

# Asteroom Property Data Collection

## 1. Information

File #	Case File ID	Property Type
<b>PDC_160</b>	<b>88888888</b>	<b>Single Family</b>
Occupancy	Lock Box	Quality of Construction Rating
<b>Yes</b>	<b>No</b>	<b>Q2</b>
Condition Rating	Repair Estimate	
<b>C2</b>	<b>0</b>	

## Address

Property Street Address	Property Street Address (unit #)	Property City
<b>13835 SW Sandridge Dr</b>		<b>Tigard</b>
Property State	Property Zip Code	Property County
<b>Oregon</b>	<b>97223</b>	<b>Washington</b>

## Photo(s)



## 2. Site

Lot Size	Lot Size Estimate?	
<b>7500 sqft</b>	<b>Yes</b>	
Road Type	Road Maintained Indicator	Year-Round Access Indicator
<b>Public</b>	<b>No</b>	<b>Yes</b>

## Street Photos

Street Left

Photo



Street Right

Photo



View Type

Primary View

Quality

Description

Power Lines

Partial

Power line near the house

Photo(s)



Secondary View

Quality

Description

Mountain Range

Partial

See mountain ranges from the front of the house

Photo(s)



## Location Type

Type

Description

**Residential**

**Residential community**

Type

Description

**Adjacent to Power Lines**

**House is located right next to a power line tower**

Photo(s)



## Electrical Service

Service Type

**Public**

Photo(s)



## Water Services

Service Type

**Public**

## Sewer Services

Service Type	Source of utility
Private	Septic Shared

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Adverse Site Conditions

Nothing Notable

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Site Improvement

Type	Description
Fence	Fence

Photo(s)



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Type	Description
Patio	Tile Patio

Photo(s)



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Non-Residential Use

None Observed

### 3. Exterior and Interior

#### 3.1 Exterior

Structure Type

**Dwelling**

Construction Type

**Frame**

Construction Status

**Complete**

Attachment Type

**Detached**

Year Built

**2004**

Is year built an estimate?

**No**

#### Structure Exterior Feature

**Deck**

Photo(s)



#### Exterior Update

None

#### Exterior Deficiencies

None Observed or Reported

#### 3.2 Interior

Uniform Heating and Cooling Indicator

**Yes**

## Heating Type

### Central Hot Air

Photo



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## Cooling Type

### Central Air-Conditioning

Photo



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## Mechanical Deficiencies

None Observed

## 3.3 Exterior Photos

Structure Front Photo(s)





Structure Rear Photo(s)



Structure Left Side Photo(s)



Structure Right Side Photo(s)



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View Front Photo(s)



View Rear Photo(s)



View Left Side Photo(s)





View Right Side Photo(s)



4. Improvements - Rooms

Bathroom 2	F1
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Room Features

None

Room Fixtures

Sink, Toilet, Tub/Shower

Room Update Type

None Observed

Room Deficiency Type

None Observed

Additional Photos



**Bedroom 2**

**F1**

**Room Features**

None

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**Room Update Type**

None Observed

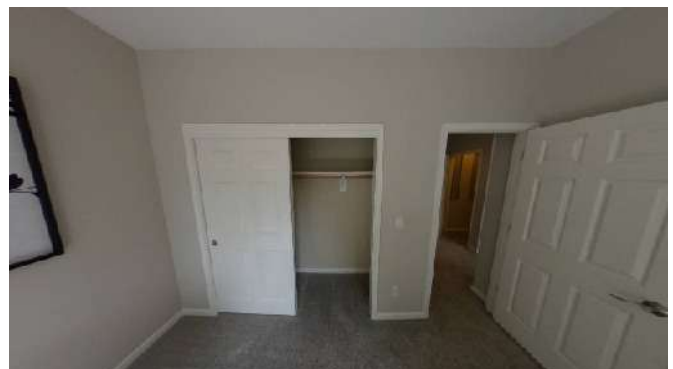
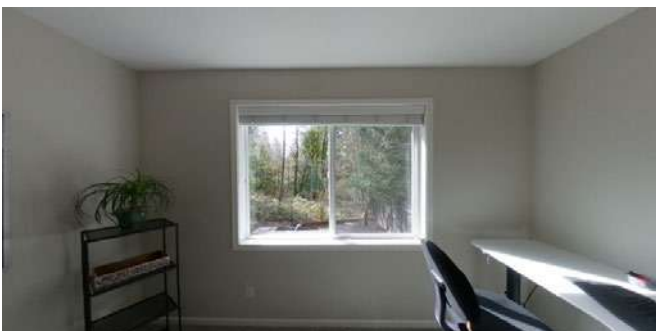
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**Room Deficiency Type**

None Observed

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Additional Photos



**Dining Room**

**F1**

**Room Features**

None

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Room Update Type

None Observed

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Room Deficiency Type

None Observed

---

Additional Photos



Family Room

F1

Room Features

Fireplace

Photo(s)



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Room Update Type

None Observed

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Room Deficiency Type

None Observed

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Additional Photos



Foyer

F1

Room Features

None

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Room Update Type

None Observed

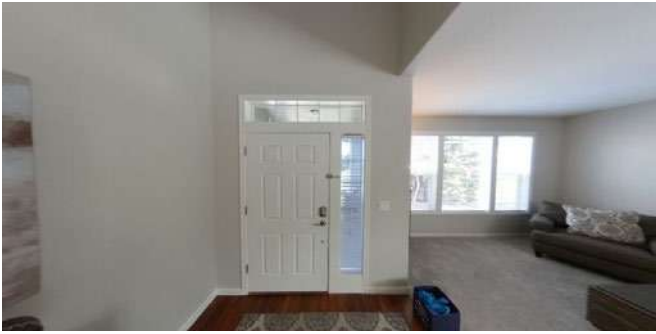
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Room Deficiency Type

None Observed

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Additional Photos



## Kitchen

F1

### Room Features

None

### Room Fixtures

Sink, Appliance Hookup

### Room Update Type

#### Cabinets Countertops

Update Type

Timeframe

Description

Replaced

2-5

Entire Kitchen remodeled in 2019

Photo(s)



### Appliances

Update Type

Timeframe

Description

Replaced

2-5

Entire Kitchen remodeled in 2019 with new appliances



Photo(s)



Room Deficiency Type

None Observed

Additional Photos



Living Room F1

Room Features

None

Room Update Type

None Observed

Room Deficiency Type

None Observed

Additional Photos



**Bathroom 3**

**F2**

**Room Features**

None

**Room Fixtures**

Double Sink, Toilet, Tub/Shower

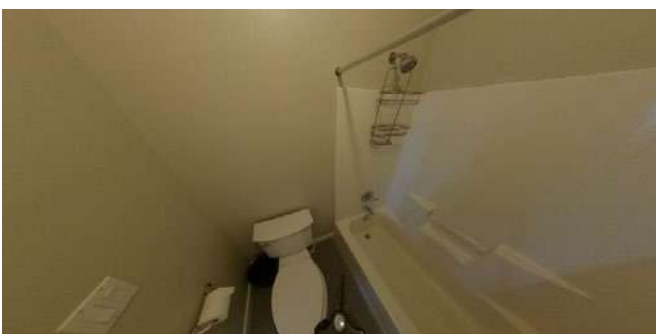
**Room Update Type**

None Observed

**Room Deficiency Type**

None Observed

Additional Photos



Bedroom 3

F2

Room Features

None

Room Update Type

None Observed

Room Deficiency Type

None Observed

Additional Photos



Bedroom 4

F2

Room Features

None

Room Update Type

None Observed

Room Deficiency Type

None Observed

Additional Photos



## Bedroom 5

F2

### Room Features

None

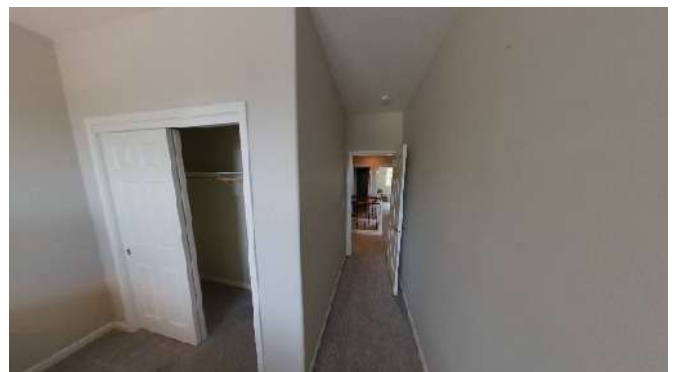
### Room Update Type

None Observed

### Room Deficiency Type

None Observed

### Additional Photos



## Bedroom 6

F2

### Room Features

None

### Room Update Type

None Observed

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### Room Deficiency Type

None Observed

---

### Additional Photos



## Laundry Room

F2

### Room Features

None

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### Room Fixtures

Laundry Hookup

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### Room Update Type

None Observed

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### Room Deficiency Type

None Observed

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### Additional Photos





Primary Bathroom

F2

Room Features

None

Room Fixtures

Double Sink, Walk-In Shower, Tub w/No Shower

Room Update Type

Flooring

Update Type	Timeframe	Description
Replaced	2-5	Entire primary bathroom remodeled in 2019

Photo(s)



Plumbing Fixtures

Update Type	Timeframe	Description
<b>Replaced</b>	<b>2-5</b>	<b>New tubs. New standing shower replaced in 2019</b>

Photo(s)



### Cabinets Countertops

Update Type	Timeframe	Description
<b>Replaced</b>	<b>2-5</b>	<b>New countertop. New appliance</b>

Photo(s)



### Room Deficiency Type

None Observed

Additional Photos



## Primary Bedroom

F2

### Room Features

None

### Room Update Type

None Observed

### Room Deficiency Type

None Observed

### Additional Photos



## 5. Structure Area Summary

Level	Earth Contact	Low Level Ceiling	Attic	Finished Living Area	Total Area
Level 1	No	No	No	1373	1908
Level 2	No	No	No	1700	1700

Bedrooms	Other Rooms	Total Rooms
6	6	12
Bathrooms		
3		

## 6. Additional Structure

None

## 7. Car Storage

Off Street Parking Availability

Yes

### Parking Type

Type	Count	SQFT
Attached Garage	3	565

Garage Conversion

No

Photo(s)



### Attached Garage: Updates

Updated Component

None Observed

### Attached Garage: Deficiencies

Deficiency Name

None Observed

## 8. Property Data Collector Certification

Collection Type	Person at subject property	Property Data Collector Name
<b>Onsite</b>		<b>Aste080401</b>
Person who completed property data report	Professional License Type	Professional License #
<b>Other</b>		<b>N/A</b>
Professional License State	Expiration Date of Certification or License	
<b>N/A</b>	<b>N/A</b>	

### Property Data Collector Company

Property Data Collector Company Name	Property Data Collector Company Address	Property Data Collector Company Address (City)
<b>Asteroom</b>	<b>48511 Warm Spring Blvd</b>	<b>Fremont</b>
Property Data Collector Company Address (State)	Property Data Collector Company Address (Zip)	
<b>CA</b>	<b>94539</b>	

Property Data Collector Contact Info	Date of Observation	Property Data Collector Date of Signature and Report
<b>Aste080401@yopmail.com</b> <b>+15108976600</b>	<b>2023-03-23</b>	<b>2023-03-26</b>
Property Data Collector Signature		
<b>Eric Tsai</b>		

## 9. 3D Tour

Click button or scan QR code to view >



3D tour



## 10. Floor Plan





**GROSS LIVING AREA: 3,073 sq ft**  
**FLOOR 1: 1,373 sq ft; FLOOR 2: 1,700 sq ft**  
**ADU: 0 sq ft**  
**ADDITIONAL ABOVE GRADE LIVING AREA: 0 sq ft**  
**BELOW GRADE LIVING AREA: 0 sq ft**  
**ABOVE GRADE UNFINISHED AREA: 565 sq ft**  
**GARAGE: 565 sq ft**  
**BELOW GRADE UNFINISHED AREA: 0 sq ft**



FLOOR 1



FLOOR 2

GLA total: 3073.222168 sq. ft, excluded areas: 683.333313 sq. ft  
 Floor1 1372.833374 sq. ft  

$$\begin{aligned} &(((21828.76 \times -3916.01) - (-3916.01 \times 21474.76) + (21474.76 \times -3875.01) - \\ &(-3916.01 \times 21474.76) + (21474.76 \times -3875.01) - (-3875.01 \times 21364.76) + \\ &(21364.76 \times -3916.01) - (-3875.01 \times 21364.76) + (21364.76 \times -3916.01) - \\ &(-3916.01 \times 21241.76) + (21241.76 \times -4395.01) - (-3916.01 \times 21241.76) + \\ &(21241.76 \times -4395.01) - (-4395.01 \times 21397.76) + (21397.76 \times -4360.76) - \\ &(-4395.01 \times 21397.76) + (21397.76 \times -4360.76) - (-4360.76 \times 21481.76) + \\ &(21481.76 \times -4360.76) - (-4360.76 \times 21487.76) + (21487.76 \times -4146.01) - \\ &(-4360.76 \times 21487.76) + (21487.76 \times -4146.01) - (-4146.01 \times 21828.76) + \\ &(21828.76 \times -3916.01) - (-4146.01 \times 21828.76)) \times 0.5 / 144 \end{aligned}$$
  
 Floor 1700.388916 sq. ft  

$$\begin{aligned} &(((21092.80 \times -3867.28) - (-3867.28 \times 20824.80) + (20824.80 \times -3828.28) - \\ &(-3867.28 \times 20824.80) + (20824.80 \times -3828.28) - (-3828.28 \times 20710.80) + \\ &(20710.80 \times -3867.28) - (-3828.28 \times 20710.80) + (20710.80 \times -3867.28) - \\ &(-3867.28 \times 20567.80) + (20567.80 \times -4375.28) - (-3867.28 \times 20567.80) + \\ &(20567.80 \times -4375.28) - (-4375.28 \times 20753.80) + (20753.80 \times -4193.22) - \\ &(-4375.28 \times 20753.81) + (20753.81 \times -4193.22) - (-4193.22 \times 20823.80) + \\ &(20823.80 \times -4375.28) - (-4193.22 \times 20823.80) + (20823.80 \times -4375.28) - \\ &(-4375.28 \times 20961.80) + (20961.80 \times -4308.28) - (-4375.28 \times 20961.80) + \\ &(20961.80 \times -4308.28) - (-4308.28 \times 21092.80) + (21092.80 \times -3867.28) - \\ &(-4308.28 \times 21092.80)) \times 0.5 / 144 \end{aligned}$$
  
 -Excluded:Garage 565.277771  

$$\begin{aligned} &(((21848.19 \times -4176.18) - (-4176.18 \times 21513.19) + (21513.19 \times -4419.18) - \\ &(-4176.18 \times 21513.19) + (21513.19 \times -4419.18) - (-4419.18 \times 21848.19) + \\ &(21848.19 \times -4176.18) - (-4419.18 \times 21848.19)) \times 0.5 / 144 \end{aligned}$$
  
 -Excluded:Stairs 32.500000  

$$\begin{aligned} &(((22650.11 \times -4058.28) - (-4058.28 \times 22528.16) + (22528.16 \times -4096.68) - \\ &(-4058.28 \times 22528.16) + (22528.16 \times -4096.68) - (-4096.68 \times 22650.11) + \\ &(22650.11 \times -4058.28) - (-4096.68 \times 22650.11)) \times 0.5 / 144 \end{aligned}$$
  
 -Excluded:Open 85.555557  

$$\begin{aligned} &(((20445.14 \times -4193.22) - (-4369.28 \times 20445.14) + (20445.14 \times -4193.22) - \\ &(-4193.22 \times 20375.14) + (20375.14 \times -4369.28) - (-4193.22 \times 20375.14) + \\ &(20375.14 \times -4369.28) - (-4369.28 \times 20445.14)) \times 0.5 / 144 \end{aligned}$$

### STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The data collector's certification that appears in this report is subject to the following conditions:

1. The data collector will not be responsible for matters of a legal nature that affect either the subject property or the title to it
2. The data collector will not give testimony or appear in court because of this assignment unless specific arrangements to do so have been made beforehand
3. The data collector has noted in the report any observed adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, pest infestation, structural problems, mechanical problems, or habitability issues) and makes no guarantees or warranties, expressed or implied, regarding any unobserved conditions. Because the data collector is not an expert in the field of environmental hazards, pests, structural integrity or mechanical systems, this report must not be considered as an environmental assessment, pest inspection, or engineering report.
4. The data collector obtained the information and estimates that were expressed in this report from sources that he or she considers to be reliable and believes them to be true and correct. The data collector does not assume responsibility for the accuracy of such items furnished by other parties.
5. The data collector will not disclose the contents of this report to any individual or party other than the client or intended user, except as required by law or as directed by the client

### DATA COLLECTOR'S CERTIFICATION:

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. In the development of this report I have obtained adequate information to support my unbiased professional conclusions
3. Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws
4. When the data collection was completed onsite as designated under data collection type - I have performed a complete visual data collection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, I identified and reported physical deficiencies that could affect the livability, soundness or structural integrity of the property. When the data collection was completed virtually as designated under data collection type - In completion of this assignment I have utilized video technology sufficient to perform a complete and adequate visual data collection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, identified and reported the physical deficiencies that could affect the livability, soundness or structural integrity of the property.
5. My compensation is not contingent on an action or event resulting from the conclusions or use of this report
6. The information used as the basis of the conclusions within this report is adequate and deemed reliable by the data collector
7. I have adequate knowledge, training and competency to complete this assignment
8. I have not withheld any information relevant to this assignment
9. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my conclusions within this report, on the 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.
10. My employment and/or compensation for performing this assignment or any future or anticipated assignments was not conditioned on any agreement or understanding, written or otherwise, that I would report a predetermined specific outcome that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application)
11. The lender/client may disclose or distribute this report to: the borrower; an appraiser to utilize in the completion of an appraisal assignment; another lender at the request of the borrower; the mortgagee or its successors and assigned; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the data collector's or supervisor appraiser (if applicable) consent. Such consent must be obtained before this report may be disclosed or distributed to any other party (including but not limited to, the public through advertising, public relations, news, sales, or other media).
12. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, the report shall be as effective, enforceable and valid as if a paper version of this report were delivered containing my original hand-written signature

### SUPERVISORY APPRAISER'S CERTIFICATION (if applicable):

The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser who acted as the data collector for this assignment, have read the report, and agree with the data collector's statements, conclusions, and the data collector's certification
2. I accept full responsibility for the contents of this report including, but not limited to, the data collector's statements and conclusions and the data collector's certification
3. The data collector identified in this report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this assignment, and is acceptable to perform this report under the applicable state law
4. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, the report shall be as effective, enforceable and valid as if a paper version of this report were delivered containing my original hand-written signature

# Property Data Report

## 1. Information

Type of PDR	Dataset version	LPA Key
<b>ACE+PDR</b>	<b>2.0</b>	<b>0000</b>
Seller ID	File #	Additional File #
<b>0000</b>	<b>PDR_337</b>	<b>0000</b>
Property Type		
<b>Single Family</b>		

## Address

Property Street Address	Property Street Address (unit #)	Property City
<b>13835 SW Sandridge Dr</b>		<b>Tigard</b>
Property State	Property Zip Code	Property County
<b>Oregon</b>	<b>97223</b>	<b>Washington</b>

Property Photo



## 2. Subject and Lender / Client

Borrower Name	Lender/Client Name	Lender/Client Address
Lender Contact Information	AMC Name	Assignment Type (Purchase/Refi)
		<b>Refinance</b>
HOA Fee	HOA Fee Annual or Monthly	Years Owned
<b>\$40</b>	<b>Monthly</b>	<b>5</b>

Contract Price

**\$0**

Date of contract

**2023-03-15**

### 3. Site

Site Conditions

**Extreme Slope**

Site Conditions - Other Description

**Going down from the backyard.**

Street/Alley Type

**Street**

Street Materials

**Asphalt**

Street Ownership

**Public**

Does the property adjoin to any external factors?

**Park, Greenbelt**

External Factors Other Description

Has the property been altered or modified specifically to support or facilitate any non-residential, or income producing use?

**None**

Evidence of Dampness, Settlement and Infestation Conditions

**No**

Describe the evidence of Dampness, Settlement and infestation conditions

Site/Common Amenities

**Fence**

Other Site/Common Amenities Description

Site/Common Amenities Sub-Type

**Fence Selections:  
Wood, Chain Link**

#### Utility Type

**Electricity**

**Public**

**Gas**

**Public**

**Water**

**Public**

**Oil**

**No**

**Sanitary Sewer**

**Public**

### 4.1 Improvements - Exterior and Interior

#### Exterior

Structure Type

**Primary Dwelling**

Building Completion Status

**Existing**

Occupancy Type

**Owner**

Accessory Unit

**False**

Attachment type

**False**

End unit



View Type

View Description

**Residential, Woods**

### Foundation Wall

Foundation Wall Material

Foundation Wall Material Description

Foundation Wall Condition

**Concrete**

**None**

### Exterior Wall

Exterior Wall Material

Exterior Wall Material Description

Exterior Wall Condition

**Other Siding**

**Cement Siding**

**None**

### Gutter and Downspouts

Gutter and Downspouts Material

Gutter and Downspouts Condition

**Aluminium**

**None**

### Roof

Roof Surface Material

Roof Surface Material Description

Roof Surface Condition

**Other Shingle**

**Asphalt Shingle**

**None**

Roof Age

**1-10 years**

### Window

Window Material

Window Material Condition

Window Updates

**Multi-Pane, Vinyl, Single Hung, Sliding**

**None**

**No Update**

Window Update Description

Screens

Storm Sash

**Yes**

**No**

### Foundation

Foundation type

Sump Pump Indicator

**Crawlspace**

**No**

### Interior

#### Heating

Heating Type

Heating Description

Heating Updates

**Forced Warm Air**

**No Update**

Heating Update Description	Heating Damages/Defects	
	<b>None</b>	
<b>Cooling</b>		
Cooling Type	Cooling Description	Cooling Update
<b>Central Air</b>		<b>No Update</b>
Cooling Update Description	Cooling Damages/Defects	
	<b>None</b>	
<b>Attic</b>		
Attic	Attic Features	Attic Features Description
<b>Yes</b>	<b>Scuttle</b>	
Washer/Dryer Hookup		
<b>True</b>		
<b>4.2 Improvements - Rooms</b>		
<b>Bathroom 2</b>		<b>Level F1</b>
<b>Interior Floors</b>		
Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
<b>Vinyl</b>	<b>None</b>	<b>Fully Updated</b>
Interior Floor Update Description		
<b>The flooring has been updated.</b>		
<b>Interior Walls and Ceilings</b>		
Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
<b>Drywall</b>	<b>None</b>	<b>No Update</b>
Interior Walls and Ceilings Update Description		
<b>Shower/Tub Surround</b>		
Shower/Tub Surround Material	Shower/Tub Surround Condition	
<b>Fiberglass</b>	<b>None</b>	

Estimate Year of Improvement

Description of Improvement

**1 - 5 years**

**The bathroom cabinets were updated.**

Bathroom 2 Photo



## Bedroom 2

Level F1

### Interior Floors

Interior Floors Material

Interior Floors Material Condition

Interior Floor Updates

**Carpet**

**None**

**No Update**

Interior Floor Update Description

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Interior Walls and Ceilings Updates

**Drywall**

**None**

**No Update**

Interior Walls and Ceilings Update  
Description

Bedroom 2 Photo



## Family Room

Level F1

### Interior Floors

Interior Floors Material

**Carpet**

Interior Floors Material Condition

**None**

Interior Floor Updates

**No Update**

Interior Floor Update Description

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Condition

**None**

Interior Walls and Ceilings Updates

**No Update**

Interior Walls and Ceilings Update  
Description

Family Room Photo



## Kitchen

Level F1

### Interior Floors

Interior Floors Material

**Hardwood**

Interior Floors Material Condition

**None**

Interior Floor Updates

**No Update**

Interior Floor Update Description

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Condition

**None**

Interior Walls and Ceilings Updates

**No Update**

Interior Walls and Ceilings Update  
Description

Appliances Appliances Other (describe)

**Microwave, Refrigerator, Dishwasher,  
Range Oven, Disposal**

Kitchen Countertops Materials Kitchen Cabinets Quality Rating

**Laminate Standard Typical**

Estimate Year of Improvement Description of Improvement

**1 - 5 years The kitchen was remodeled 2 years ago.**

Kitchen Photo



## Dining Room

Level F1

### Interior Floors

Interior Floors Material

**Carpet**

Interior Floors Material Condition

**None**

Interior Floor Updates

**No Update**

Interior Floor Update Description

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Condition

**None**

Interior Walls and Ceilings Updates

**No Update**

Interior Walls and Ceilings Update  
Description

Dining Room Photo



Living Room

Level F1

Interior Floors

Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
Carpet	None	No Update
Interior Floor Update Description		

Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
Drywall	None	No Update
Interior Walls and Ceilings Update Description		

Living Room Photo



Foyer

Level F1

Interior Floors



Interior Floors Material

**Hardwood**

Interior Floors Material Condition

**None**

Interior Floor Updates

**No Update**

Interior Floor Update Description

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### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Condition

**None**

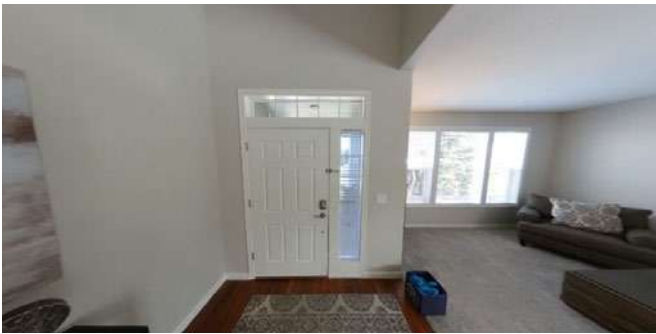
Interior Walls and Ceilings Updates

**No Update**

Interior Walls and Ceilings Update  
Description

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Foyer Photo



## Primary Bathroom

**Level F2**

### Interior Floors

Interior Floors Material

**Vinyl**

Interior Floors Material Condition

**None**

Interior Floor Updates

**Fully Updated**

Interior Floor Update Description

**The flooring has been updated.**

---

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Condition

**None**

Interior Walls and Ceilings Updates

**No Update**

Interior Walls and Ceilings Update  
Description

---

## Shower/Tub Surround

Shower/Tub Surround Material	Shower/Tub Surround Condition
<b>Tile</b>	<b>None</b>
Estimate Year of Improvement	Description of Improvement
<b>1 - 5 years</b>	<b>The bathroom cabinets were updated.</b>

Primary Bathroom Photo



<b>Primary Bedroom</b>	<b>Level F2</b>
------------------------	-----------------

#### Interior Floors

Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
<b>Carpet</b>	<b>None</b>	<b>No Update</b>
Interior Floor Update Description		

#### Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
<b>Drywall</b>	<b>None</b>	<b>No Update</b>
Interior Walls and Ceilings Update Description		

Primary Bedroom Photo



Bedroom 6
 Level F2

Interior Floors

Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
Carpet	None	No Update
Interior Floor Update Description		

Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
Drywall	None	No Update
Interior Walls and Ceilings Update Description		

Bedroom 6 Photo



Bedroom 5
 Level F2

Interior Floors

Interior Floors Material

**Carpet**

Interior Floor Update Description

Interior Floors Material Condition

**None**

Interior Floor Updates

**No Update**

---

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Update  
Description

Interior Walls and Ceilings Condition

**None**

Interior Walls and Ceilings Updates

**No Update**

---

Bedroom 5 Photo



## Bedroom 4

**Level F2**

### Interior Floors

Interior Floors Material

**Carpet**

Interior Floor Update Description

Interior Floors Material Condition

**None**

Interior Floor Updates

**No Update**

---

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Update  
Description

Interior Walls and Ceilings Condition

**None**

Interior Walls and Ceilings Updates

**No Update**

---

Bedroom 4 Photo



Laundry Room

Level F2

Interior Floors

Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
Vinyl	None	No Update
Interior Floor Update Description		

Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
Drywall	None	No Update
Interior Walls and Ceilings Update Description		

Laundry Room Photo



Bedroom 3

Level F2

Interior Floors

Interior Floors Material

**Carpet**

Interior Floors Material Condition

**None**

Interior Floor Updates

**No Update**

Interior Floor Update Description

---

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Condition

**None**

Interior Walls and Ceilings Updates

**No Update**

Interior Walls and Ceilings Update  
Description

---

Bedroom 3 Photo



## Bathroom 3

**Level F2**

### Interior Floors

Interior Floors Material

**Vinyl**

Interior Floors Material Condition

**None**

Interior Floor Updates

**Fully Updated**

Interior Floor Update Description

**The flooring has been updated.**

---

### Interior Walls and Ceilings

Interior Walls and Ceilings Material

**Drywall**

Interior Walls and Ceilings Condition

**None**

Interior Walls and Ceilings Updates

**No Update**

Interior Walls and Ceilings Update  
Description

---

## Shower/Tub Surround



Shower/Tub Surround Material	Shower/Tub Surround Condition
<b>Fiberglass</b>	<b>None</b>
Estimate Year of Improvement	Description of Improvement
<b>Not Updated</b>	

Bathroom 3 Photo



<b>Garage</b>	<b>Level F1</b>
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#### Interior Floors

Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
<b>Finished Concrete</b>	<b>None</b>	<b>No Update</b>
Interior Floor Update Description		

#### Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
<b>Drywall</b>	<b>None</b>	<b>No Update</b>
Interior Walls and Ceilings Update Description		

Garage Number of Car	Garage Square Feet
<b>3</b>	<b>565</b>



#### 4.3 Improvement - Summary of Main Structure

Property is not livable Indicator      Property is not livable comment

**False**

Are there any apparent defects or deficiencies to the electrical, plumbing systems, water or sewer that may cause them to function inadequately for their intended purpose?

**False**

Does the property have adequate access, and appropriate systems, for all seasons?

**True**

Does the property appear to be constructed to community standards, is not of poor quality, substandard or non-conforming workmanlike manner?

**True**

Is there any apparent fire or water damage that may compromise the livability, safety, soundness, or structural integrity of the property?

**False**

#### Structure Amenities

Structure Amenities & count

**Fireplace, Patio, Deck, Other**

**Fireplace Count:1**

Deck Selection

**Wood**

Other Structure Amenities Description

**Jacuzzi**

Patio Selections

**Paver Brick**

#### Structure Area Summary

Number of stories

**2**

Finished Area Above Grade Room Count

**11**

Finished Area Above Grade Bedroom Count

**6**

Finished Area Above Grade Full Bathroom Count

**3**

Finished Area Above Grade Half Bath  
Count

**0**

Square Feet of Gross Living Area Above  
Grade

**3073**

	Area	Finished sq. FT	Bedrooms	Other rooms	Total room	Full Bathroom	Half bathroom
Floor 1	1373	1373	1	4	5	1	0
Floor 2	1700	1700	5	1	6	2	0
Above grade total	3073	3073	6	5	11	3	0

Basement/Below Grade Access

Square Feet of Basement/Below Grade

Basement/Below Grade Percent  
Finished

**0**

Number of Recreation rooms Below  
Grade

Number of Bedrooms rooms Below  
Grade

Number of Full Bathrooms Below Grade

**0**

**0**

**0**

Number of Half Bathroom Below Grade

Number of Other rooms Below grade

**0**

**0**

	Area	Finished sq. FT	Rec Rooms	Bedrooms	Other rooms	Total room	Full Bathroom	Half bathroom
Below grade total	0	0	0	0	0	0	0	0

#### 4.4 Additional Structure

None

#### 4.5 Car Storage

Car Storage Indicator

**True**

Parking Type	Attached to Dwelling?	Surface	Built-In to Dwelling?	Number of space	Is parking covered?	Sqaure Feet
Garage	Yes	Concrete	Yes	3	Yes	565
Driveway	Yes	Concrete	No	3	No	

#### 5. Neighborhood

Property/Neighborhood Location Type

**Suburban**

#### 6. Repair and Inpection

Required Repairs	Required Inspections	Are any parts of the subject property under construction or incomplete?
<b>None</b>	<b>None</b>	<b>Completed</b>

## 7. Energy Information

Energy Rating Performed	Energy Rating Organization	Energy Rating Description
<b>No</b>		
Renewable Energy Components Present	Identify Renewable Energy Components	Renewable Energy Additional Information
<b>No</b>	<b>None</b>	
Renewable Energy - Solar Panel Ownership		

## 8. Property Data Collector Certification

Collection Type	Person at subject property	Property Data Collector Name
<b>Onsite</b>		<b>Ron Braithwaite</b>
Person who completed property data report	Professional License Type	Professional License #
<b>Other</b>		<b>N/A</b>
Professional License State	Expiration Date of Certification or License	
<b>N/A</b>	<b>N/A</b>	

<b>Property Data Collector Company</b>		
Property Data Collector Company Name	Property Data Collector Company Address	Property Data Collector Company Address (City)
<b>Asteroom</b>	<b>48511 Warm Spring Blvd</b>	<b>Fremont</b>
Property Data Collector Company Address (State)	Property Data Collector Company Address (Zip)	
<b>CA</b>	<b>94539</b>	

Property Data Collector Contact Info	Date of Observation	Property Data Collector Date of Signature and Report
<b>Ron@illuminateye.com +15032673250</b>	<b>2023-03-14</b>	<b>2023-03-15</b>
Property Data Collector Signature		
<b>RonBraithwaite</b>		

## 9. Supervisory

Supervisory Name	Supervisory Contact Info	Supervisory Date of Signature
<b>Dennis Luna</b>	<b>408-520-9339</b>	<b>2023-03-15</b>
Supervisory State License #	Supervisory State	Supervisory License Expiration Date
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Did or did not personally observe interior and exterior of subject property	Supervisor Signature	
<b>False</b>	<b>Dennis Luna</b>	

## 10. Additional photos








## 11. 3D Tour

Click button or scan QR code to view >

 3D tour



## 12. Floor Plan





**GROSS LIVING AREA: 3,073 sq ft**  
**FLOOR 1: 1,373 sq ft; FLOOR 2: 1,700 sq ft**  
**ADU: 0 sq ft**  
**ADDITIONAL ABOVE GRADE LIVING AREA: 0 sq ft**  
**BELOW GRADE LIVING AREA: 0 sq ft**  
**ABOVE GRADE UNFINISHED AREA: 565 sq ft**  
**GARAGE: 565 sq ft**  
**BELOW GRADE UNFINISHED AREA: 0 sq ft**



FLOOR 1



FLOOR 2

GLA total: 3073.222168 sq. ft, excluded areas: 683.333313 sq. ft  
 Floor1 1372.833374 sq. ft  

$$\begin{aligned} &(((21828.76*-3916.01)-(-3916.01*21474.76)+(21474.76*-3875.01)- \\ &(-3916.01*21474.76)+(21474.76*-3875.01)-(-3875.01*21364.76)+ \\ &(21364.76*-3916.01)-(-3875.01*21364.76)+(21364.76*-3916.01)- \\ &(-3916.01*21241.76)+(21241.76*-4395.01)-(-3916.01*21241.76)+ \\ &(21241.76*-4395.01)-(-4395.01*21397.76)+(21397.76*-4360.76)- \\ &(-4395.01*21397.76)+(21397.76*-4360.76)-(-4360.76*21481.76)+ \\ &(21481.76*-4360.76)-(-4360.76*21487.76)+(21487.76*-4146.01)- \\ &(-4360.76*21487.76)+(21487.76*-4146.01)-(-4146.01*21828.76)+ \\ &(21828.76*-3916.01)-(-4146.01*21828.76))*0.5/144] \\ &\text{Floor 1700.388916 sq. ft} \\ &(((21092.80*-3867.28)-(-3867.28*20824.80)+(20824.80*-3828.28)- \\ &(-3867.28*20824.80)+(20824.80*-3828.28)-(-3828.28*20710.80)+ \\ &(20710.80*-3867.28)-(-3828.28*20710.80)+(20710.80*-3867.28)- \\ &(-3867.28*20567.80)+(20567.80*-4375.28)-(-3867.28*20567.80)+ \\ &(20567.80*-4375.28)-(-4375.28*20753.80)+(20753.80*-4193.22)- \\ &(-4375.28*20753.81)+(20753.81*-4193.22)-(-4193.22*20823.80)+ \\ &(20823.80*-4375.28)-(-4193.22*20823.80)+(20823.80*-4375.28)- \\ &(-4375.28*20961.80)+(20961.80*-4308.28)-(-4375.28*20961.80)+ \\ &(20961.80*-4308.28)-(-4308.28*21092.80)+(21092.80*-3867.28)- \\ &(-4308.28*21092.80))*0.5/144] \\ &\text{-Excluded:Garage 565.277771} \\ &(((21848.19*-4176.18)-(-4176.18*21513.19)+(21513.19*-4419.18)- \\ &(-4176.18*21513.19)+(21513.19*-4419.18)-(-4419.18*21848.19)+ \\ &(21848.19*-4176.18)-(-4419.18*21848.19))*0.5/144] \\ &\text{-Excluded:Stairs 32.500000} \\ &(((22650.11*-4058.28)-(-4058.28*22528.16)+(22528.16*-4096.68)- \\ &(-4058.28*22528.16)+(22528.16*-4096.68)-(-4096.68*22650.11)+ \\ &(22650.11*-4058.28)-(-4096.68*22650.11))*0.5/144] \\ &\text{-Excluded:Open 85.555557} \\ &(((20445.14*-4193.22)-(-4369.28*20445.14)+(20445.14*-4193.22)- \\ &(-4193.22*20375.14)+(20375.14*-4369.28)-(-4193.22*20375.14)+ \\ &(20375.14*-4369.28)-(-4369.28*20445.14))*0.5/144] \end{aligned}$$

### STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The data collector's certification that appears in this report is subject to the following conditions:

1. The data collector will not be responsible for matters of a legal nature that affect either the subject property or the title to it
2. The data collector will not give testimony or appear in court because of this assignment unless specific arrangements to do so have been made beforehand
3. The data collector has noted in the report any observed adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, pest infestation, structural problems, mechanical problems, or habitability issues) and makes no guarantees or warranties, expressed or implied, regarding any unobserved conditions. Because the data collector is not an expert in the field of environmental hazards, pests, structural integrity or mechanical systems, this report must not be considered as an environmental assessment, pest inspection, or engineering report.
4. The data collector obtained the information and estimates that were expressed in this report from sources that he or she considers to be reliable and believes them to be true and correct. The data collector does not assume responsibility for the accuracy of such items furnished by other parties.
5. The data collector will not disclose the contents of this report to any individual or party other than the client or intended user, except as required by law or as directed by the client

### DATA COLLECTOR'S CERTIFICATION:

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. In the development of this report I have obtained adequate information to support my unbiased professional conclusions
3. Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws
4. When the data collection was completed onsite as designated under data collection type - I have performed a complete visual data collection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, I identified and reported physical deficiencies that could affect the livability, soundness or structural integrity of the property. When the data collection was completed virtually as designated under data collection type - In completion of this assignment I have utilized video technology sufficient to perform a complete and adequate visual data collection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, identified and reported the physical deficiencies that could affect the livability, soundness or structural integrity of the property.
5. My compensation is not contingent on an action or event resulting from the conclusions or use of this report
6. The information used as the basis of the conclusions within this report is adequate and deemed reliable by the data collector
7. I have adequate knowledge, training and competency to complete this assignment
8. I have not withheld any information relevant to this assignment
9. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my conclusions within this report, on the 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.
10. My employment and/or compensation for performing this assignment or any future or anticipated assignments was not conditioned on any agreement or understanding, written or otherwise, that I would report a predetermined specific outcome that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application)
11. The lender/client may disclose or distribute this report to: the borrower; an appraiser to utilize in the completion of an appraisal assignment; another lender at the request of the borrower; the mortgagee or its successors and assigned; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the data collector's or supervisor appraiser (if applicable) consent. Such consent must be obtained before this report may be disclosed or distributed to any other party (including but not limited to, the public through advertising, public relations, news, sales, or other media).
12. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, the report shall be as effective, enforceable and valid as if a paper version of this report were delivered containing my original hand-written signature

### SUPERVISORY APPRAISER'S CERTIFICATION (if applicable):

The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser who acted as the data collector for this assignment, have read the report, and agree with the data collector's statements, conclusions, and the data collector's certification
2. I accept full responsibility for the contents of this report including, but not limited to, the data collector's statements and conclusions and the data collector's certification
3. The data collector identified in this report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this assignment, and is acceptable to perform this report under the applicable state law
4. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, the report shall be as effective, enforceable and valid as if a paper version of this report were delivered containing my original hand-written signature