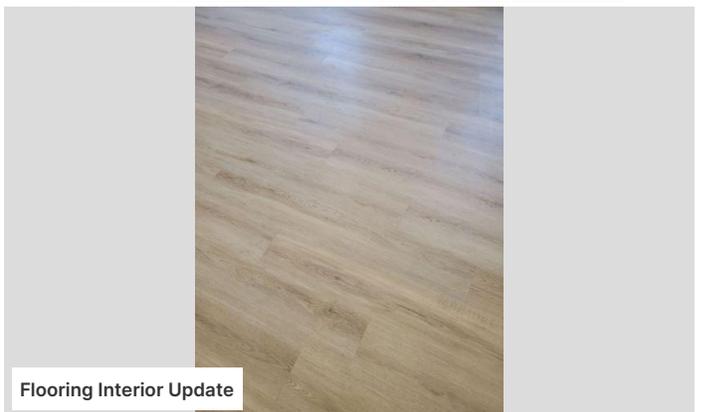
Bedroom 3 - View 3



Bedroom 3 - View 4



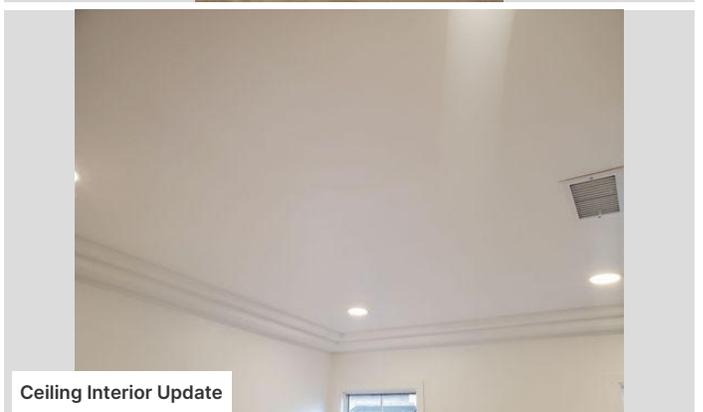
Other Interior Update



Flooring Interior Update



Walls Interior Update



Ceiling Interior Update

Primary Dwelling - 1st Floor

Bedroom 3

Is this room part of an addition, expansion, or conversion?

No

Do the windows have security bars over them?

No

Does this room have appliance hookups?

No

Do any plumbing fixtures exist in the room?

No

Does the room have laundry hookups?

No

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

None

What are the floor materials?

Other composite product

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

Primary Dwelling - 1st Floor

Bedroom 3

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

None

Is the ceiling lower than 7 feet anywhere in this room?

No

Primary Dwelling - 1st Floor

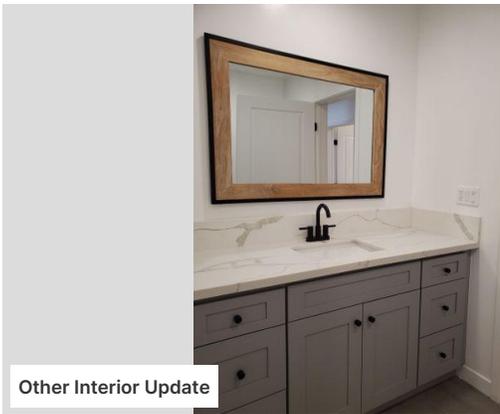
Bathroom 1



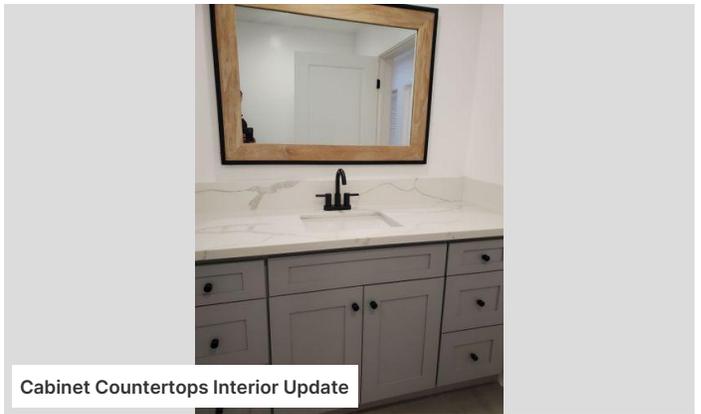
Bathroom 1 - View 1



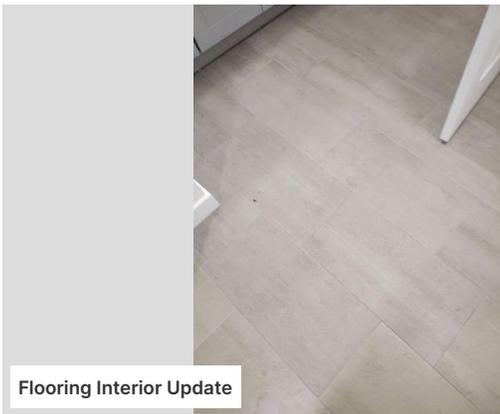
Bathroom 1 - View 2



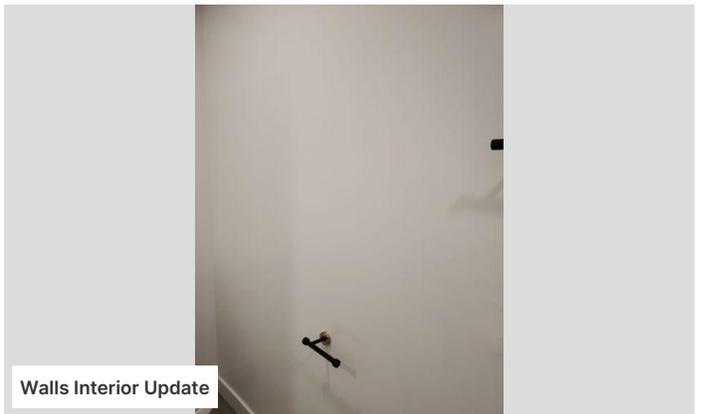
Other Interior Update



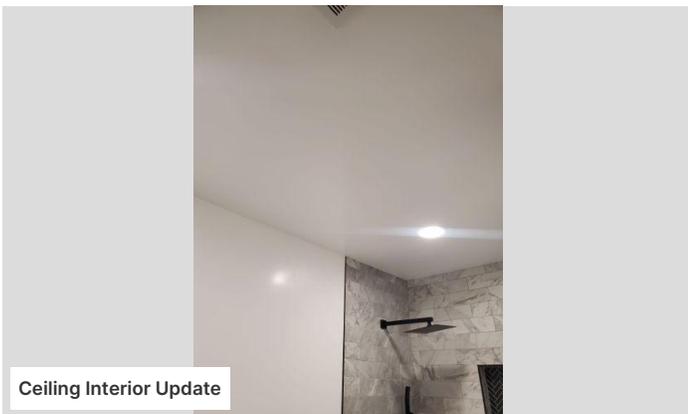
Cabinet Countertops Interior Update



Flooring Interior Update



Walls Interior Update



Ceiling Interior Update

Primary Dwelling - 1st Floor

Bathroom 1

Is this room part of an addition, expansion, or conversion?

No

Does this room have a shower and/or a bathtub?

Yes

Select all that apply.

Tub with shower

What are the shower/bath area materials?

Tile

Select any obvious condition issues with the shower/bath area that would allow water intrusion and impact structural integrity.

None

What kind of sinks are in this room?

Single

Is the toilet present?

Yes

Are there any partially-installed plumbing fixtures?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

Cabinets with countertops

What best describes the quality of the cabinets?

Updated

What are the countertop materials?

Stone or equivalent

Have the cabinets or countertops been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the cabinets or countertops have any condition issues?

No

What are the floor materials?

Tile

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

Primary Dwelling - 1st Floor

Bathroom 1

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

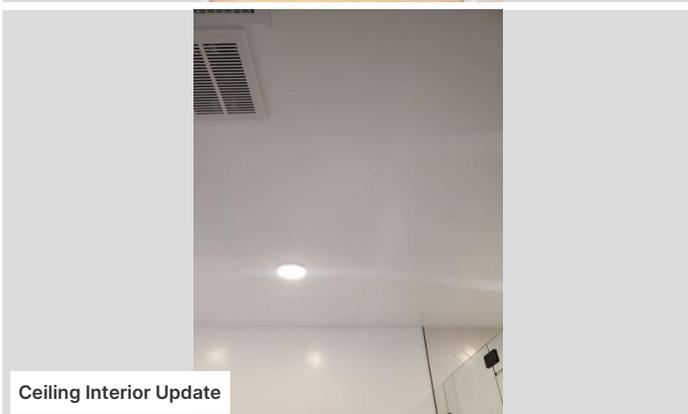
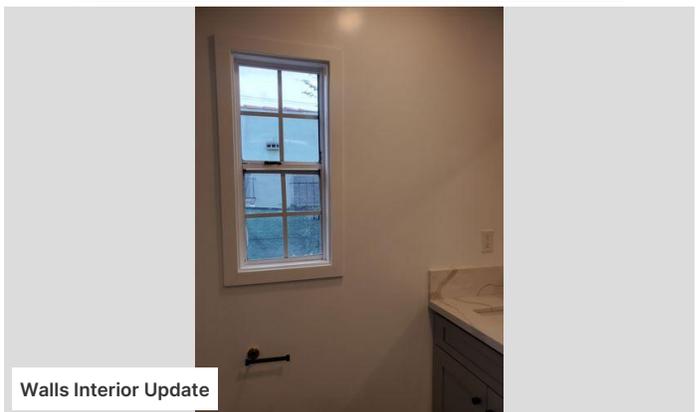
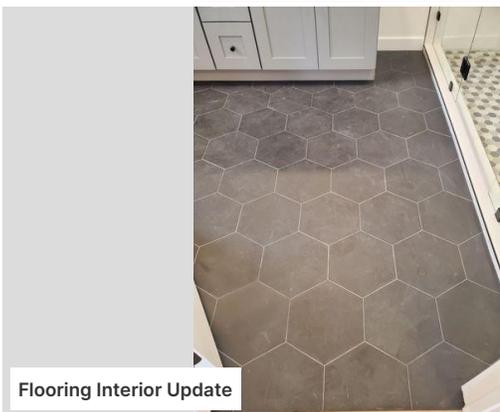
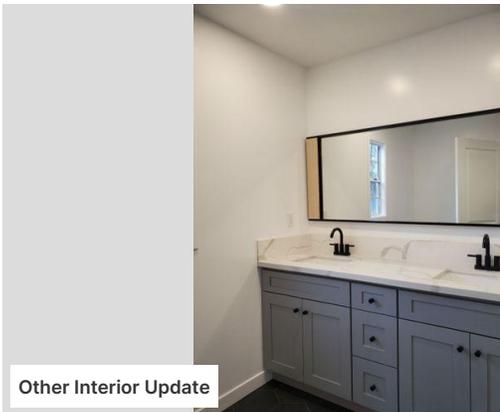
None

Is the ceiling lower than 7 feet anywhere in this room?

No

Primary Dwelling - 1st Floor

Bathroom 2



Primary Dwelling - 1st Floor

Bathroom 2

Is this room part of an addition, expansion, or conversion?

No

Does this room have a shower and/or a bathtub?

Yes

Select all that apply.

Walk-in shower

What are the shower/bath area materials?

Tile

Select any obvious condition issues with the shower/bath area that would allow water intrusion and impact structural integrity.

None

What kind of sinks are in this room?

Double

Is the toilet present?

Yes

Are there any partially-installed plumbing fixtures?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

Cabinets with countertops

What best describes the quality of the cabinets?

Standard/typical

What are the countertop materials?

Stone or equivalent

Have the cabinets or countertops been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the cabinets or countertops have any condition issues?

No

What are the floor materials?

Tile

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

Primary Dwelling - 1st Floor

Bathroom 2

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

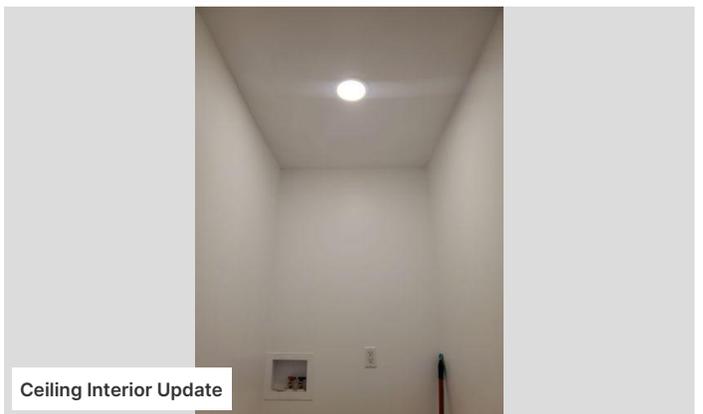
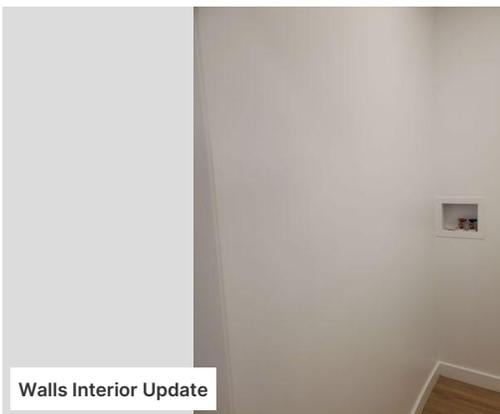
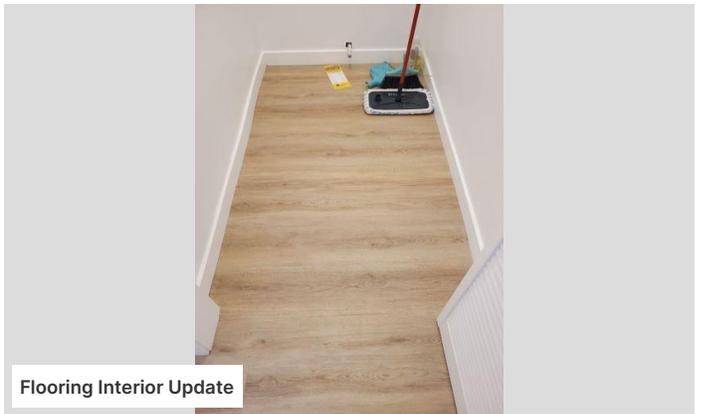
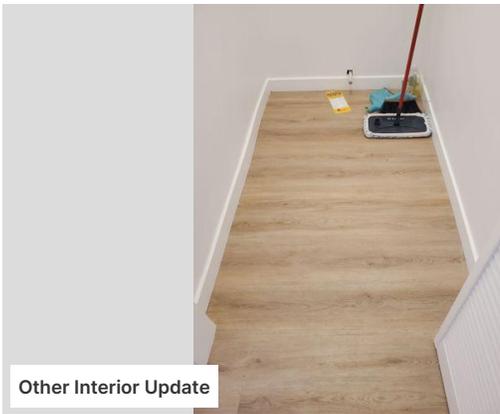
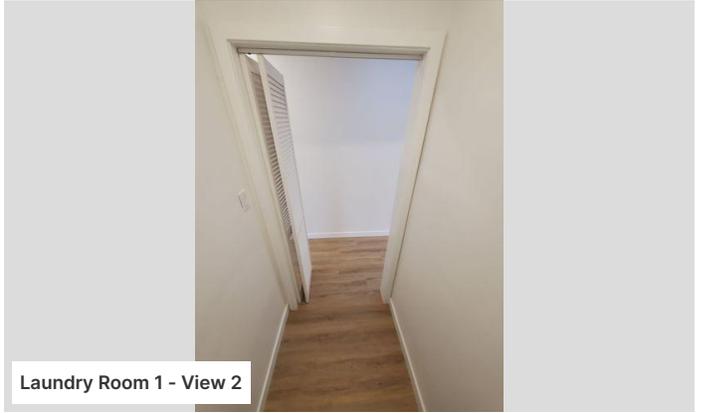
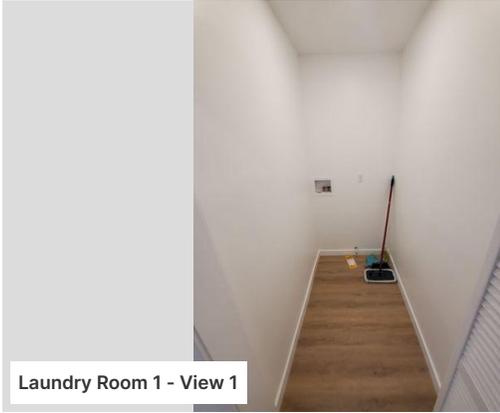
None

Is the ceiling lower than 7 feet anywhere in this room?

No

Primary Dwelling - 1st Floor

Laundry Room 1



Primary Dwelling - 1st Floor

Laundry Room 1

Is this room part of an addition, expansion, or conversion?

No

Does this room have appliance hookups?

No

Do any plumbing fixtures exist in the room?

No

Does the room have laundry hookups?

Yes

Is a washer/dryer connected?

No

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

None

What are the floor materials?

Other composite product

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

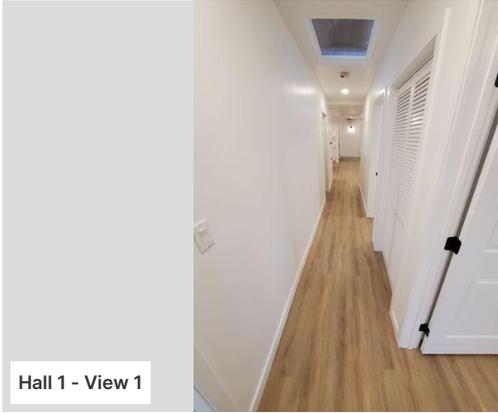
None

Is the ceiling lower than 7 feet anywhere in this room?

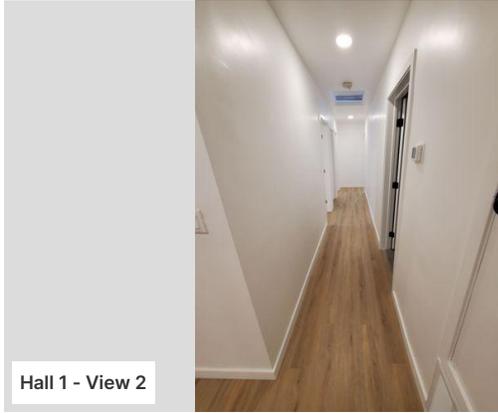
No

Primary Dwelling - 1st Floor

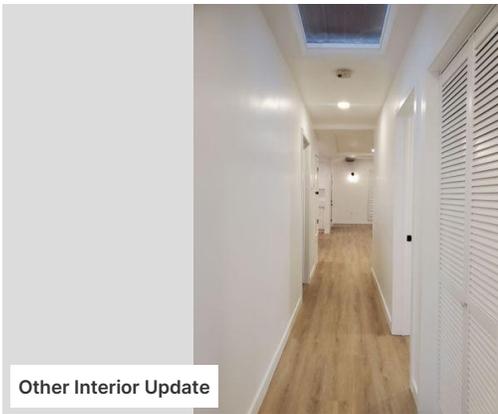
Hall 1



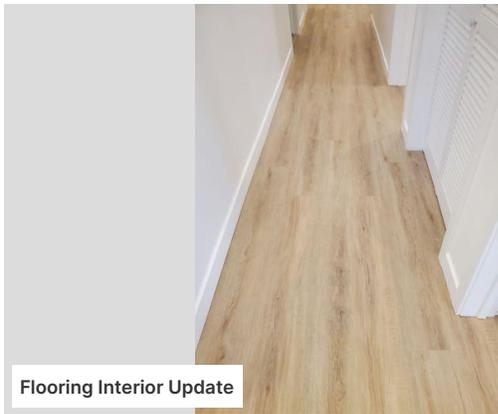
Hall 1 - View 1



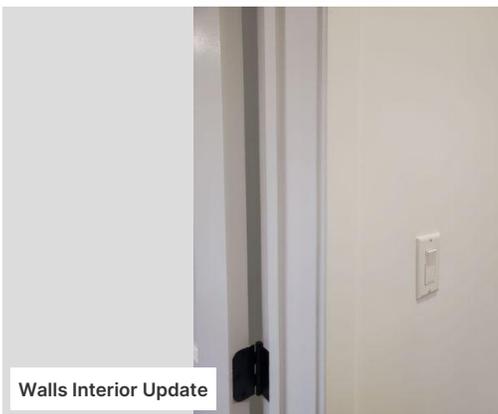
Hall 1 - View 2



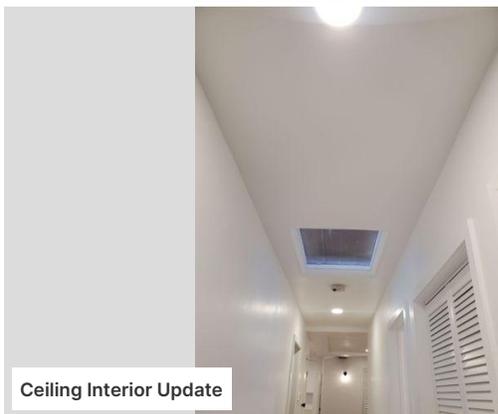
Other Interior Update



Flooring Interior Update



Walls Interior Update



Ceiling Interior Update

Primary Dwelling - 1st Floor

Hall 1

Is this room part of an addition, expansion, or conversion?

No

Does this room have appliance hookups?

No

Do any plumbing fixtures exist in the room?

No

Does the room have laundry hookups?

No

Select any components that have been updated or show condition issues.

Other

Select all that apply.

Updated

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Select any additional features in this room/area.

None

What are the floor materials?

Other composite product

Has the flooring been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the flooring have any condition issues?

None

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

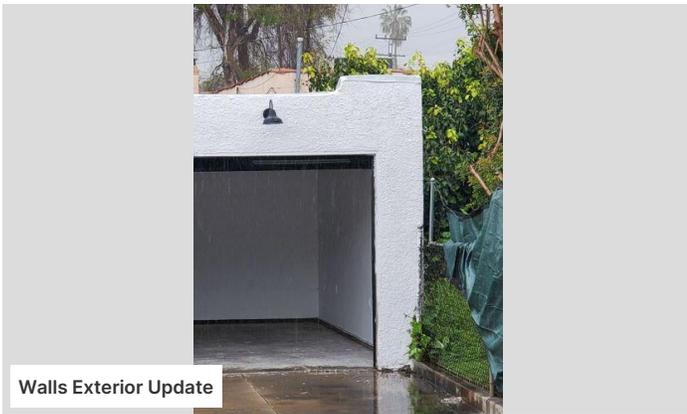
None

Is the ceiling lower than 7 feet anywhere in this room?

No

Detached Garage

Structure Information



Detached Garage

Structure Information

What is the year built?

1936

What is the building status of the structure?

Existing

What best describes the construction type?

Frame

What are the roof materials?

Composition shingles

Has the roof been updated?

No update

Approximately how old is the roof?

10 - 20 years

Does the roof have any condition issues?

None

Does the fascia and/or the eaves have condition issues?

None

Does the structure have gutters & downspouts?

No

What are the exterior wall materials?

Stucco

Have the exterior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the exterior walls have any condition issues?

None

Does the structure have windows?

No

How many levels are below grade?

Below grade level(s):

0

Select the structure's foundation type(s).

Slab

Does the slab foundation have any condition issues?

No

Has the foundation been updated?

No

Does the foundation have evidence of dampness, settlement, and /or infestation?

No

Does the structure have any other exterior features?

None

Select any exterior features that have been updated recently.

None

Select any exterior features that have obvious condition issues.

None

Is there an attic?

No

Select the structure's heating system(s).

None

Select the structure's cooling system(s).

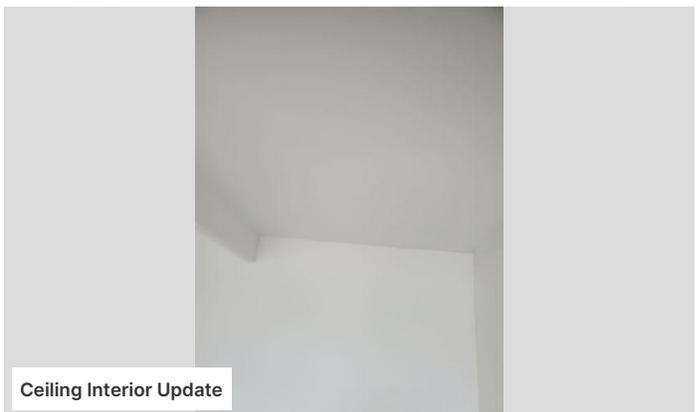
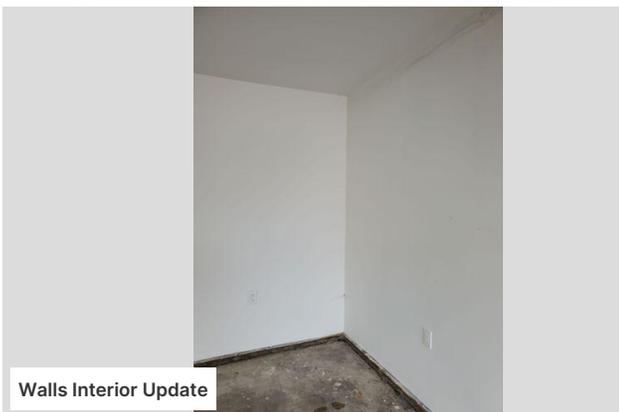
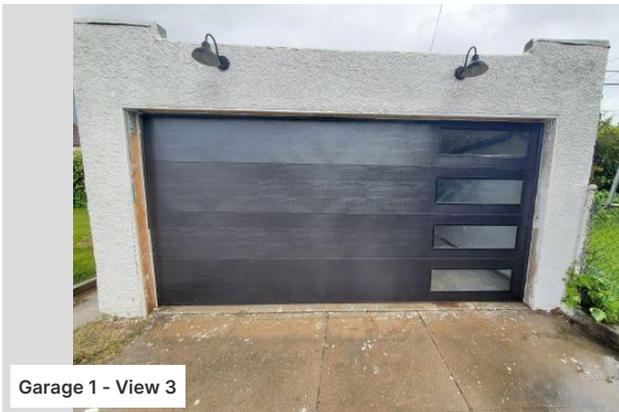
None

Select any mechanical components/systems that show obvious condition issues.

None

Detached Garage - 1st Floor

Garage 1



Detached Garage - 1st Floor

Garage 1

How many parking spaces are in this garage?

Number of spaces:

2

Is there living space above the garage?

No

Is this garage large enough to fit an RV?

No

Has this garage been converted to living space?

No

Have any of the garage components been updated?

Yes

Select all that apply.

Door(s)

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

replaced

Do any of these components of the garage have condition issues?

None

Does the room have laundry hookups?

No

Select any additional features in this room/area.

None

What is the parking surface/flooring material?

Concrete - Unfinished

Has the flooring been updated?

No update

Does the flooring have any condition issues?

None

What is the wall material?

Drywall

Have the interior walls been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Do the walls have any obvious condition issues?

None

What are the ceiling materials?

Drywall

Are there any trim, wall, or ceiling finishes in this room?

No

Has the ceiling been updated?

Yes

How long ago?

Less than one year

What best describes the level of updating?

Fully updated - Replaced

Provide a short description of the update(s).

remodeled

Does the ceiling have any condition issues?

None

Is the ceiling lower than 7 feet anywhere in this room?

No

STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The data collector's certification that appears in this report is subject to the following conditions:

1. The data collector will not be responsible for matters of a legal nature that affect either the subject property or the title to it.
2. The data collector will not give testimony or appear in court because of this assignment unless specific arrangements to do so have been made beforehand.
3. The data collector has noted in the report any observed adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, pest infestation, structural problems, mechanical problems, or habitability issues) and makes no guarantees or warranties, expressed or implied, regarding any unobserved conditions. Because the data collector is not an expert in the field of environmental hazards, pests, structural integrity or mechanical systems, this report must not be considered as an environmental assessment, pest inspection, or engineering report.
4. The data collector obtained the information and estimates that were expressed in this report from sources that he or she considers to be reliable and believes them to be true and correct. The data collector does not assume responsibility for the accuracy of such items furnished by other parties.
5. The data collector will not disclose the contents of this report to any individual or party other than the client or intended user, except as required by law or as directed by the client.

DATA COLLECTOR'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. In the development of this report I have obtained adequate information to support my unbiased professional conclusions.
3. Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.
4. When the data collection was completed onsite as designated under data collection type - I have performed a complete visual data collection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, I identified and reported physical deficiencies that could affect the livability, soundness or structural integrity of the property. When the data collection was completed virtually as designated under data collection type - In completion of this assignment I have utilized video technology sufficient to perform a complete and adequate visual data collection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, identified and reported the physical deficiencies that could affect the livability, soundness or structural integrity of the property.
5. My compensation is not contingent on an action or event resulting from the conclusions or use of this report.
6. The information used as the basis of the conclusions within this report is adequate and deemed reliable by the data collector.
7. I have adequate knowledge, training and competency to complete this assignment.
8. I have not withheld any information relevant to this assignment.
9. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my conclusions within this report, on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
10. My employment and/or compensation for performing this assignment or any future or anticipated assignments was not conditioned on any agreement or understanding, written or otherwise, that I would report a predetermined specific outcome that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
11. The lender/client may disclose or distribute this report to: the borrower; an appraiser to utilize in the completion of an appraisal assignment; another lender at the request of the borrower; the mortgagee or its successors and assigned; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the data collector's or supervisor appraiser (if applicable) consent. Such consent must be obtained before this report may be disclosed or distributed to any other party (including but not limited to, the public through advertising, public relations, news, sales, or other media).

12. If this report was transmitted as an “electronic record” containing my “electronic signature,” as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, the report shall be as effective, enforceable and valid as if a paper version of this report were delivered containing my original hand-written signature.

Freddie Mac Details

| | | |
|-----------------------------|--|----------------|
| PDR TYPE ACEPDR | DATA SET VERSION Freddie Mac 2.0, Fannie Mae 5.0 | LPA KEY |
| SELLER ID 0000000 | | |

Assignment Details

| | | |
|--------------------------------------|--|--|
| BORROWER NAME Joe Borrower | LENDER/CLIENT NAME Lender Name | LENDER/CLIENT ADDRESS 123 Main St, Anytown, CA 00000 |
| LOAN # 0000000000 | PURPOSE TYPE PURCHASE | FILE ID 00000000 |

Collector Details

| | | | |
|--|--|---|---|
| ELECTRONIC SIGNATURE \Joe Collector\ | COLLECTOR NAME Joe Collector | PHONE 555-555-5555 | EMAIL joe@gmail.com |
| COLLECTOR TYPE REAL ESTATE AGENT | LICENSE NUMBER 12345678 | LICENSE EXPIRATION 2027-02-27 | LICENSE TYPE LICENSE |
| LICENSE STATE CA | INSPECTION DATE 2023-02-23 | COLLECTION TYPE ON SITE | COLLECTOR COMPANY Coldwell Banker |

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