File Number: CIR24

In accordance with your request, I have appraised the real property at:

1 Shell Lane
Acme, FL 11111

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.

In my opinion, the market value of the property as of November 8, 2023 is:

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Compliance Inspection Report

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB No. 2502-0189
(exp. 01/31/2024)

Note: Reports of Final and Repair Compliance Inspections left at site always require reviewer's signature to be Official. Consult mortgagee for official reports.

File No. CIR24
Case No. 1234567

Builder's Name and Address		FHA Case Number
Acme Builders 1 Acme Plaza Acme, FL 11111	a. [X] Report not left at site. b. [ ] Report not official without reviewer's signature.	123-1234567 Date of Inspection (mm/dd/yyyy) 11/08/2023
Mortgagee's Name and Address	**Property Address**	
Big Bank 2345 Big Bank Plaza Acme, FL 22222	1 Shell Lane Acme, FL 11111	

I. Inspection of On-Site Improvements Reveals

1. Construction [X] was [ ] was not begun prior to the date of mortgage insurance approval shown in the commitment, statement of appraisede value or "Early Start" letter. (Applies to the initial report on new construction).
2. [X] Builder other than named in application
3. [X] Unable to make inspection. (Explain below)
4. [X] Accepted construction exhibits not available at site.
5. [X] Individual Sewage disposal system; [X] Individual Water Supply system
   [ ] No noncompliance [ ] Correction essential as explained below.
   [ ] Submit Health Department letter
6. [ ] Correction req'd. by rprt. dated _____ not acceptably completed.
7. [X] Repairs required by form HUD-92800.5B not acceptably completed.
8. [X] Correction essential as explained below:
   [X] a. Will examine at next inspection
   [ ] b. Do not conceal until reinspected.
9. [X] No noncompliance observed
10. [X] Acceptable variations as described below (Request for Change, form HUD-92577, may be submitted).
11. [X] Extensive noncompliance as explained below (see IV.A below).
12. [X] On-site improvements acceptably completed subject to receipt of certification that mortgagee's inspection reveals satisfactory completion of all items listed below.
13. [ ] On-site improvements acceptably completed except items listed below, completion of which is delayed by conditions beyond control of the builder (see IV.B below).
14. [X] On-site improvements acceptably completed.
15. [X] Off-site improvements
    [X] a. Correction/Completion essential as explained below.
    [ ] b. Completion assured by escrow agreement or governing authority.
    [ ] c. Acceptably completed.

II. Explanation of statements checked in Parts I and III
[X] Initial Inspection [ ] Framing Inspection [ ] Final Inspection [ ] Other (explain) [ ] Repair Inspection

Inspection Number

No.		No.	
3	Too muddy		
8	Waiting for a sunny day		

Certification: I certify that the information provided on this form and in any accompanying documentation is true and accurate. I have carefully inspected this property on this date. I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage. To the best of my knowledge I have reported all noncompliance, work requiring correction, and unacceptable work.
Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil penalties (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802)

Signature | Date (mm/dd/yyyy) 11/08/2023 | [ ] Fee Inspector [X] Appraiser [ ] DE Staff Inspector [ ] HUD Inspector | ID Number 888877777

III. Specific Conditions Required by the HUD-92800.5B, Not Requiring Field Inspection

16. [ ] Submit items or resubmit incomplete items as noted above.
17. [X] Acceptable Compliance with all specific conditions not requiring field inspection.
18. [ ] Submit Termite Soil Treatment Guarantee. [ ] None

Approved: [X] as modified by me | Signature | Date (mm/dd/yyyy) 11/08/2023 | [ ] Direct Endorsement Underwriter [ ] Chief Architect [ ] Deputy | ID Number

IV. To Mortgagee: When signed below, refer to the statement on the back corresponding to the designation checked.

[ ] A. Noncompliance
   [ ] (a) Variations from exhibits.
   [ ] (b) Unacceptable construction.
   [ ] (c) Premature construction.

[ ] B. Compliance -Incomplete Items. "Mortgagee's Assurance of Completion", HUD-92300, may be submitted.
$ for completion not later than: (mm/dd/yyyy)

[ ] C. Final Acceptance. Closing papers may be submitted provided mortgage credit analysis is acceptable.

Signature | Date (mm/dd/yyyy) | [ ] Direct Endorsement Underwriter [ ] Director of Housing Development [ ] Deputy | ID Number

For HUD Use Only for concurrence of Direct Endorsement Processing of this Compliance Inspection Report. If signed, this final report is considered processed by HUD and, thereby, convertible to the Veterans Administration.

Signature of HUD Authorized Agent | Date (mm/dd/yyyy)

Previous editions are obsolete
Retain this record for 30 years or the life of the file

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Submit an Original and four copies

form HUD-92051 (7/87)
ref. Handbooks 4000.1, 4145.1, 4165, & 4910.1

CIR24 05162022

Compliance Inspection Report

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Case No. 1234567

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number. The information requested is required to obtain a benefit. This form is used in the inspection process to ensure newly built homes financed with FHA mortgage insurance are constructed in accordance with acceptable building standards and that deficiencies found in newly constructed and existing dwellings are corrected. There are no assurances of confidentiality.

See the statement below that corresponds to the designation checked on the front of the form under section "IV. To Mortgagee".

A. Noncompliance. Construction is not acceptable or all specific conditions have not been fulfilled in accordance with the terms of the related commitment because of :

(a) Variations from Exhibits. Inspection reveals extensive non compliance, involving variations from accepted construction exhibits. The property will be considered ineligible for mortgage insurance (1) unless the work has been corrected so as to effect compliance, or (2) unless reprocessing is requested on the basis of the mortgage security as it is now being constructed, and this is found to be acceptable. Requests for reprocessing must be accompanied by a letter, in duplicate, fully describing the work as now being constructed, signed by the mortgagor and approved by the mortgagee. Where the plan arrangement, or either the exterior or interior appearance is affected, the mortgagor's letter must be accompanied by drawings, in duplicate, fully indicating the variations and signed by both the mortgagor and the mortgagee.

(b) Unacceptable Construction. Construction reveals extensive noncompliance with applicable FHA requirements or good construction practice. The property will be considered ineligible for mortgage insurance until construction has been corrected so as to effect compliance.

(c) Premature Construction. Inspection reveals that construction was begun prior to the date of approval for mortgage insurance (in noncompliance with the commitment or statement of appraised value).

B. Compliance. (with incomplete items)
Construction of on-site improvements has been acceptably completed except for any items listed on the front of this form. Completion of those items is delayed by conditions beyond the parties' control. The property will considered acceptable for mortgage insurance and closing papers may be submitted provided:

(a) All required off-site improvements have been acceptably completed and so reported, or their completion has been assured by an acceptable "Mortgagee's Assurance of Completion" form, and;

(b) All specific conditions not requiring field inspection as indicated on the front of this form have been acceptably fulfilled or evidence of compliance is submitted with the closing papers, and;

(c) The closing papers are accompanied by form HUD-92300, "Mortgagee's Assurance of Completion," properly executed and providing for withholding the sum indicated, or by indicating the sum is available on a commercial letter of credit, and for completion of construction not later than the date stated on the front of this form.

C. Final Acceptance
Construction has been completed and all specific conditions have been acceptably fulfilled. Closing papers may be submitted provided the mortgagee's credit analysis of the borrower is acceptably com-. pleted Evidence of compliance with specific conditions not requiring field inspection as indicated on the front of this form may be submitted with the closing papers.

DIMENSION LIST ADDENDUM

Borrower: File No.: CIR24

Property Address: 1 Shell Lane Case No.: 1234567

City: Acme State: FL Zip: 11111

Lender:

GROSS BUILDING AREA (GBA) _____

GROSS LIVING AREA (GLA) _____

Area(s)	Area	% of GLA	% of GBA
Living			
Level 1			
Level 2			
Level 3			
Other			
GBA			
Basement ☐			
Garage ☐			
☐			

Area Measurements				Area Type					
Measurements		Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
_____ x _____	x _____	= _____		☐	☐	☐	☐	☐	☐