APPRAISAL REVIEW SCORECARD

ID#: qa-jason-3252-a

Reviewed By: Administrator
9/10/2025

12 Renshaw Place

Palm Coast, FL 32164-6628

Appraised Value
$220,000



3 Bd | 2.0 Ba | 1655 sqft | Q3 | C3

Case #.....
Assignment Type.....Purchase
Client.....Bank of America
Borrower.....Duane Pipes
Legal Owner.....Sandy Shores
Seller is Owner.....Yes
Occupancy.....Owner
For Sale Last 36 Mo?.....Yes
PUD | HOA Fees.....No | $0/yr
Form.....1004_05UAD

Appraisal is Made.....As is
Appraised Value.....$220,000

Appraiser.....Joe Appraiser
License Expiration.....RD0000 expires 07/31/2020
Signed Date.....06/17/2020
Site Size.....10400 sf
Site Value.....$50,000

Multiple Parcels.....Yes
Parcel #.....1234567 876655422
Flood Hazard Area.....No | X
Zoning.....R-1 | Legal
Highest and Best Use.....Yes
Design | # of Stories.....DT1;ranch | 1 Story
Year Built.....Existing | 2011

Legal Desc.....48, 73, Section 44, Palm Coast

Listing Desc.....DOM 69;The subject was listed for sale on 01/24/2015 for $210,000. FLMLS#1234

Contract Price.....$220,000
Arms length sale;comments here
Concessions.....Yes | $0
$0;;N/A

Additional Details

Tech Review Complete.....No

Risk Indicators

Accuracy

INSUFFICIENT DATA

Review Results: 1248 Rules / 0 Findings

Business	Compliance	Cross-Check	Requirements	Risk
Best Practices	Industry Standards	Data Validation	Letter of Engagement	Areas of Concern
BUS - PASS	CPL - PASS	CRX - PASS	REQ - PASS	RSK - PASS

Review Checklist: 109 Items

- ✓ Order (1)
- ✗ Subject (14)
- N/A Contract (5)
- N/A Neighborhood (8)
- ✓ Site (9)
- N/A Improvements (6)
- ✗ Sales Comp (21)
- ✓ Cost Approach (2)
- ✓ Reconciliation (4)
- N/A 1004MC (7)
- ✗ License and E&O (6)
- N/A Photos (9)
- N/A Maps (7)
- N/A Floor plan (4)
- N/A USPAP (3)
- N/A Other (3)

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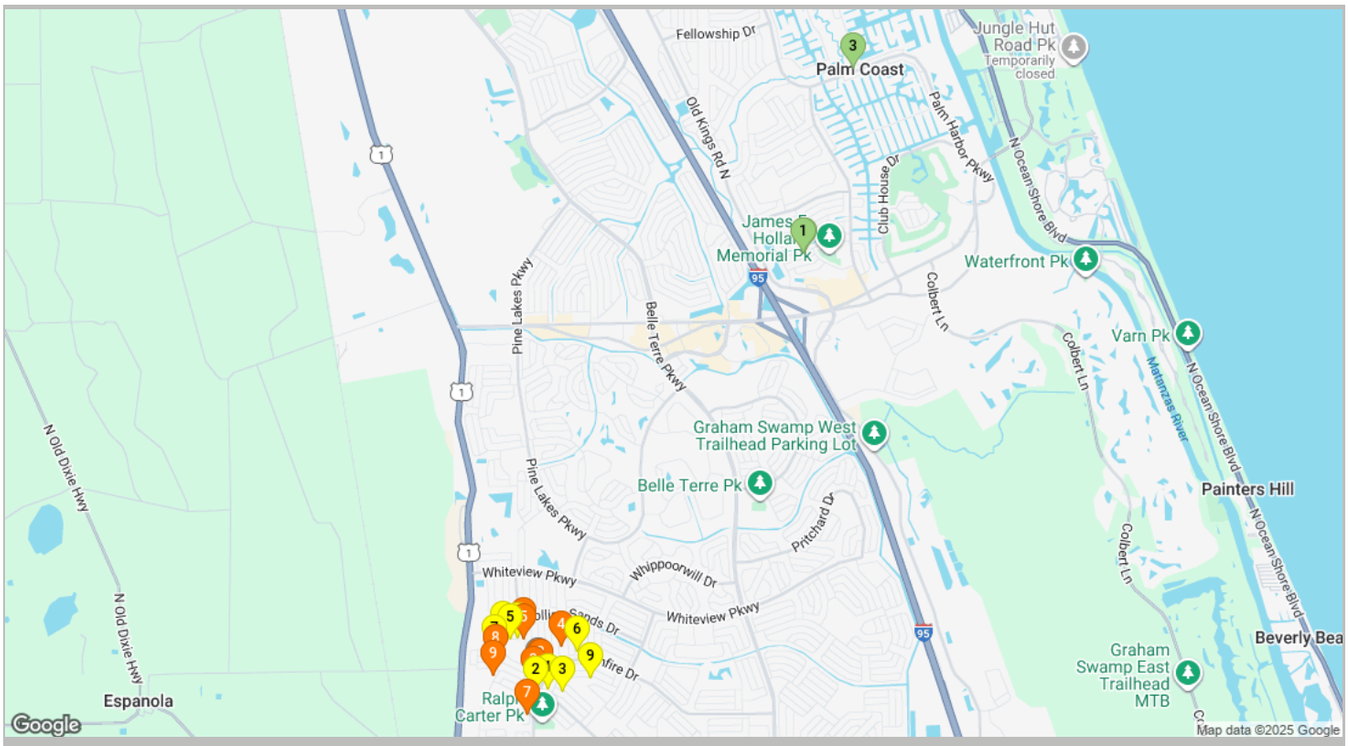
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Alternative Sales & Listings

12 Renshaw Place
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SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS



#	ADDRESS	PROX. (mi)	SALE/LIST PRICE	SALE/LIST DATE	SITE	GLA (sf)	BD	BA	AGE	CARS
S	12 Renshaw Place Palm Coast FL, 32164-6628	–	$220,000	08/05/2012	10400 sf	1,655	3	2.0	8	2ga2dw
1	54 Farragut Dr Palm Coast, FL 32137-8221	4.21	$230,000	s02/19;c02/19	10400 sf	1,655	3	2.0	8	2ga2dw
2	52 Farragut Dr Palm Coast, FL 32137-8221	4.22	$230,000	s03/19;Unk	10500 sf	1,655	3	2.0	8	2ga2dw
3	7 Central Pl Palm Coast, FL 32137-8943	5.79	$219,500	s02/19;Unk	10500 sf	1,680	3	2.0	3	2ga2dw
1	14 RENSHAW PL PALM COAST FL, 32164	0.01	$259,900	10/09/2020	–	2,952	4	3.0	17	–
2	16 RENSHAW PL PALM COAST FL, 32164	0.03	$26,500	12/22/2020	–	–	3	2.0	23	2
3	137 RED MILL DR PALM COAST FL, 32164	0.08	$220,000	12/02/2020	–	–	3	2.0	–	–
4	82 ROXBORO DR PALM COAST FL, 32164	0.30	$260,000	09/18/2020	–	1,699	3	2.0	26	–
5	20 ROXBORO DR PALM COAST FL, 32164	0.31	$189,000	01/22/2021	–	–	3	2.0	17	–
6	14 ROXBORO DR PALM COAST FL, 32164	0.36	$224,900	12/14/2020	10,019 sf	2,117	3	2.0	17	–
7	18 RED CLOVER LN PALM COAST FL, 32164	0.36	$185,000	12/30/2020	43,560 sf	1,660	4	2.0	18	–
8	36 RENWORTH LN PALM COAST FL, 32164	0.38	$188,000	11/17/2020	–	–	3	2.0	–	–
9	93 RED MILL DR PALM COAST FL, 32164	0.38	$217,500	01/13/2021	10,019 sf	1,891	3	2.0	16	–
1	6 RICHFIELD PL PALM COAST FL, 32164	0.15	$359,000	10/31/2020	10,019 sf	3,645	4	3.0	16	–
2	5 RED BARN DR PALM COAST FL, 32164	0.15	$204,900	02/17/2021	10,019 sf	1,352	3	2.0	18	2
3	10 RICHLAND LN PALM COAST FL, 32164	0.26	$215,000	11/08/2020	–	–	3	2.0	–	–

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#	ADDRESS	PROX. (mi)	SALE/LIST PRICE	SALE/LIST DATE	SITE	GLA (sf)	BD	BA	AGE	CARS
4	28 ANGELA DR PALM COAST FL, 32164	0.35	$375,000	02/19/2021	–	3,355	5	3.0	13	2
5	78 ROLLINS LN PALM COAST FL, 32164	0.37	$332,999	02/19/2021	–	3,322	5	3.0	15	–
6	33 RUSSMAN LN PALM COAST FL, 32164	0.38	$269,900	11/22/2020	–	–	4	3.0	16	2
7	53 RENSHAW DR PALM COAST FL, 32164	0.43	$280,000	12/20/2020	–	2,344	3	2.0	16	–
8	68 ROLLINS LN PALM COAST FL, 32164	0.43	$249,900	09/06/2020	10,019 sf	2,863	3	2.0	13	2
9	42 RIVERINA DR PALM COAST FL, 32164	0.45	$199,900	01/20/2021	10,019 sf	1,297	3	2.0	17	2

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Review Results

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The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES	CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check	IMPORTANCE Ranking ❶ lowest to ❺ highest

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Review Checklist

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Order — FINDINGS: 1

3 CM
Invoice | Not Included in Report
CHK - 1004_05UAD - REPORT - Is an Invoice not included in the appraisal report?

Subject — FINDINGS: 14

3 CM
Subject | Address of Property Appraised
CHK - 1004_05UAD - SUBJECT - Does Subject Property Address match the order and is it USPS verified?

3 CM
Subject | Current Owner
CHK - 1004_05UAD - SUBJECT - If Transaction Type is Refinance, did the Owner Name match the Borrower Name?

3 CM
Subject | Current Owner
CHK - 1004_05UAD - SUBJECT - If the transaction type is a purchase, does the Owner of Public Record match the name in the Contract?

3 CM
Subject | Legal Description
CHK - 1004_05UAD - SUBJECT - Is a complete Legal Description provided?

3 CM
Subject | Tax Year
CHK - 1004_05UAD - SUBJECT - Is the Tax Year current?

3 CM
Subject | Occupant: Tenant
CHK - 1004_05UAD - SUBJECT - If Occupant: Tenant is checked, did the Appraiser indicate that it is rented?

3 CM
Subject | Occupant: Vacant
CHK - 1004_05UAD - SUBJECT - If Occupant: Vacant is selected, is a comment provided to indicate if the utilities are connected and operable?

3 CM
Subject | HOA Fees
CHK - 1004_05UAD - SUBJECT - Are HOA Fees provided if PUD is selected?

3 CM
Subject | HOA Fees
CHK - 1004_05UAD - SUBJECT - Are dues or fees for private associations or use of facilities provided?

3 CM
Subject | Property Rights Appraised: Fee Simple
CHK - 1004_05UAD - SUBJECT - Is Property Rights Appraised Fee Simple?

3 CM
Subject | Transaction Type: Purchase
CHK - 1004_05UAD - SUBJECT - Is Assignment Type provided?

3 CM
Subject | Lender/Client: Company Name
CHK - 1004_05UAD - CERTIFICATION - Does the Lender /Client Name and Address match client information?

3 CM
Subject | Twelve Month Listing History of Subject Property
CHK - 1004_05UAD - SUBJECT - Is MLS the Data Source utilized for researching and documenting Listing History?

3 CM
Subject | Twelve Month Listing History of Subject Property
CHK - 1004_05UAD - SUBJECT - If MLS was not utilized as the Data Source, was an explanation provided?

Contract — FINDINGS: 5

3 CM
Contract | Sales Contract Reviewed: Yes
CHK - 1004_05UAD - CONTRACT - If this is a Purchase transaction, did the appraiser indicate if they did or did not analyze the Contract for Sale?

3 CM
Contract | Analysis of the Sales Contract
CHK - 1004_05UAD - CONTRACT - Is the explanation of the results of the analysis of the Contract for Sale, or why the analysis was not performed, provided?

3 CM
Contract | Contract Price
CHK - 1004_05UAD - CONTRACT - If a Purchase Transaction, does the price listed in the contract match the Contract Price provided?

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3 CM
Contract | Date of Contract
CHK - 1004_05UAD - CONTRACT - If this is a Purchase transaction, does the date listed in the Contract match the Date of Contract provided?

3 CM
Contract | Contract Data Source
CHK - 1004_05UAD - CONTRACT - Are Data Source(s) provided?

Neighborhood — FINDINGS: 8

3 CM
Neighborhood | Property Values: Declining
CHK - 1004_05UAD - NEIGHBORHOOD - If Property Values are in a declining market, are the rate and data source(s) used provided?

3 CM
Neighborhood | Neighborhood Boundaries
CHK - 1004_05UAD - NEIGHBORHOOD - Does the Location correspond to the Aerial Map (Location: North-Roswell Road NE, South-Paper Mill Road SE, East - Roswell Road NW, West-Robinson Road NE and Lower Roswell Road NE)?

3 CM
Neighborhood | Neighborhood Boundaries
CHK - 1004_05UAD - NEIGHBORHOOD - Do the Boundaries include the delineations 'North' 'South' 'East' and 'West'?

3 CM
Neighborhood | Single Family Housing: Price Low
CHK - 1004_05UAD - NEIGHBORHOOD - Are all One-Unit Housing fields (Low High Pred. Price and Age) completed with a numerical value?

3 CM
Neighborhood | Present Land use: One family
CHK - 1004_05UAD - NEIGHBORHOOD - Does Present Land Use breakdown add up to 100%?

3 CM
Neighborhood | Present Land use: Other Label
CHK - 1004_05UAD - NEIGHBORHOOD - If Present Land Use: Other is indicated, was a comment provided as to land use?

3 CM
Neighborhood | Neighborhood Description
CHK - 1004_05UAD - NEIGHBORHOOD - Is the Neighborhood Description completed in detail?

3 CM
Neighborhood | Neighborhood Market Conditions
CHK - 1004_05UAD - NEIGHBORHOOD - Is the Neighborhood Market Conditions accurate and do they support statements and the 1004MC?

Site — FINDINGS: 9

3 CM
Site | Specific Zoning Classification
CHK - 1004_05UAD - SITE - Is the Specific Zoning Classification provided?

3 CM
Site | Zoning Description
CHK - 1004_05UAD - SITE - Is Zoning Description other than residential?

3 CM
Site | Zoning Compliance: Nonconforming
CHK - 1004_05UAD - SITE - If Zoning Compliance is Legal Non-conforming Grandfathered, are comments included as to why it isn't conforming, whether the Subject can be rebuilt, the impact on marketability, and if no like Comparable Sales are

3 CM
Site | Utilities: Water: Other
CHK - 1004_05UAD - SITE - Utilities -If Water and / or Sanitary Sewer are marked 'Other', is commentary provided to indicate if it is typical for the market and if it has affect on marketability?

3 CM
Site | Street: Private
CHK - 1004_05UAD - SITE - Street - If Private Street and not a PUD, are comments provided if it is common and typical for the area, who is responsible for maintaining the road, and permanent legal access?

3 CM
Site | FEMA Special Flood Hazard Area: Yes
CHK - 1004_05UAD - SITE - Is the FEMA Special Flood Hazard Are section completed?

3 CM
Site | FEMA Special Flood Hazard Area: Yes
CHK - 1004_05UAD - SITE - If the Subject Property is in a flood zone, are comments included regarding impact and marketability, and is Site Value provided in the Cost Approach?

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3 CM
Site | Utilities/Off-Site Improvements Typical: No
CHK - 1004_05UAD - SITE - If the Utilities and Off-site Improvements are not typical for the market area, is commentary provided?

3 CM
Site | Adverse Site Conditions: Yes
CHK - 1004_05UAD - SITE - If Adverse Site Conditions are indicated or observed, is a description provided in the report and are photos included?

Improvements — FINDINGS: 6

3 CM
Improvements | Year Built
CHK - 1004_05UAD - IMPROVEMENTS - If the Actual Age (1) is significantly different from Predominant Age (10) is a comment provided as to why it is outside the range and the marketability of the property?

3 CM
Improvements | Foundation: Infestation
CHK - 1004_05UAD - IMPROVEMENTS - If evidence of Infestation, Dampness, or Settlement is indicated, is a comment provided?

3 CM
Improvements | Finished area above ground: Rooms
CHK - 1004_05UAD - IMPROVEMENTS - Does the Total number of rooms (7), bedrooms (3), bathrooms (2.0) and square feet of GLA (1655), match the photos and

3 CM
Improvements | Condition of the Property
CHK - 1004_05UAD - IMPROVEMENTS - Is the Condition of the Property thoroughly explained?

3 CM
Improvements | Physical Deficiencies or Adverse Conditions
CHK - 1004_05UAD - IMPROVEMENTS - If Physical Deficiencies or Adverse Conditions are noted, is a description provided?

3 CM
Improvements | Property Conformity to Neighborhood
CHK - 1004_05UAD - IMPROVEMENTS - If No selected in response to 'Does the Property Generally Conform to the Neighborhood', is a description provided?

Sales Comp — FINDINGS: 21

3 CM
Sales Comparison Analysis | Number of Comparable Listings
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Listings in the Neighborhood?

3 CM
Sales Comparison Analysis | Number of Comparable Sales
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Comparable Sales in the Neighborhood?

3 CM
Sales Comparison Analysis | Address
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Net and Gross Adjustment % calculated correctly for all Comparable Sales?

3 CM
Sales Comparison Analysis | Site
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Site Size provided for the Subject and all Comparable Sales?

3 CM
Sales Comparison Analysis | View
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If a Comparables Sale's View is the same as the Subject's and an adjustment is given, is a comment provided?

3 CM
Sales Comparison Analysis | Quality of Construction
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If the Quality of Construction is the same as the Subject's and an adjustment is given, is a comment

3 CM
Sales Comparison Analysis | Age
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Actual Age provided for the Subject and all Comparable Sales?

3 CM
Sales Comparison Analysis | Age
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If a Comparable Sale's Actual Age is outside of the Neighborhood Housing range, is a comment provided?

3 CM
Sales Comparison Analysis | Bedrooms
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If the Subject Property is a 0, 1, or 2 bedroom home, does at least one Comparable Sale have a similar or lower bedroom count?

3 CM
Sales Comparison Analysis | Gross Living Area Sq.Ft.
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the GLA of all Comparable Sales within 25% of the Subject Property's GLA?

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3 CM
Sales Comparison Analysis | Address
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Do all line-item adjustments include a range of positive and negative values, or if any across-the-board adjustments were found, are Appraiser comments included?

3 CM
Sales Comparison Analysis | Comparable: Proximity to Subject
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Does the distance between the Subject Property and the Comparable Sales correspond to the location (If 'Urban' within .5 Miles; If 'Suburban' within 1 Mile; If 'Rural' within 5 Miles)?

3 CM
Sales Comparison Analysis | Sales Price
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Does the Unadjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment provided?

3 CM
Sales Comparison Analysis | Date of Sale/Time
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If the Date of Sale of the Comparable Sales is greater than within 6 months, is a comment provided?

3 CM
Sales Comparison Analysis | Comparable: Net Adjustment Percentage
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If Net Adjustments are greater than 15%, is a comment provided?

3 CM
Sales Comparison Analysis | Comparable: Net Adjustment Percentage
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Net Adjustment % of the majority of the Comparable Sales adjusted less than 15%?

3 CM
Sales Comparison Analysis | Comparable: Gross Adjustment Percentage
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If Gross Adjustments are greater than 25%, is a comment provided?

3 CM
Sales Comparison Analysis | Comparable: Gross Adjustment Percentage
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Gross Adjustment % of the majority of Comparable Sales adjusted less than 25%?

3 CM
Sales Comparison Analysis | Comparable: Adjusted Sales Price
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Does the Adjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment provided?

3 CM
Sales Comparison Analysis | Researched Sale/Transfer History of Subject and Comparable Sales: Yes
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If prior sales of the Subject or Comparable Sales is given, is a comment including type of sale and why it sold for less / more provided?

3 CM
Sales Comparison Analysis | Date of Prior Sale/Transfer
CHK - 1004_05UAD - SALES COMPARISON APPROACH - If one or more Comparable Sales had a prior sale within the past year, is a comment provided?

Cost Approach — FINDINGS: 2

3 CM
Cost Approach | Support for the Opinion of Site Value
CHK - 1004_05UAD - COST APPROACH - Are Opinion of Value and Support for the Opinion of Site Value provided?

3 CM
Cost Approach | Cost Approach Comments
CHK - 1004_05UAD - COST APPROACH - If New Construction, is the Cost Approach provided?

Reconciliation — FINDINGS: 4

3 CM
Reconciliation | The appraisal is made: subject to repairs
CHK - 1004_05UAD - RECONCILIATION - If report is 'Subject to repairs' is a comment provided indicating if required immediately for health, safety or soundness, or if repairs are for deferred maintenance?

3 CM
Reconciliation | Appraised Value of Subject Property
CHK - 1004_05UAD - RECONCILIATION - If Appraised Value does not match Indicated Value by Sales Comparison Approach, is a comment provided?

3 CM
Reconciliation | Appraised Value of Subject Property
CHK - 1004_05UAD - RECONCILIATION - If the Subject Property's value is over $1 Million, is the Appraiser Certified?

3 CM
Reconciliation | Appraised Value of Subject Property
CHK - 1004_05UAD - RECONCILIATION - Is the Opinion of Market Value ($220,000) within the Neighborhood price range ($150,000 - $310,000) on page 1 of the report?

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1004MC — FINDINGS: 7

3 CM
Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing
CHK - 1004MC_2009 - 1004MC - Are Overall Trend boxes completed, or are two or more data fields N/A or blank?

3 CM
Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing
CHK - 1004MC_2009 - 1004MC Inventory Analysis - Are Overall Trend boxes completed?

3 CM
Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing
CHK - 1004MC_2009 - 1004MC - Is information supportive of the Neighborhood section?

3 CM
Market Analysis | Market Analysis: Median Comparable Sale Price Trend: Increasing
CHK - 1004MC_2009 - 1004MC Median Sale & List Price, DOM, Sale/List% - Are Overall Trend boxes completed?

3 CM
Market Analysis | Market Analysis: Seller Concessions Comments
CHK - 1004MC_2009 - 1004MC - Is an explanation of Seller Concessions trends from the previous 12 months provided?

3 CM
Market Analysis | Market Analysis: Foreclosure Sales (REO Sales) a Factor: Yes
CHK - 1004MC_2009 - 1004MC - Is either Yes or No selected in response to 'Are Foreclosures Sales a Factor in the Market'?

3 CM
Market Analysis | Market Analysis: Foreclosure Sales (REO Sales) Comments
CHK - 1004MC_2009 - 1004MC - If Foreclosures Sales are a factor in the market, is a comment including the number of sales provided?

License and E&O — FINDINGS: 6

3 CM
Signatures | Appraiser: Name
CHK - 1004_05UAD - CERTIFICATION - Is the Appraiser's signature provided?

3 CM
Signatures | Appraiser: Date Report Signed
CHK - 1004_05UAD - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report?

3 CM
Signatures | Appraiser: State Certification #
CHK - 1004_05UAD - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (Joe Appraiser, RD0000)?

3 CM
Signatures | Appraiser: State
CHK - 1004_05UAD - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State?

3 CM
Signatures | Appraiser: Expiration Date
CHK - 1004_05UAD - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date?

3 CM
Signatures | Appraiser: Expiration Date
CHK - 1004_05UAD - CERTIFICATION - Is the Expiration Date of License after the Signature Date?

Photos — FINDINGS: 9

3 CM
Photo Addendum | Security Bars
CHK - 1004_05UAD - PHOTO ADDENDUM - If applicable, is a photo of Security Bars included?

3 CM
Photo Addendum | Special Features
CHK - 1004_05UAD - PHOTO ADDENDUM - If Special Features exist (Ex. Pool,BBQ, etc.), are photos provided?

3 CM
Photo Addendum | Comparable Sales, Listings, Rentals
CHK - 1004_05UAD - PHOTO ADDENDUM - Are photographs of Comparable Sales, Listings, and Rentals original, labeled, and clear, and are MLS / file photos only utilized in extreme circumstances or gated communities?

3 CM
Photo Addendum | Items of Bias
CHK - 1004_05UAD - PHOTO ADDENDUM - Are items of bias including people or photos that show clear race or ethnicity, or inclusion of religious artifacts / symbols, excluded from any photographs of Subject?

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Review Checklist

12 Renshaw Place
Palm Coast, FL 32164-6628

Appraised Value
$220,000
As Of 6/17/2020

3 CM
Photo Addendum | Subject and Neighborhood
CHK - 1004_05UAD - PHOTO ADDENDUM - Is an aerial photo provided and sufficiently scaled to show the Subject Property and its immediate neighborhood?

3 CM
Photo Addendum | Similar Comparables
CHK - 1004_05UAD - PHOTO ADDENDUM - Are photographs included to support the Appraiser's determination of value, and are Comparable Sales similar in design, quality and appeal to the Subject Property?

3 CM
Photo Addendum | Required Photos
CHK - 1004_05UAD - PHOTO ADDENDUM - Are all required photos are provided: all bathrooms (2) and half-bathrooms (0), kitchen, main living area, updates, renovations, deterioration, front, rear, street view, and exterior side photos?

3 CM
Photo Addendum | Beneficial or Adverse Views
CHK - 1004_05UAD - PHOTO ADDENDUM - View is N;RES;. Are photos included for any view that is beneficial adverse or not a typical residential view?

3 CM
Photo Addendum | Accessory Unit
CHK - 1004_05UAD - PHOTO ADDENDUM - If applicable, are Accessory Unit photos included?

Maps — FINDINGS: 7

3 CM
Location Map | Map Lables
CHK - 1004_05UAD - LOCATION MAP - Is the map labeled appropriately?

3 CM
Location Map | Subject Property
CHK - 1004_05UAD - LOCATION MAP - Does the map include the Subject Property?

3 CM
Location Map | Comparable Sales
CHK - 1004_05UAD - LOCATION MAP - Does the map include all Comparable Sales?

3 CM
Location Map | Comparable Listings
CHK - 1004_05UAD - LOCATION MAP - Does the map include all Comparable Listings?

3 CM
Location Map | Major Boundary
CHK - 1004_05UAD - LOCATION MAP - If any Comparable Sale or Listing is separated from the Subject Property by a major boundary (highway, train tracks, mountain ranges, etc.), is commentary provided?

3 CM
Location Map | External Influences
CHK - 1004_05UAD - LOCATION MAP - Has the Reviewer utilized on-line mapping to verify any potential external influences?

3 CM
Location Map | Market Area
CHK - 1004_05UAD - LOCATION MAP - Do the Comparable Sales appear to be located in the same market area as the Subject Property?

Floor plan — FINDINGS: 4

3 CM
Sketch | Measurements
CHK - 1004_05UAD - SKETCH - Does the Sketch include all measurements?

3 CM
Sketch | Labeled Rooms
CHK - 1004_05UAD - SKETCH - Are all rooms (Total: 7, Beds: 3, Baths: 2.0) labeled in the floor plan?

3 CM
Sketch | Rooms and GLA Match Report
CHK - 1004_05UAD - SKETCH - Does the Total Number of Rooms (7), Bathrooms (2.0), Bedrooms (3), and GLA (1655) match the report and photos?

3 CM
Sketch | Digitally Created Sketch
CHK - 1004_05UAD - SKETCH - Was the Sketch created using a sketching application (hand-drawn sketch or calculations were not provided)?

USPAP — FINDINGS: 3

3 CM
USPAP | Clear and Accurate Report
CHK - 1004_05UAD - USPAP - 2-1(a) - Does the Appraiser clearly and accurately set forth the report in a manner that is not misleading?

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3 CM
USPAP | Intended User(s)
CHK - 1004_05UAD - USPAP - 2-1(b) - Does the Report contain sufficient information to enable the intended users of the appraisal to understand the report properly?

3 CM
USPAP | Extraordinary Assumptions, Hypothetical Conditions, Limiting Conditions
CHK - 1004_05UAD - USPAP - 2-1(c)- Does the report clearly and accurately disclose any extraordinary assumptions, hypothetical conditions, or limiting conditions that directly affect the appraisal and indicates its impact on value and assignment results?

Other — FINDINGS: 3

3 CM
Required Statement | Three-year Disclosure
CHK - 1004_05UAD - REQUIRED STATEMENTS - Is a Three-Year Disclosure Statement, indicating if appraiser has done any work on the Subject in the immediate three years prior to the appointment, provided?

3 CM
PUD Information | PUD: Project Description: Row or Townhouse
CHK - 1004_05UAD - PUD INFORMATION - If the Unit Type is Attached, and the Builder is in control of the HOA, is the entire PUD section completed?

3 CM
Condo/Co-op Project | Project Type
CHK - 1004MC_2009 - 1004MC - If the Subject Property is a Condo or COOP, is the Condo / CO-OP Projects section of the 1004MC form completed?

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