


Address		Inspection Date	09/11/2015	Delivery Date	09/11/2015	Order ID	
Borrower Name		County	Brooke			Property ID	

Order Tracking ID		Tracking ID 1	
Tracking ID 2	—	Tracking ID 3	—

Subject Front



Potential Risk Summary








 **No Potential Risks Noted**

No potential adverse issues noted in this report

I. Subject Information

Property Type	SFR	Est. Ext. Repair Costs	\$100	Current Use	Residential
Occupancy	Occupied			Projected Use	Residential
Zoning Type	Unknown				

II. Condition & Marketability

Subject Condition	 Good	Subject looks in good condition. Vinyl soffit missing and landscaping needs done. Windows look original, Window AC was present.
Significant Repairs Needed	 No	
Current Zoning Violations / Potential Zoning Changes	 No	
Subject Conformity to the Neighborhood (Quality, Age, Style, & Size)	 Yes	Neighborhood houses look in good condition like the subject property.
Average Condition of Neighboring Properties	 Good	The houses around subject house is in the same condition Good.
Negative Externalities	 No	
Positive Externalities	 Yes	Country setting

III. Agent/Broker Information

Name	Misty Pagett	Company/Brokerage	JC Collins, Inc
License No	SAL.2014004929	Electronic Signature	/Misty Pagett/

IV. Repair Addendum

Address  **Loan Number**

Exterior	Comments	Estimated Cost
Exterior Paint	—	\$0
Siding/Trim Repair	Soffit on right hand of house	\$100
Exterior Doors	—	\$0
Windows	—	\$0
Garage /Garage Door	—	\$0
Roof/Gutters	—	\$0
Foundation	—	\$0
Fencing	—	\$0
Landscape	—	\$0
Pool /Spa	—	\$0
Total Estimated Exterior Repairs		\$100

V. Property Images

Address



Loan Number



Subject

View Side

Comment "Right side and mail box"



Subject

View Side

V. Property Images (continued)

Address



Loan Number



Subject

View Street



Subject

View Side

V. Property Images (continued)

Address



Loan Number



[Subject](#)

[View Address Verification](#)



[Subject](#)

[View Front](#)

V. Property Images (continued)

Address



Loan Number



Subject

View Other



Subject

View Front

V. Property Images (continued)

Address



Loan Number



Subject

View Damage

Comment "vinyl soffit missing"



Subject

View Other

Comment "street sign"

V. Property Images (continued)

Address



Loan Number



Subject

View Other

ClearMaps Addendum

Address



Loan Number

100ft
50m

ClearCapital SUBJECT:

7/3

Putney Ridge Rd

7/3

7

Cross Creek Rd

Parmar Run

mapquest

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Detailed description: This is a map interface from ClearMaps. At the top, there are input fields for 'Address' and 'Loan Number', each preceded by a yellow star icon. Below these is a scale bar showing 100 feet and 50 meters. The main map area features a yellow star marker in the center. To the left, a road labeled 'Putney Ridge Rd' runs vertically, with two '7/3' route markers. At the bottom, a road labeled 'Cross Creek Rd' runs horizontally, with a '7' route marker. A blue line representing a waterway, 'Parmar Run', is located at the bottom right. The bottom of the map contains logos for 'mapquest' and 'ClearCapital', along with copyright notices for 2015.

Addendum

Report Instructions

* Customer Request: this customer requires a clear picture of the subject property so if the agent is unable to clearly see the property, please contact borrower to step onto property:

--Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property and take the subject photos, please do not accept this report. By accepting this report, you agree to comply with these instructions.

1. Property Inspection only. No comps required.
2. Condition is very important to our customers. Your personal, physical inspection of the subject should provide a clear estimate of the subject's condition.
3. Please take photos and provide detailed descriptions of any damages present.
4. Please do not approach the occupants or owners. Thanks!

Photo Instructions

1. One current, original photo of the front of the subject
 2. One or more current, original photo(s) of the side(s) of the subject
 3. One current, original address verification photo
 4. At least one current, original street scene photo looking down the street (prefer street scene of all possible directions)
 5. Close up photos of any:
 - a. Damages present
 - b. Realtor signs
 - c. Any other signs or notices posted on subject property
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