

IMPROVEMENTS

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units ☒ One ☐ One with Accessory Unit	☒ Concrete Slab ☐ Crawl Space	☐ Full Basement ☐ Partial Basement		Foundation Walls	Concrete/Avg	Floors	Cpt/Tile/Avg+				
# of Stories 1				Exterior Walls	Wood/Stucco/Avg	Walls	Drywall/Avg				
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area 0 sq.ft.			Roof Surface	Comp/Avg	Trim/Finish	Paint/Avg				
☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish 0 %			Gutters & Downspouts	None	Bath Floor	Tile/Avg+				
Design (Style) Traditional	☐ Outside Entry/Exit ☐ Sump Pump			Window Type	Vinyl/Avg+	Bath Waincoat	Tile/Avg+				
Year Built 1956	Evidence of ☐ Infestation			Storm Sash Insulated	None	Car Storage	☐ None				
Effective Age (Yrs) 15	☐ Dampness ☐ Settlement			Screens	Yes/Avg	☒ Driveway	# of Cars 2				
Attic ☐ None	Heating ☒ Fire ☐ Hot/B ☐ Radiant			Amenities	☐ Woodstove(s) # 0	Driveway Surface	Concrete				
☐ Drop Stair ☐ Stairs	☐ Other Fuel Gas			☐ Fireplace(s) # 0	☒ Fence Block	☒ Garage	# of Cars 2				
☐ Floor ☒ Soutle	Cooling ☒ Central Air Conditioning			☒ Patio/Deck Encls	☒ Porch Conc	☐ Carport	# of Cars 0				
☐ Finished ☐ Heated	☐ Individual ☐ Other			☐ Pool None	☐ Other None	☒ Att.	☐ Det. ☐ Built-in				
Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)											
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,192 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.) Central A/C, newer windows, updated baths, enclosed patio, newer floors.											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C3 Kitchen-not updated Bathrooms-updated-one to five years ago.The subject is an average condition home that has been properly maintained and updated over the years.											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe											
The subject property is typical for the area and conforms to the neighborhood.											

Understanding Home Condition Appraisal Report

Roman Wölfel



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