

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	2,136 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
4	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Split/Bi-Level	1958
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
1.54 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Forced Air	None
<b>COUNTY</b>	<b>APN</b>
Larimer	97093-07-004

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

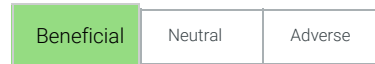
### QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

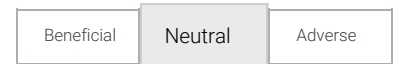
### VIEW

▲ Mountain



### LOCATION

▲ Residential



### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

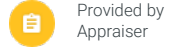
The subject's site, condition, physical, and locational attributes appear typical for the area based on exterior view and report which was provided by client. Appraiser did not physically inspect the subject. An extraordinary assumption is made that the Property Condition Report provided to the appraiser is true and accu ... **(continued in Appraiser Commentary Summary)**

# Sales Comparison

Provided by  
Appraiser

		MOST COMPARABLE			
		1 106 N Overland Trl Fort Collins, CO 80521	1 3013 W Vine Dr Fort Collins, CO 80521	2 107 S Sunset St Fort Collins, CO 80521	3 107 N Hollywood St Fort Collins, CO 80521
COMPARABLE TYPE	--	Sale	Sale	Sale	Sale
MILES TO SUBJECT	--	0.55 miles	0.35 miles	0.15 miles	
DATA/ VERIFICATION SOURCE	Public Records; Tax Records	MLS; Public Records	MLS; Public Records	Public Records	
LIST PRICE	--	--	--	--	
LIST DATE	--	04/26/2019	05/17/2019	05/15/2019	
SALE PRICE/PPSF	--	\$426,000 \$173/Sq. Ft.	\$691,500 \$331/Sq. Ft.	\$536,000 \$270/Sq. Ft.	
CONTRACT/ PENDING DATE	--	05/01/2019	05/19/2019	05/17/2019	
SALE DATE	--	05/31/2019	06/03/2019	06/07/2019	
DAYS ON MARKET	--	35	22	17	
LOCATION	N; Res	N; Res	N; Res	N; Res	
LOT SIZE	1.54 Acre(s)	0.90 Acre(s)	0.92 Acre(s)	0.97 Acre(s)	
VIEW	B; Mtn	B; Mtn	B; Mtn	B; Res	
DESIGN (STYLE)	Split/Bi-Level	Contemp	Contemp	Contemp	
QUALITY OF CONSTRUCTION	Q4	Q4	Q3	Q4	-\$25,000
ACTUAL AGE	61	63	92	48	
CONDITION	C4	C4	C2	C3	-\$50,000
SALE TYPE		Arms length	Arms length	Arms length	
ROOMS/BEDS/BATHS	6/4/2	8/3/2	9/4/3	3/2/2	
GROSS LIVING AREA	2,136 Sq. Ft.	2,458 Sq. Ft.	2,086 Sq. Ft.	1,985 Sq. Ft.	\$6,000
BASEMENT	Partial; None	None	None	None	\$5,000
HEATING	Forced Air	Forced Air	Forced Air	Baseboard	
COOLING	None	None	Central	None	-\$5,000
GARAGE	2 GA	0 None	3 GD	0 None	-\$5,000
OTHER	--	--	--	--	
OTHER	--	--	--	--	
NET ADJUSTMENTS		1.41% \$6,000	-11.14% -\$77,000	-0.75% -\$4,000	
GROSS ADJUSTMENTS		5.63% \$24,000	13.45% \$93,000	8.58% \$46,000	
ADJUSTED PRICE		\$432,000	\$614,500	\$532,000	

## Value Conclusion + Reconciliation



**\$450,000**  
AS-IS VALUE

**30-60 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Client provided Clear Val comparables used were utilized, comparables chosen were chosen due to their similarities in locational proximity, large lot sizes, similar square footage, and recent date of sales.

#### EXPLANATION OF ADJUSTMENTS

Using match paired sales analysis, adjustments for square footage, above and below grade, were made, as well as adjustments for bath count. Bedroom count is not adjusted for as it is considered to be offset by the square footage difference. Square footage is adjusted at approximately \$30 per sq ft above grade, \$10per basement square foot and \$15,000 for finished vs unfin basement. Research parameters for substitute properties included sales and/or listings with transaction dates within the past 12 months, located within the subject's neighborhood and competing areas.

#### ADDITIONAL COMMENTS (OPTIONAL)

One-story and two-story homes or compatible in design were preferred. Data sources relied upon for research included (IRESIS MLS, CoreLogic and County Assessor) and other market participants (agent, buyers,sellers,builders,etc...)

### Reconciliation Summary

Comparable 1 is weighted the most due to overall low percentage of adjustments and similarity to the subject.

## Appraiser Commentary Summary

 Provided by Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

The subject's site, condition, physical, and locational attributes appear typical for the area based on exterior view and report which was provided by client. Appraiser did not physically inspect the subject. An extraordinary assumption is made that the Property Condition Report provided to the appraiser is true and accurate based on the findings of the agent providing the report.

### Neighborhood and Market

From Page 6

The local market in the subject's immediate area have been increasing throughout the last three years. Inventory of competitive listings remains low. Seasonally, there is less activity during the winter months and the market has historically become more active starting in approximately March and at approximately August. Sellers paying discount points and/or concessions for buyer loans is typical. Estimated points paid by the seller typically range between 0-3%. 30-60 days on market

### Analysis of Prior Sales & Listings

From Page 5

Subject property is not currently listed.

### Highest and Best Use Additional Comments

Subject property is a residential dwelling which conforms to the area.

## Subject Details

Provided by  
Appraiser

### Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
--	-------	------	-------	-------------

No

#### LISTING STATUS

Not Listed in Past Year

#### DATA SOURCE(S)

Public Records, Tax Records

#### EFFECTIVE DATE

08/03/2019

#### SALES AND LISTING HISTORY ANALYSIS

Subject property is not currently listed.

### Order Information

<b>BORROWER</b>	<b>LOAN NUMBER</b>
Catamount Properties 2018 LLC	38205
<b>PROPERTY ID</b>	<b>ORDER ID</b>
26983952	6269944
<b>ORDER TRACKING ID</b>	<b>TRACKING ID 1</b>
CITL_CLEARVAL_07.31.19	CITL_CLEARVAL_07.31.19

### Legal

<b>OWNER</b>	<b>ZONING DESC.</b>
CATAMOUNT PROPERTIES 2018 LLC	Residential
<b>ZONING CLASS</b>	<b>ZONING COMPLIANCE</b>
R1	Legal
<b>LEGAL DESC.</b>	
LOTS 4, 13 & 20, TOG WITH VAC HARTMAN ST ADJ SD LOTS, FRUTCHEY	

### Highest and Best Use

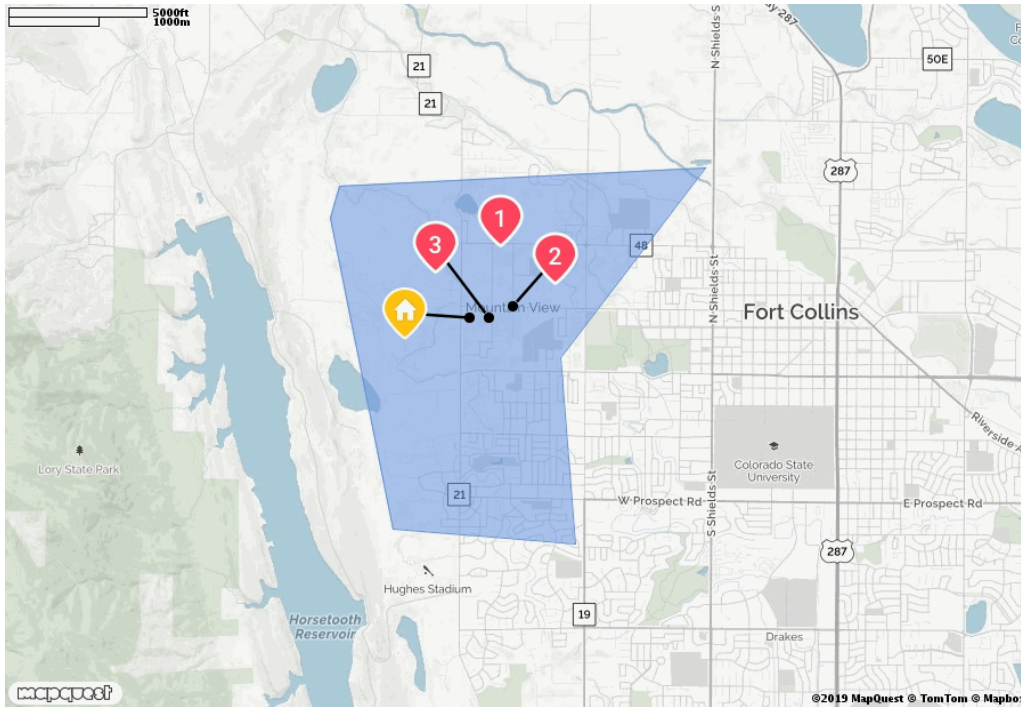
<b>IS HIGHEST AND BEST USE THE PRESENT USE</b>	
Yes	
<b>PHYSICALLY POSSIBLE?</b>	<b>FINANCIALLY FEASIBLE?</b>
✓	✓
<b>LEGALLY PERMISSABLE?</b>	<b>MOST PRODUCTIVE USE?</b>
✓	✓

### Economic

<b>R.E. TAXES</b>	<b>HOA FEES</b>	<b>PROJECT TYPE</b>
\$2,290	N/A	N/A
<b>FEMA FLOOD ZONE</b>		
X		
<b>FEMA SPECIAL FLOOD ZONE AREA</b>		
No		

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**16**

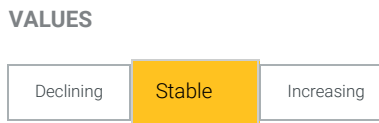
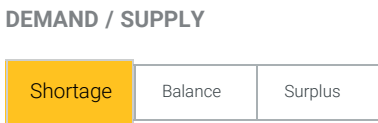
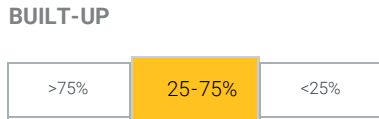
Months Supply

**3.0**

Avg Days Until Sale

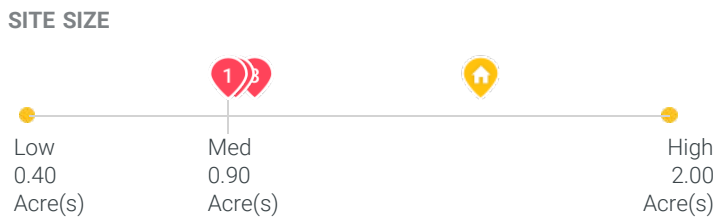
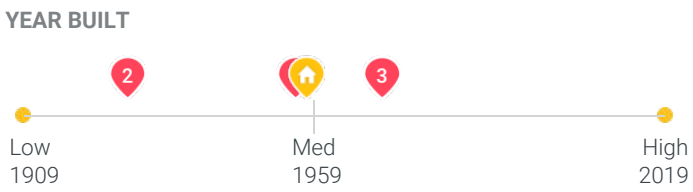
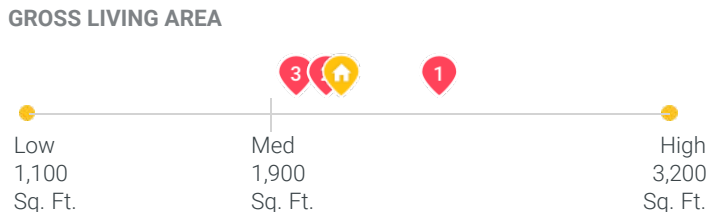
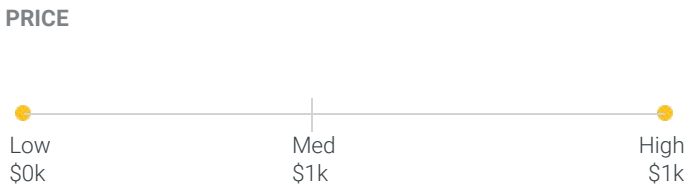
**60**

Subject Neighborhood as defined by the Appraiser



**NEIGHBORHOOD & MARKET COMMENTS**

The local market in the subject's immediate area have been increasing throughout the last three years. Inventory of competitive listings remains low. Seasonally, there is less activity during the winter months and the market has historically become more active starting in approximately March and at approximately August. Sellers paying discount points and/or concessions for buyer loans is t ... *(continued in Appraiser Commentary Summary)*



## Subject Photos



Front



Front



Address Verification



Street

## Comparable Photos

Provided by  
Appraiser

1 3013 W Vine Dr  
Fort Collins, CO 80521



Front

2 107 S Sunset St  
Fort Collins, CO 80521



Front

3 107 N Hollywood St  
Fort Collins, CO 80521



Front



## Scope of Work



Provided by  
Appraiser

### REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

### PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

### SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Cathy Forsythe, a licensed real estate agent having completed the above referenced Property Inspection.

### AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

### THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

### INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

### INTENDED USER:

The intended user of this appraisal report is the lender/client.

### DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))**

# Assumptions, Conditions, Certifications, & Signature



## EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

## STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

## 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. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Cathy Forsythe and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

### SIGNATURE

### NAME

Carrie Snow

### EFFECTIVE DATE

08/02/2019

### DATE OF REPORT

08/02/2019

### LICENSE #

AL100006841

### STATE

CO

### EXPIRATION

12/31/2019

### COMPANY

Hahn Appraisal, LLC

## Comments - Continued



Provided by  
Appraiser

### SCOPE OF WORK COMMENTS

The scope of work for the appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the cited definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) identify the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, (2) research, verify, and analyze data from reliable public and/or private sources, including aerial images when available (3) include a minimum of 3 closed comparable sales, (4) report his or her analysis, opinions, and conclusions in this appraisal report. Unless otherwise noted, the appraiser has not physically inspected the subject property. In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The Cost and Income Approaches were considered and while applicable for this assignment are not necessary for credible assignment results (unless otherwise indicated and supplied). The appraiser has determined that his or her appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use. The appraiser was able to obtain sufficient information about the subject's physical characteristics from his or her own research using public and private data sources deemed reliable to develop a credible opinion of value. My appraisal report is based on the extraordinary assumption that the interior finish is consistent with the exterior condition, which is based on information and photographs provided by the Property Condition Report (PCR)/Property Condition Inspection (PCI) and the inspection/condition described within that report is accurate as of the effective date of value presented in this report. The use of this extraordinary assumption, if found to be false, could alter the appraiser's opinions or conclusions.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

The subject's site, condition, physical, and locational attributes appear typical for the area based on exterior view and report which was provided by client. Appraiser did not physically inspect the subject. An extraordinary assumption is made that the Property Condition Report provided to the appraiser is true and accurate based on the findings of the agent providing the report. 1. UNDER NORMAL CIRCUMSTANCES, THE APPRAISER(S) ARE NOT ABLE TO PHYSICALLY OBSERVE THE INTERIOR OF THE COMPARABLES (UNLESS OTHERWISE STATED), AND ARE MAKING THE ASSUMPTION THAT THE INTERIOR CONDITION (CONDITION INCLUDES ANY INFORMATION REGARDING UPDATING AND/OR REMODELING) IS IDENTIFIED WITH REASONABLE ACCURACY IN THE COMMENTS NOTED IN THE MLS DATA AND/OR FROM THE LISTING/SELLING REALTORS. THE APPRAISER(S) ALSO ASSUME THAT, WHERE SUCH INFORMATION MAY BE UNAVAILABLE, THE INTERIOR OF A GIVEN COMPARABLE IS SIMILAR IN CONDITION TO THE EXTERIOR, BASED ON HIS/HER EXTERIOR OBSERVATION OF THE COMPARABLES UNLESS OTHERWISE DESCRIBED IN MLS COMMENTARY OR MLS INTERIOR PHOTOS ARE AVAILABLE. 2. THE APPRAISER(S) ASSUME THAT THERE IS NO MOLD PRESENT IN THE SUBJECT THAT MAY ADVERSELY AFFECT THE OCCUPANTS, AND THEREBY POSSIBLY ADVERSELY AFFECT THE MARKETABILITY AND/OR VALUE OF THE PROPERTY BEING APPRAISED. THE APPRAISER(S) ARE NOT EXPERTS IN THIS FIELD, AND ARE NOT TRAINED TO IDENTIFY OR DIAGNOSE ANY MOLDS OR SIMILAR INFLUENCES THAT MAY BE PRESENT. IF THE BORROWER IS CONCERNED ABOUT THE POSSIBILITY THAT MOLD MAY BE PRESENT, THEY ARE ADVISED TO CONTACT AN EXPERT IN THIS FIELD AND HAVE THE PROPERTY INSPECTED. 3. SELLER CONCESSIONS IN THE FORM OF SELLER PAID POINTS AND/OR CLOSING COSTS, AND CASH BACK AT THE TIME OF CLOSING, AT TIMES BECOME PREVALENT IN A GIVEN MARKET. THE APPRAISER(S) NOTE THAT SUCH CONCESSIONS ARE NOT CONSIDERED TO BE ACCURATELY REPORTED AT ALL TIMES IN THE MLS DATA AND ARE NOT INDICATED IN SUBSEQUENT COUNTY DATA. THE APPRAISER WORKS DILIGENTLY TO CONTACT LISTING/SELLING REALTORS TO DETERMINE WHETHER ANY SUCH SELLER CONTRIBUTIONS AND/OR ASSISTANCE WAS PROVIDED IN A GIVEN TRANSACTION, HOWEVER, COOPERATION IN DIVULGING SUCH INFORMATION IS NOT ALWAYS FORTHCOMING. AT TIMES, SELLER ASSISTANCE IN THE FORM OF SELLER PAID POINTS AND/OR CLOSING COSTS, OR OTHER CONCESSION, ARE NOT NOTED OR INCLUDED IN THE CONTRACT PROVIDED REGARDING THE PROPERTY BEING APPRAISED. THIS IS A PRACTICAL LIMITATION OF THE APPRAISAL PROCESS AND, UNLESS OTHERWISE NOTED, AND IN THE ABSENCE OF CONTACT WITH THE REALTOR(S) INVOLVED, THE APPRAISER IS MAKING THE EXTRAORDINARY ASSUMPTION THAT THERE WAS NO SELLER CONCESSIONS INCLUDED IN THE PURCHASE PRICE OF THE COMPARABLES OR, WHERE APPLICABLE, THE SALE OF A PROPERTY BEING APPRAISED. \* Unless evidence indicates otherwise, the assumption should be made that the subject is in ?typical or average? condition for its age. \*\* SHOULD IT BECOME KNOWN TO THIS APPRAISER THAT THE ABOVE ASSUMPTIONS THAT ARE ASSUMED TO BE TRUE ARE NOT TRUE, THEN THE APPRAISAL REPORT COULD BECOME NULL AND VOID, AND A REANALYSIS WOULD HAVE TO BE PERFORMED.

## Comments - Continued

 Provided by  
Appraiser

### LIMITING CONDITIONS COMMENTS

CONTINGENT AND LIMITING CONDITIONS: My certification is subject to the following conditions and to such other specific and limiting conditions as set forth the report. The appraiser will not be responsible for matters of a legal nature that affect the subject property. The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand. Except as noted herein, the appraiser has not made an exterior or interior inspection of the subject property. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make the property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser assumes that the improvements are at a minimum in average condition. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report may not be considered an environmental assessment of the property. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

### APPRAISER'S CERTIFICATION COMMENTS

INTENDED USE OF THIS APPRAISAL The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, home equity line of credit, or internal asset evaluation by the lender/client related to their specific use(s) cited on page 1. This report is not intended for any other uses. Licensure Disclosures: Carrie Anne Snow is a licensed appraiser and a licensed real estate associate broker in the state of Colorado. - Colorado Licensed Appraiser #AL100006841

# Property Condition Inspection

Provided by  
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0





## Condition & Marketability

CONDITION	✓ Good	older construction ranch style home that appears to be maintained and in good condition
SIGNIFICANT REPAIRS NEEDED	✓ No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT		No	-
ROAD QUALITY		Good	-
NEGATIVE EXTERNALITIES		No	-
POSITIVE EXTERNALITIES		Yes	located just outside the city limits, facing an open field with some mountain views

## Repairs Needed

### Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Cathy Forsythe/	ER40024855	Cathy Forsythe	Real Living 1st Choice Real Estate Services	08/02/2019