

# Property Data Report

Property Street Address <b>12345 Some Rd</b>	Property Street Address
Property City <b>Any Town</b>	Property State <b>VA</b>
Property Zip Code <b>12345</b>	Property County <b>Any County</b>
Type of PDR <b>ACE+PDR</b>	Data Set Version <b>2.0</b>
Property Type <b>SFD</b>	Seller ID <b>123456</b>
LPA Key <b>12345678</b>	File # <b>P123456789</b>
Additional File # <b>Test_case</b>	

PHOTO

## Subject & Lender/Client

Borrower Name <b>John Smith</b>	Occupancy Type <b>Owner</b>	HOA Fee <b>\$1234.00</b>
HOA Fee Annual or Monthly <b>Annual</b>	Lender/Client Name <b>Lender Full Name</b>	Lender/Client Address <b>1001 Some St, Some City, VA 01010</b>
Years Owned <b>10</b>	AMC Name <b>Company Name</b>	Lender Contact Information <b>fullname@lender.com</b>
Assignment Type (Purchase/Refi) <b>Purchase</b>		

## Neighborhood

Property/Neighborhood Location Type  
**Urban**

## Contract

Contract price \$ <b>\$100000.00</b>	Date of Contract <b>YYYY-MM-DD</b>
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## Interior

### Bedroom 1

Interior Floors Material <b>material: Hardwood</b>	Interior Floors Material Condition <b>anyObservedIssues: None</b>	Interior Floors Material Photos <b>[Photo Placeholder]</b>
Interior Floor Updates <b>No Update</b>	Interior Floor Update Description	

Interior Walls and Ceilings Material  
**material: Drywall**

Interior Walls and Ceilings Condition  
**anyObservedIssues: None**

Interior Walls and Ceilings Photos  
**[Photo Placeholder]**

Interior Walls and Ceilings Updates  
**No Update**

Interior Walls and Ceilings Update Description

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## Bedroom 2

Interior Floors Material  
**material: Hardwood**

Interior Floors Material Condition  
**anyObservedIssues: None**

Interior Floors Material Photos  
**[Photo Placeholder]**

Interior Floor Updates  
**No Update**

Interior Floor Update Description

Interior Walls and Ceilings Material  
**material: Drywall**

Interior Walls and Ceilings Condition  
**anyObservedIssues: None**

Interior Walls and Ceilings Photos  
**[Photo Placeholder]**

Interior Walls and Ceilings Updates  
**No Update**

Interior Walls and Ceilings Update Description

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## Dining Room

Interior Floors Material  
**material: Hardwood**

Interior Floors Material Condition  
**anyObservedIssues: None**

Interior Floors Material Photos  
**[Photo Placeholder]**

Interior Floor Updates  
**No Update**

Interior Floor Update Description

Interior Walls and Ceilings Material  
**material: Drywall**

Interior Walls and Ceilings Condition  
**anyObservedIssues: None**

Interior Walls and Ceilings Photos  
**[Photo Placeholder]**

Interior Walls and Ceilings Updates  
**No Update**

Interior Walls and Ceilings Update Description

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## Living Room

Interior Floors Material  
**material: Hardwood**

Interior Floors Material Condition  
**anyObservedIssues: None**

Interior Floors Material Photos  
**[Photo Placeholder]**

Interior Floor Updates  
**No Update**

Interior Floor Update Description

Interior Walls and Ceilings Material  
**material: Drywall**

Interior Walls and Ceilings Condition  
**anyObservedIssues: None**

Interior Walls and Ceilings Photos  
**[Photo Placeholder]**

Interior Walls and Ceilings Updates  
**No Update**

Interior Walls and Ceilings Update Description

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## Bathroom

Interior Floors Material  
**material: Tile**

Interior Floors Material Condition  
**anyObservedIssues: None**

Interior Floors Material Photos  
**[Photo Placeholder]**

Interior Floor Updates  
**No Update**

Interior Floor Update Description

Interior Walls and Ceilings Material  
**material: Drywall**

Interior Walls and Ceilings Condition  
**anyObservedIssues: None**

Interior Walls and Ceilings Photos  
**[Photo Placeholder]**

Interior Walls and Ceilings Updates  
**No Update**

Interior Walls and Ceilings Update Description

Shower/Tub Surround Material  
**material: Tile**

Shower/Tub Surround Condition  
**anyObservedIssues: None**

Shower/Tub Surround Photos  
**[Photo Placeholder]**

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## Kitchen

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Interior Floors Material  
**material: Tile**

Interior Floors Material Condition  
**anyObservedIssues: None**

Interior Floors Material Photos  
**[Photo Placeholder]**

Interior Floor Updates  
**No Update**

Interior Floor Update Description

Interior Walls and Ceilings Material  
**material: Drywall**

Interior Walls and Ceilings Condition  
**anyObservedIssues: None**

Interior Walls and Ceilings Photos  
**[Photo Placeholder]**

Interior Walls and Ceilings Updates  
**No Update**

Interior Walls and Ceilings Update Description

Appliances  
**Refrigerator, RangeOven, Dishwasher, Disposal**

Appliances Other (describe)

Kitchen Countertops  
**StoneOrEquivalent**

Kitchen Cabinets  
**StandardTypical**

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Attic  
**True**

Attic Features  
**Stairs**

Attic Features Description

Heating Type  
**ForcedWarmAir**

Heating Updates  
**No Update**

Heating Update Description

Heating Other Description

Heating Damages/Defects  
**False**

Cooling Type  
**Central Air**

Cooling Updates  
**No Update**

Cooling Update Description

Cooling Other Description

Cooling Damages/Defects  
**False**

Washer/Dryer Hookup  
**True**

Site Structure-Amenities  
**Fireplace, Porch**

Structure Amenities Count  
**1**

Other Structure Amenities Description

Structure Amenities Sub-Type  
**Porch Selection: Open**

## Site & Exterior

Foundation Type

**Slab**

Evidence of Dampness, Settlement and infestation conditions

**False**

Evidence of Dampness, Settlement and infestation conditions

Foundation Wall Material

**Material: ConcreteBlock**

Foundation Wall Material Description

Foundation Wall Condition

**anyObservedIssues: None**

Foundation Wall Photos

**[Photo Placeholder]**

Exterior Wall Material

**Material: Brick**

Exterior Wall Material Description

Exterior Wall Condition

**anyObservedIssues: None**

Exterior Wall Photos

**[Photo Placeholder]**

Roof Surface Material

**Material: Composition**

Roof Surface Material Description

Roof Surface Condition

**anyObservedIssues: None**

Roof Surface Photos

**[Photo Placeholder]**

Roof Age

**greater than 10 to 20**

Gutter and Downspouts Material

**Material: Aluminum**

Gutter and Downspouts Condition

**anyObservedIssues: None**

Gutter and Downspouts Photos

**[Photo Placeholder]**

Window Material

**Material: MultiPane**

Window Material Condition

**anyObservedIssues: None**

Window Material Photos

**[Photo Placeholder]**

Window Updates

**No Update**

Window Update Description

Storm Sash

**No**

Screens

**No**

View Type

**Residential**

View Description

Utility Type and Supplier

**Electricity**

Utility Sub Type

**NaturalGas**

Street/Alley Type

**Street**

Street Materials

**Material: Concrete**

Street/Alley Ownership

**Private**

Site Conditions

**ExtremeSlope**

Site Conditions – Other Description

Site/Common Amenities Count

Site/Common Amenities

Other Site/Common Amenities Description

Site/Common Amenities Sub-Type

Does the property adjoin to any external factors?

**Residential**

External Factors Other Description

## Room Information

Square feet of basement/Below Grade	Basement/Below Grade Percent Finished	Number of recreation rooms below grade
Number of bedrooms below grade	Number of bathroom below grade	Number of other rooms below grade
Finished Area Above Grade Room Count <b>6</b>	Finished Area Above Grade Bedroom Count <b>2</b>	Finished Area Above Grade Bathroom Count <b>1</b>
Square Feet of gross living area above Grade <b>1200</b>	Structure Type <b>PrimaryDwelling</b>	Structure Description

## Energy Information

Energy Rating Performed <b>No</b>	Energy Rating Organization	Energy Rating Additional Information
Renewable Energy Components Present	Identify Renewable Energy Components	Renewable Energy Additional Information
Renewable Energy – Solar Panel Ownership		

## Car Storage

Car Storage Indicator <b>True</b>	Onsite Parking Type and # Spaces <b>Pad, 2</b>	Covered Parking Indicator <b>True</b>
Parking Surface <b>Concrete</b>	Garage # of Cars <b>2</b>	Guest Parking
Guest Parking Type	Garage Square Feet <b>400</b>	Car Storage Attached Indicator <b>False</b>
Car Storage Built-In <b>False</b>		

## Repairs/Inspections

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

Accessory Unit <b>False</b>	# of stories <b>2</b>	# of stories for project
# of stories for unit	# of elevators	Floor #
Attachment Type <b>True</b>	Building Completion Status <b>Existing</b>	Basement/Below Grade Access <b>Interior</b>
Sump Pump Indicator <b>Yes</b>	Estimate Year of Improvement <b>NotUpdated</b>	Description of Improvement
Property is not livable indicator <b>False</b>	Property is not livable comment	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? <b>False</b>
Has the property been altered or modified specifically to support or facilitate any non-residential, or income producing use? <b>None</b>	Does the property appear to be constructed to community standards, is not of poor quality, substandard or non-conforming workmanlike manner? <b>True</b>	Does the property have adequate access and appropriate systems, for all seasons? <b>True</b>
Is there any apparent fire or water damage that may compromise the livability, safety, soundness, or structural integrity of the property? <b>False</b>		

## Property Data Collector Certification

Person at Subject Property	Person who completed property data report <b>LicensedHomeInspector</b>	Collection Type <b>Onsite</b>
Property Data Collector Name <b>Full Name</b>	Property Data Collector Company Name <b>Company Name</b>	Property Data Collector Company Address <b>1234 Any St</b>
Property Data Collector Company Address (Line 2) <b>Any City</b>	Property Data Collector Company Address (Line 2) <b>VA</b>	Property Data Collector Company Address (Line 2) <b>01010</b>
Property Data Collector Contact Info <b>licensed@homeinspector.com</b>	Data Collector Contact Info <b>111-111-1111</b>	Property Data Collector Date of Signature and Report <b>YYYY-MM-DD</b>
Date of Observation <b>YYYY-MM-DD</b>	Professional License Type <b>License</b>	Professional License # <b>12345678</b>
Professional License State <b>VA</b>	Expiration Date of Certification or License <b>YYYY-MM-DD</b>	Property Data Collector Signature <b>[Signature Placeholder]</b>

## Supervisor Certification

Supervisory Name

Supervisory Contact Info

Supervisory Date of Signature

Supervisory State License #

Supervisory State

Supervisory License Expiration Date

Did or did not personally observe interior and exterior of subject property

Supervisory Signature  
**[Signature Placeholder]**

## Photos

PHOTO

PHOTO

PHOTO

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### 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. I 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, 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.