

## Subject Details

### ABOVE GRADE BEDS

3

### BELOW GRADE BEDS

0

### LOCATIONS

suburban neighborhood

### ABOVE GRADE FULL BATHS

2

### BELOW GRADE FULL BATHS

0

### VIEW

suburban neighborhood

### ABOVE GRADE HALF BATHS

0

### BELOW GRADE HALF BATHS

0

### OBSERVED ISSUES

No Observed Issues

### GLA

1813 sqft

### LOT SIZE

6054

### ADDITIONAL STRUCTURES

0

### YEAR BUILT

2010

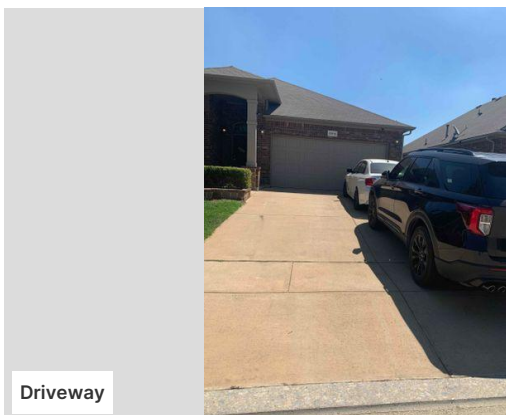
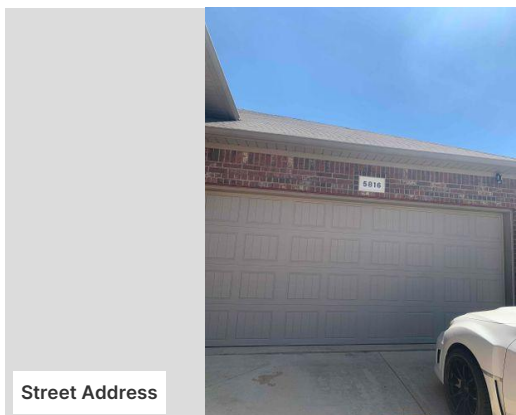
## Primary Dwelling



Structure	Area	Calculations (Using Coordinate Polygon Area Algorithm)		
FLOOR 1 (Living)	1813.0 ft <sup>2</sup>	$\frac{1}{2} \left  \begin{aligned} &-( (266.5 + 266.5) \times (78 - 124.8) + (266.5 + 382.1) \times (124.8 - 124.8) \\ &+ (382.1 + 382.1) \times (124.8 - 78) + (382.1 + 539) \times (78 - 78) + (539 + 539) \times (78 - 533) + (539 + 314.4) \times (533 - 533) \\ &+ (314.4 + 314.4) \times (533 - 673.2) + (314.4 + 304.4) \times (673.2 - 683.2) \\ &+ (304.4 + 231.9) \times (683.2 - 683.2) + (231.9 + 231.9) \times (683.2 - 765.9) \\ &+ (231.9 + 65.6) \times (765.9 - 765.9) + (65.6 + 65.6) \times (765.9 - 78) + (65.6 + 266.5) \times (78 - 78) ) \end{aligned} \right $	X	0.00694
GARAGE (Non-Living)	371.0 ft <sup>2</sup>	$\frac{1}{2} \left  \begin{aligned} &-( (539 + 539) \times (533 - 766.7) + (539 + 304.4) \times (766.7 - 766.7) \\ &+ (304.4 + 304.4) \times (766.7 - 683.2) + (304.4 + 314.4) \times (683.2 - 673.2) \\ &+ (314.4 + 314.4) \times (673.2 - 533) + (314.4 + 539) \times (533 - 533) ) \end{aligned} \right $	X	0.00694

## Site

## Site Information



Is the street address clearly visible?

Yes

Is the property accessible year-round?

Yes

What is the lot size in square feet?

6054

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

Yes

Fee:

350

Frequency:

Annually

What public utilities are present?

Electricity, Natural gas, Sewer, Water

Select any privately-maintained utilities that are on site.

None

Does the site have any other private or off-grid utilities not already mentioned?

No

Are any of the following public utility features in the immediate vicinity?

None

Is the property located within a gated community?

No

Is the property on or near these road types?

None

Is the property surrounded by other residential homes?

Yes

Is it on a cul-de-sac?

No

Is the property next door to vacant land?

No

Is the property on or near a golf course?

No

Do any unusual odors or noises exist?

None

Are any of the following easily walkable?

None

Briefly describe the property's location and immediate area.

suburban neighborhood

Is the road to the property privately maintained?

No

What is the road material?

Asphalt

Does the property have an alley?

No

Does the property have a driveway?

Yes

How many cars fit?

Number of spaces:

4

What is the material?

Asphalt

Does the property have a carport?

No

Does the property have access to a parking lot?

No

Is there an inground pool?

No

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

None

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

No

Is there any evidence non-residential use?

No

Is anything causing portions of the site to be unusable or unsafe?

None

## Site

### Site Information

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Is the property waterfront?

No

Select any public and/or commercial use(s) that neighbor the property.

None

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

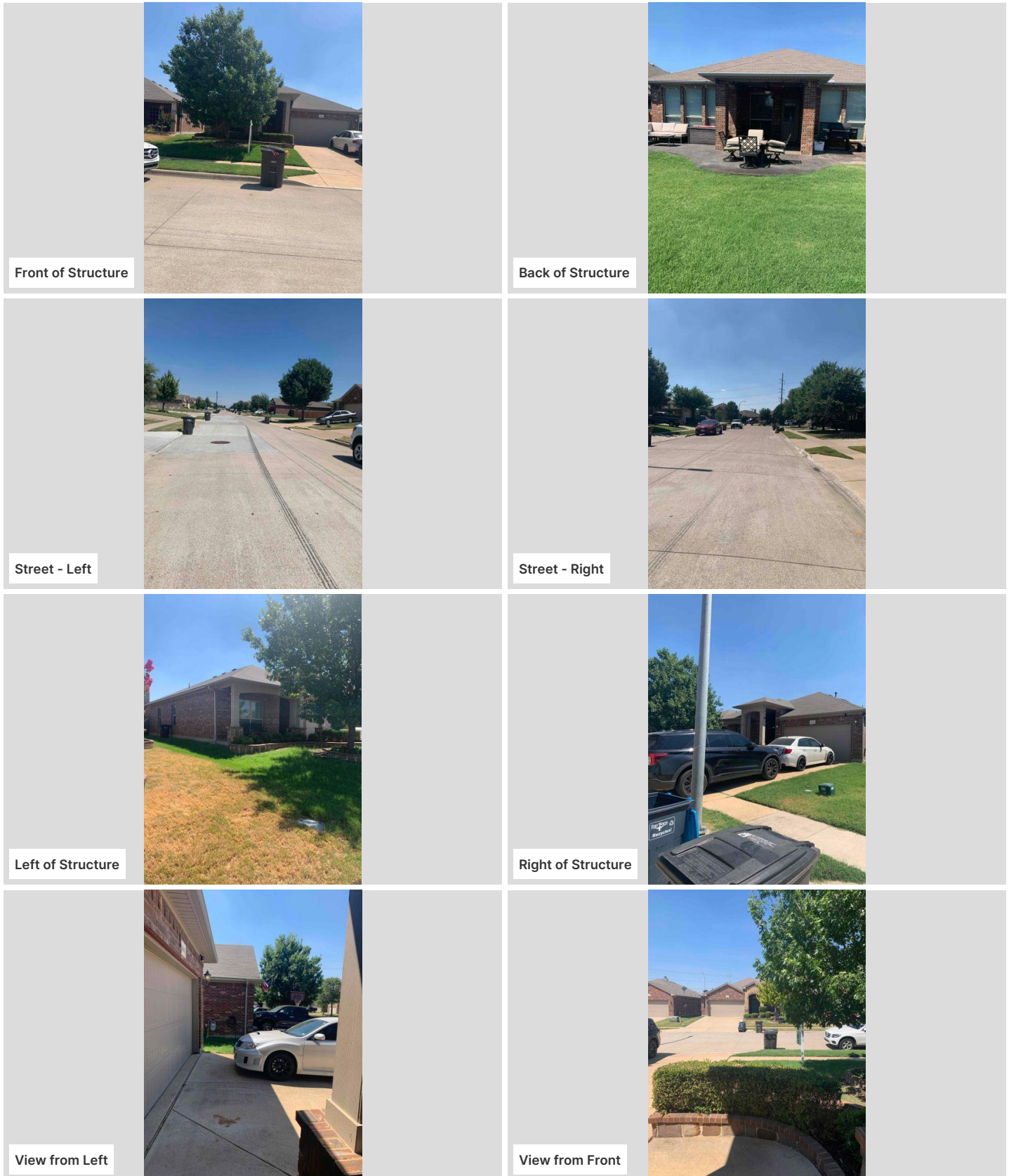
None

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

View from Right



View from Back



Covered Porch Exterior Feature



Patio Exterior Feature



Attic Access Drop Stairs



Unit Hvac System: Central Hot Air



Unit Hvac System: Central Air Conditioning



## Primary Dwelling

### Structure Information

What is the year built?

2010

Is the structure currently under construction?

No

What best describes the construction type?

Masonry

Is this structure attached to a neighboring structure?

No

What are the roof materials?

Composition shingles

Has the roof been updated?

No

Does the roof have any condition issues?

No

Does the structure have gutters & downspouts?

Yes

What are the materials?

Aluminum

Do the gutters & downspouts have any condition issues?

No

What are the exterior wall materials?

Brick

Have the exterior walls been updated?

No

Do the exterior walls have any condition issues?

No

What types of windows does the structure have?

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?

No

Do the windows have any obvious condition issues?

No

Select the structure's foundation type(s).

Slab

Is there a sump pump?

No

Has the foundation been updated?

No

Does the foundation have any condition issues?

No

Is there a patio?

Yes

Are any condition issues present?

No

Do any additional exterior features exist?

None

Have the exterior doors been updated?

No

Select any exterior features that have obvious condition issues.

None

Considering the views from the property, which has the greatest impact to marketability?

None

Provide a short description of the view(s).

suburban neighborhhood

Is the property occupied?

Yes

Who is the occupant?

Owner

Was a lock box used to enter the property?

No

Is there an attic?

Yes

How is the attic accessed?

Drop stairs

What of the following finishes exist?

Flooring

Select the structure's heating system(s).

Central hot air

What is the heating fuel?

Electricity

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

No

Select the structure's cooling system(s).

Central air conditioning

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

No

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

None

Is the property located in one of the following states?

None



## Primary Dwelling

### Structure Information

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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

Are any condition issues present?

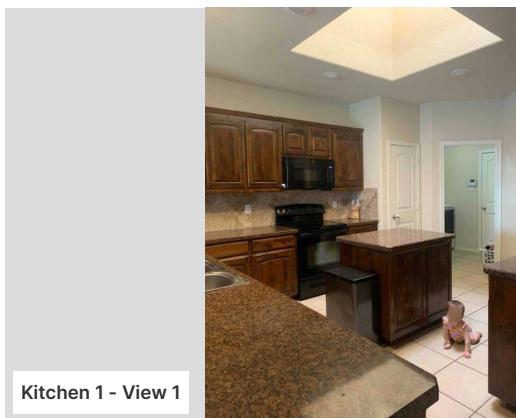
No

Is there a deck?

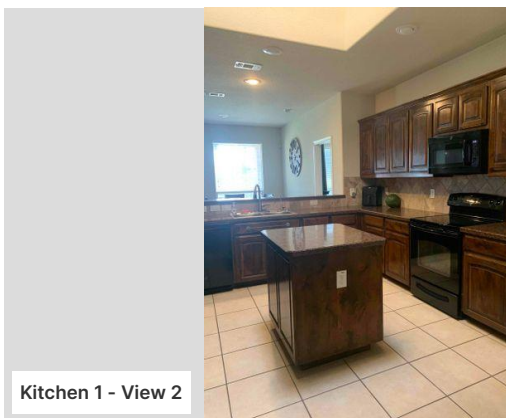
No

## Primary Dwelling - 1st Floor

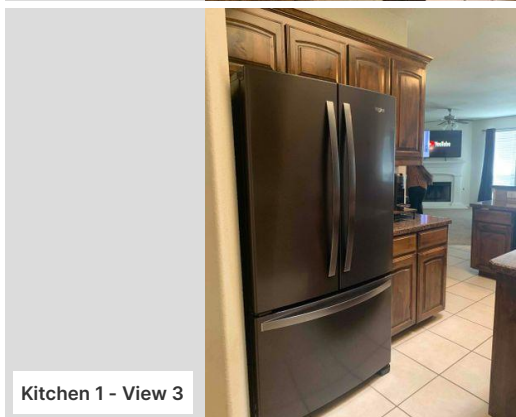
### Kitchen 1



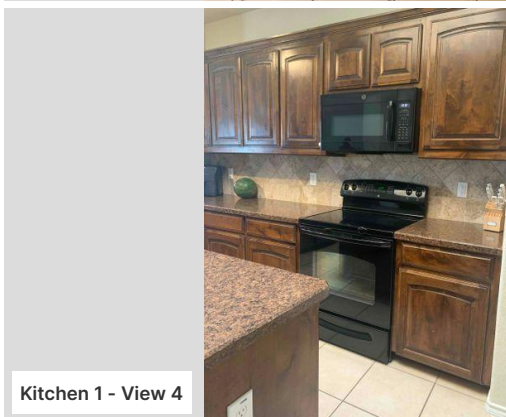
Kitchen 1 - View 1



Kitchen 1 - View 2



Kitchen 1 - View 3



Kitchen 1 - View 4

Is this room part of an addition?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Tile

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

What appliances does the kitchen have?

Built-in microwave, Dishwasher, Disposal, Range, oven, Refrigerator

Does the stove have a pot filler?

Does the room have laundry hookups?

No

What kind of sinks are in this room?

Double

Do any other plumbing fixtures exist in the room?

No

Select any additional room features.

Cabinets with countertops

What are the countertop materials?

Solid wood

Have they been updated?

No

Do the cabinet countertops have any condition issues?

No

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

No

## Primary Dwelling - 1st Floor

### Kitchen 1

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No

Have the appliances been updated?

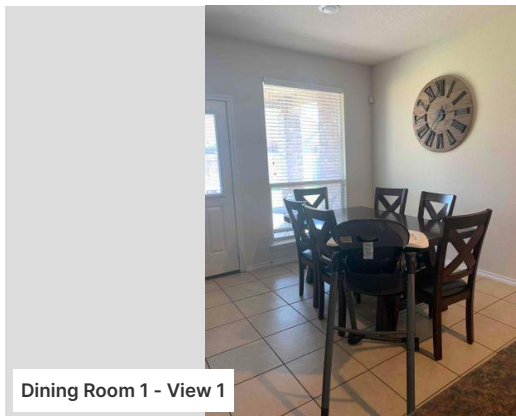
No

Do the appliances have any obvious condition issues?

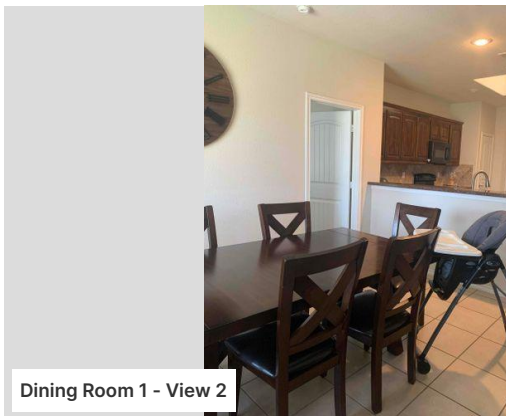
No

## Primary Dwelling - 1st Floor

### Dining Room 1



Dining Room 1 - View 1



Dining Room 1 - View 2

Is this room part of an addition?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Tile

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Do any plumbing fixtures exist in the room?

No

Select any additional room features.

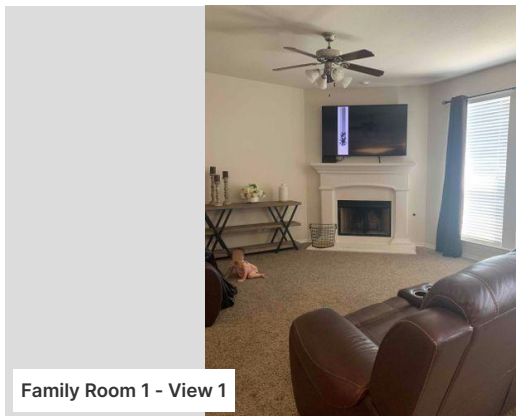
None

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

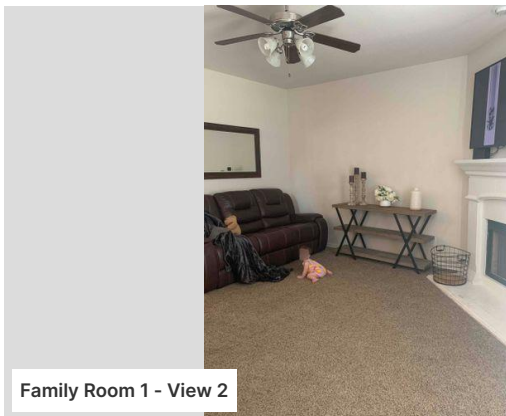
No

## Primary Dwelling - 1st Floor

### Family Room 1



Family Room 1 - View 1



Family Room 1 - View 2

Is this room part of an addition?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Carpet

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Do any plumbing fixtures exist in the room?

No

Select any additional room features.

Fireplace

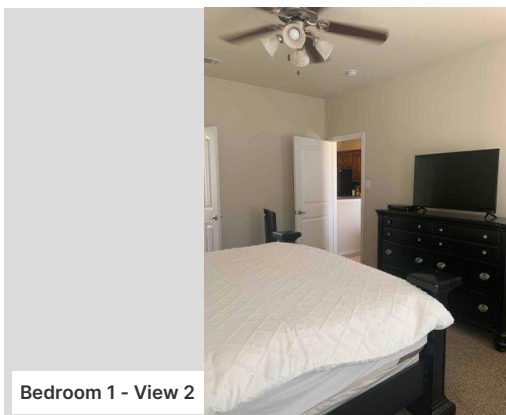
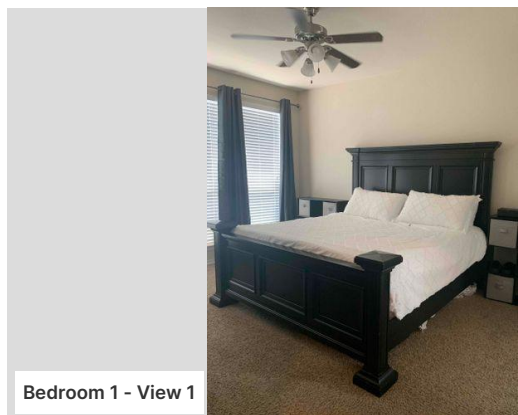
Is the ceiling lower than 7 feet anywhere in this room?

No



## Primary Dwelling - 1st Floor

### Bedroom 1



Is this room part of an addition?

No

Do the windows have security bars over them?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Carpet

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Do any plumbing fixtures exist in the room?

No

Select any additional room features.

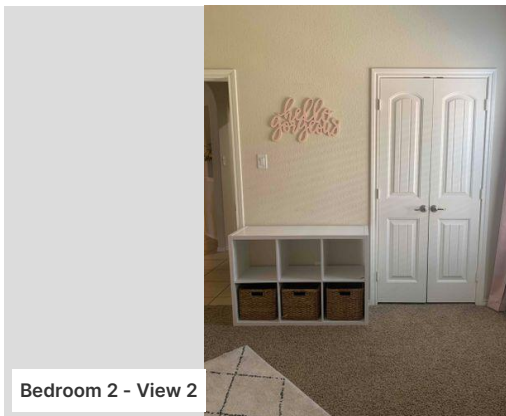
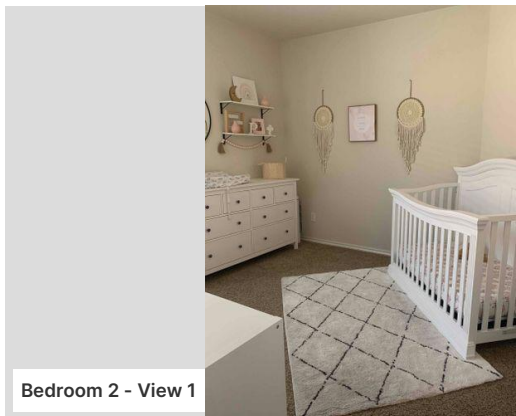
None

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

No

## Primary Dwelling - 1st Floor

### Bedroom 2



Is this room part of an addition?

No

Do the windows have security bars over them?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Carpet

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Do any plumbing fixtures exist in the room?

No

Select any additional room features.

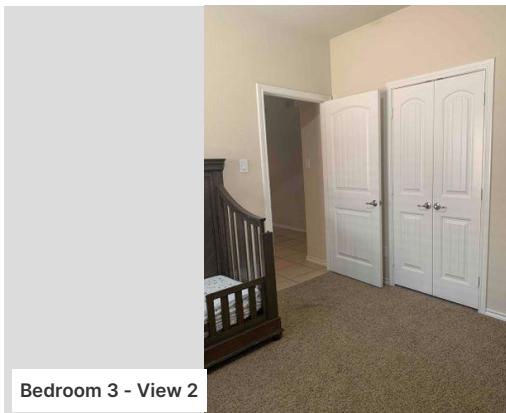
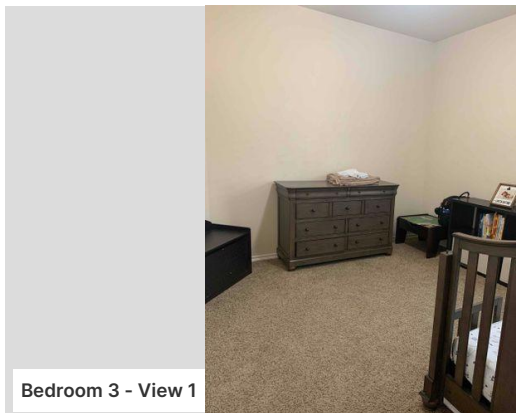
Walk-in closet

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

No

## Primary Dwelling - 1st Floor

### Bedroom 3



Is this room part of an addition?

No

Do the windows have security bars over them?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Carpet

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Do any plumbing fixtures exist in the room?

No

Select any additional room features.

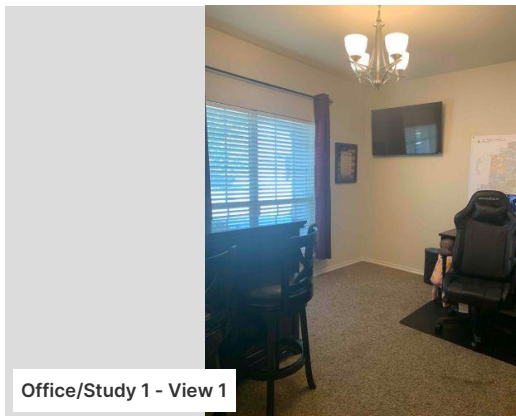
Walk-in closet

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

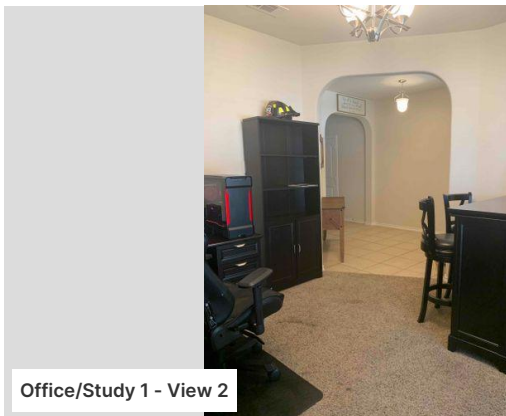
No

## Primary Dwelling - 1st Floor

### Office/Study 1



Office/Study 1 - View 1



Office/Study 1 - View 2

Is this room part of an addition?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Carpet

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Do any plumbing fixtures exist in the room?

No

Select any additional room features.

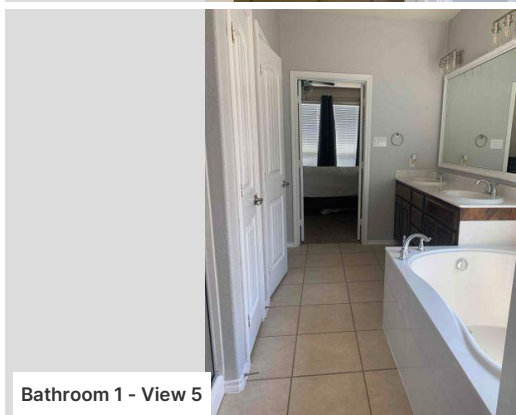
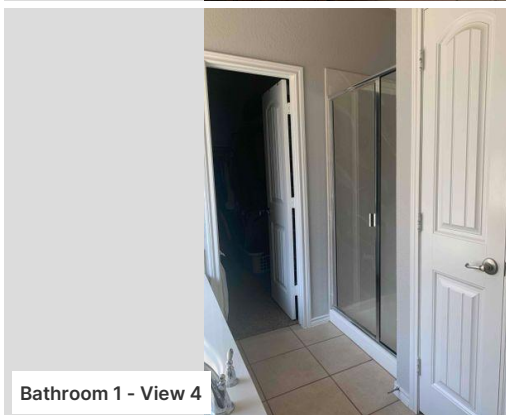
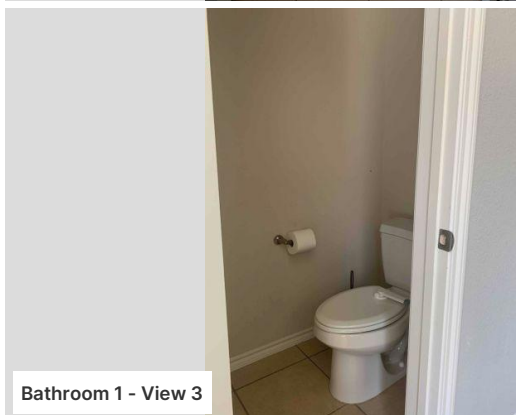
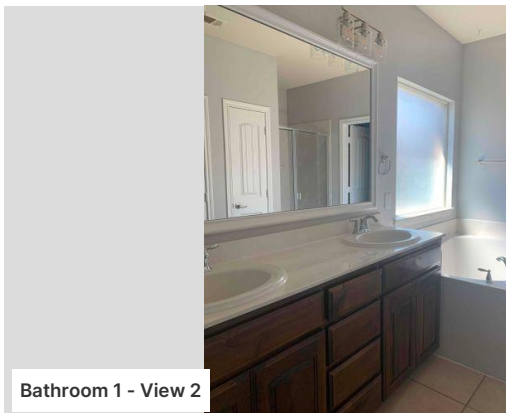
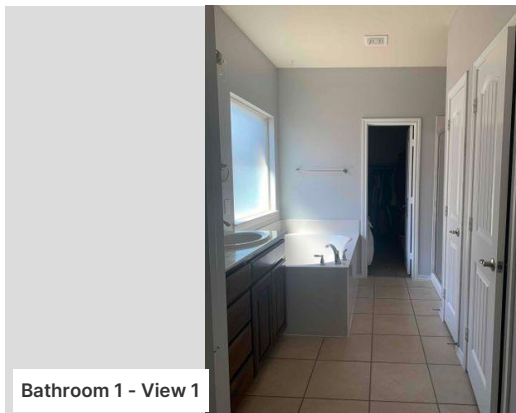
None

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

No

## Primary Dwelling - 1st Floor

### Bathroom 1



Is this room part of an addition?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

What kind of sinks are in this room?

Double

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

Yes

Select all that apply.

Tub - Freestanding, Walk-in shower

What are the shower/bath area materials?

Tile

Is the toilet missing?

No

Are there any partially-installed plumbing fixtures?



## Primary Dwelling - 1st Floor

### Bathroom 1

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

No

No

Select any additional room features.

Walk-in closet

What are the floor materials?

Tile

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

Has the flooring been updated?

No

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

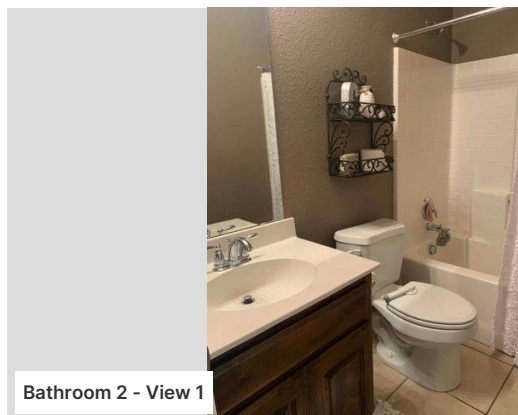
No

Does the room have laundry hookups?

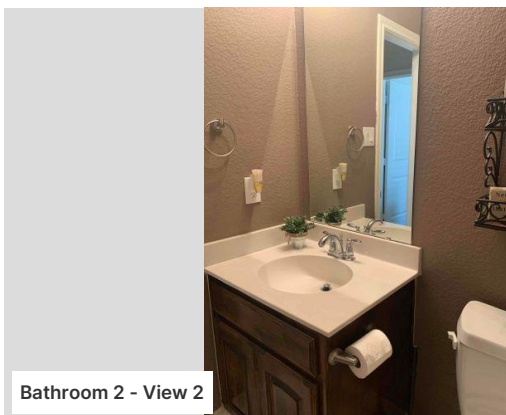
No

## Primary Dwelling - 1st Floor

### Bathroom 2



Bathroom 2 - View 1



Bathroom 2 - View 2

Is this room part of an addition?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Tile

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

What kind of sinks are in this room?

Single

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

Is the toilet missing?

No

Are there any partially-installed plumbing fixtures?

No

Select any additional room features.

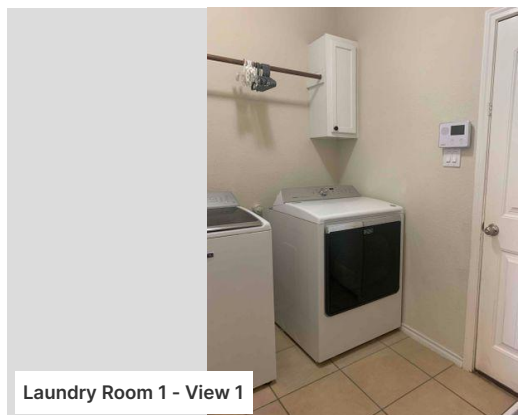
Built-ins

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

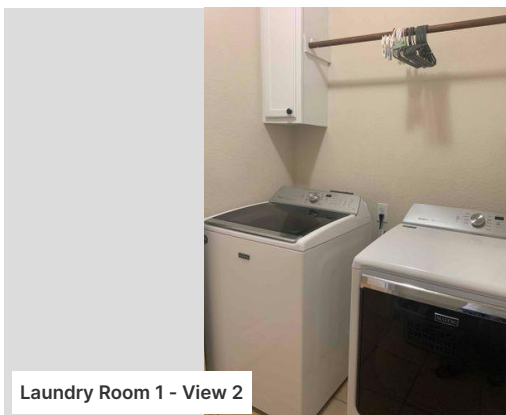
No

## Primary Dwelling - 1st Floor

### Laundry Room 1



Laundry Room 1 - View 1



Laundry Room 1 - View 2

Is this room part of an addition?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Tile

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

Yes

Is a washer/dryer connected?

Yes

Do any plumbing fixtures exist in the room?

No

Select any additional room features.

Cabinets with countertops

What are the countertop materials?

Solid wood

Have they been updated?

No

Do the cabinet countertops have any condition issues?

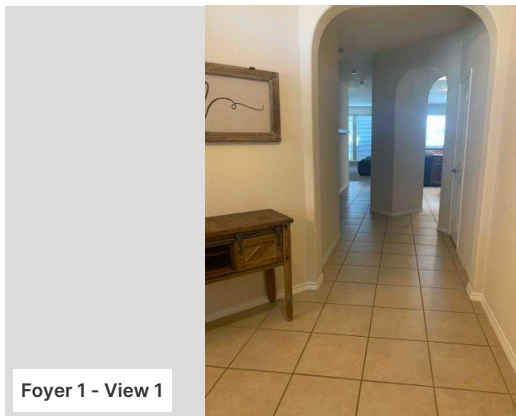
No

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

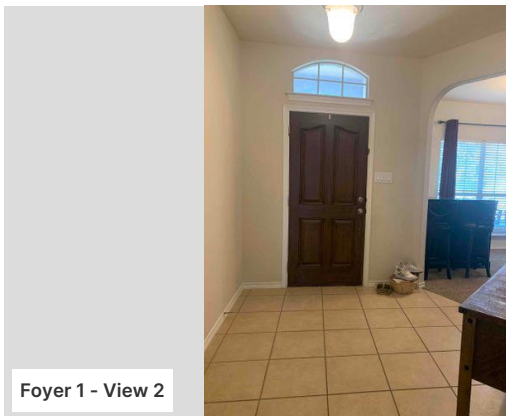
No

## Primary Dwelling - 1st Floor

### Foyer 1



Foyer 1 - View 1



Foyer 1 - View 2

Is this room part of an addition?

No

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

None

Are all of the walls made of drywall?

Yes

Have the interior walls been updated?

No

Do the walls have any obvious condition issues?

No

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

No

What are the floor materials?

Tile

Has the flooring been updated?

No

Does the flooring have any condition issues?

No

Does this room have appliance hookups?

No

Does the room have laundry hookups?

No

Do any plumbing fixtures exist in the room?

No

Select any additional room features.

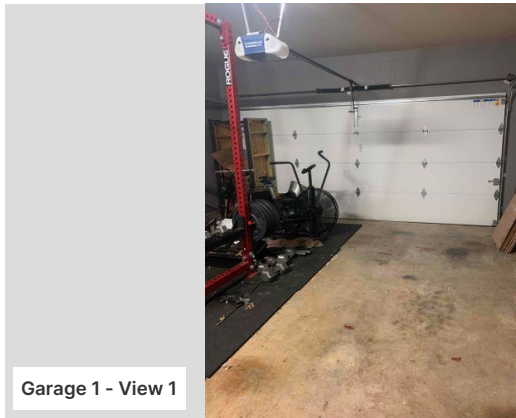
None

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

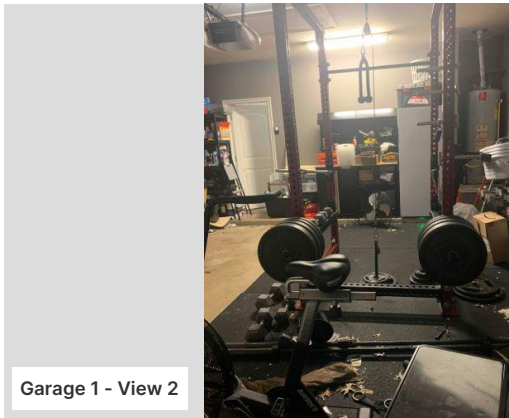
No

## Primary Dwelling - 1st Floor

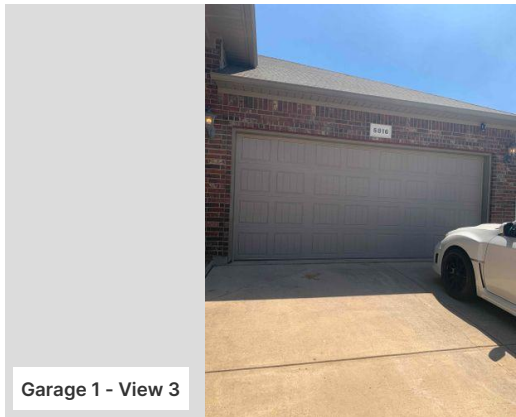
### Garage 1



Garage 1 - View 1



Garage 1 - View 2



Garage 1 - View 3

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

Does the room have laundry hookups?

No

Has this garage been converted to living space?

No

Have any of the garage components been updated?

No

Do any components of the garage have condition issues?

No



**Agent / Broker****DATA COLLECTOR IS ATTESTING**

1. To the best of my knowledge, the statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions 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. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point.
6. I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on 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.
7. I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

**ELECTRONIC SIGNATURE**

\Trini Kern\

**COLLECTOR NAME**

Trini Kern

**PHONE**

8175271486

**EMAIL**

homebuysellpro@gmail.com

**LICENSE NUMBER**

690240

**LICENSE EXPIRATION**

2023-06-30

**INSPECTION DATE**

2022-07-12

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**Disclaimer:**

This Property Data Collection ("PDC") report includes property information requested under a scope of work as agreed to by the Clear Capital account holder. It should not be relied on as a full and complete examination for the purpose of identifying the property's life expectancy, exposing maintenance problems, recognizing construction faults, or assessing the condition of all improvements to real property (including structural items, electrical items, mechanical systems, plumbing systems, or equipment).

**Unless otherwise specifically agreed to in writing:**

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