

Desktop Underwriter Property Inspection Report

File No.

THIS PROPERTY INSPECTION REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT	Property Address		City	State	Zip Code
	Legal Description		County		
	Assessor's Parcel No.	Tax Year	R.E. Taxes \$	Special Assessments \$	
NEIGHBORHOOD	Borrower		Current Owner		Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/>
	Neighborhood or Project Name		Project Type	<input type="checkbox"/> PUD <input type="checkbox"/> Condominium	HOA \$ /Mo.
	Property rights <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold	Map Reference		Census Tract	
	Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Single family housing PRICE \$(000) AGE (yrs)		Condominium housing PRICE (if applic.) \$(000) AGE (yrs)
Built up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/supply <input type="checkbox"/> Shortage <input type="checkbox"/> In balance <input type="checkbox"/> Over supply	Marketing time <input type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.		Low High	
Growth rate <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow	Neighborhood boundaries		High High		Predominant Predominant
Does the site generally conform to the neighborhood in terms of size and shape? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____					
Does the property conform to zoning regulations? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____					
Does the present use represent the highest and best use of the property as improved? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____					
SITE	Utilities Public Other	Public Other	Off-site Improvements Type		Public Private
	Electricity <input type="checkbox"/>	Water <input type="checkbox"/>	Street	<input type="checkbox"/> <input type="checkbox"/>	
	Gas <input type="checkbox"/>	Sanitary sewer <input type="checkbox"/>	Alley	<input type="checkbox"/> <input type="checkbox"/>	
Do the utilities and off-site improvements conform to the neighborhood? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____					
Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____					
Source(s) used for physical characteristics of property: <input type="checkbox"/> Exterior inspection from street <input type="checkbox"/> Previous appraisal files <input type="checkbox"/> Assessment and tax records <input type="checkbox"/> MLS <input type="checkbox"/> Prior inspection <input type="checkbox"/> Property owner <input type="checkbox"/> Other (Describe): _____					
No. of Stories		Type (Det./Att.)	Exterior Walls	Actual Age (Yrs.)	Manufactured Housing <input type="checkbox"/> Yes <input type="checkbox"/> No
Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____					
IMPROVEMENTS	Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____				
	Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____				

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

- I personally inspected from the street the subject property and neighborhood.
- I stated in this report only my own personal unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
- I have not knowingly withheld any significant information and I believe, to the best of my knowledge, that all statements are true and correct.
- 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 have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this inspection is contingent on the outcome of the inspection.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed this report, he or she certifies and agrees that: I directly supervise the appraiser who prepared this report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 and 5 above, and am taking full responsibility for this report.

**CONTINGENT AND LIMITING CONDITIONS:** The above certification is subject to the following conditions: The appraiser has noted in this report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous substances, etc.) observed during the exterior inspection of the subject property and neighborhood. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this report must not be considered as an environmental assessment of the property.

APPRAISER:

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: \_\_\_\_\_  
 Name: David W. Bain  
 Company Name: Bain & Associates, Inc.  
 Company Address: 2828 W. Parker Road #B-206  
Plano, Texas 75075  
 Date of Report/Signature: \_\_\_\_\_  
 State Certification #: TX-1321501-R  
 or State License #: \_\_\_\_\_  
 State: Texas  
 Expiration Date of Certification or License: 6/30/2001

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 Company Address: \_\_\_\_\_  
 Date of Report/Signature: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did not inspect subject property from street