

Home Value Property Data Report

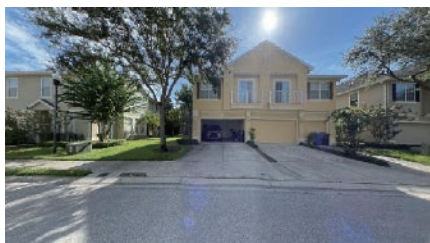
1. Information

Type of PDR	Dataset version	LPA Key
ACE+PDR	2.0	
Seller ID	File #	Additional File #
██████████	████████████████████	PDR_6
Property Type		
2-4 Unit		

Address

Property Street Address	Property Street Address (unit #)	Property City
████████████████████		Riverview
Property State	Property Zip Code	Property County
Florida	██████████	██████████

Property Photo



2. Subject and Lender / Client

Borrower Name	Lender/Client Name	Lender/Client Address
████████████████████	████████████████████	████████████████████
Lender Contact Information	AMC Name	Assignment Type (Purchase/Refi)
	████████████████████	Refinance
HOA Fee	HOA Fee Annual or Monthly	Years Owned
██████████	Monthly	2
Contract Price	Date of contract	
	2022-08-23	

3. Site

Site Conditions	Site Conditions - Other Description	
None		
Street/Alley Type	Street Materials	Street Ownership
Street	Asphalt	Private
Does the property adjoin to any external factors?	External Factors Other Description	Has the property been altered or modified specifically to support or facilitate any non-residential, or income producing use?
Residential		None
Evidence of Dampness, Settlement and Infestation Conditions	Describe the evidence of Dampness, Settlement and infestation conditions	
No		
Site/Common Amenities	Other Site/Common Amenities Description	Site/Common Amenities Sub-Type
Irrigation System, Concrete Slab		
Count:2		
Utility Type		
Electricity	Gas	Water
Public	None	Private
		Utility Sub Type
		Unknown
Oil	Sanitary Sewer	
None	Private	
	Utility Sub Type	
	Unknown	

4.1 Improvements - Exterior and Interior

Exterior

Structure Type	Building Completion Status	Occupancy Type
Primary Dwelling	Existing	Owner
Accessory Unit	Attachment type	End unit
False	False	

View Type View Description

Residential, Woods

Foundation Wall

Foundation Wall Material	Foundation Wall Material Description	Foundation Wall Condition
Concrete Block		None

Exterior Wall

Exterior Wall Material	Exterior Wall Material Description	Exterior Wall Condition
Stucco		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. Good condition	None

Roof Age

10-20 years

Window

Window Material	Window Material Condition	Window Updates
Single-Pane	None	No Update

Window Update Description	Screens	Storm Sash
	Yes	No

Foundation

Foundation type	Sump Pump Indicator
Slab	No

Interior

Heating

Heating Type	Heating Description	Heating Updates
Forced Warm Air		Fully Updated

Heating Update Description
Last 5 years

Heating Damages/Defects
None

Cooling

Cooling Type
Central Air

Cooling Description
Fully Updated

Cooling Update
Fully Updated

Cooling Update Description
5 years ago

Cooling Damages/Defects
None

Attic

Attic
Yes

Attic Features
Drop Stair

Attic Features Description

Washer/Dryer Hookup
True

4.2 Improvements - Rooms

Dining Room

Level F1

Interior Floors

Interior Floors Material
Laminate

Interior Floors Material Condition
None

Interior Floor Updates
Partially Updated

Interior Floor Update Description
New vinyl plank flooring

Interior Walls and Ceilings

Interior Walls and Ceilings Material
Drywall

Interior Walls and Ceilings Condition
None

Interior Walls and Ceilings Updates
Partially Updated

Interior Walls and Ceilings Update Description
New paint walls ceilings and baseboards

Dining Room Photo



Half Bath **Level F1**

Interior Floors

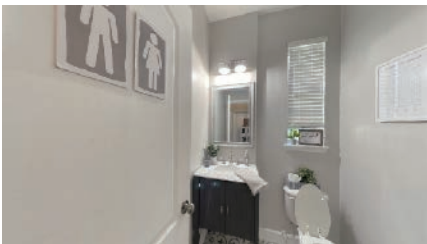
Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
Tile	None	No Update
Interior Floor Update Description		

Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
None	None	Partially Updated
Interior Walls and Ceilings Update Description		
New paint walls ceilings and baseboards		

Estimate Year of Improvement	Description of Improvement
<1 year	New sink and mirror

Half Bath Photo



Laundry Room **Level F1**

Interior Floors

Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
Laminate	None	Partially Updated

Interior Floor Update Description

New vinyl plank flooring

Interior Walls and Ceilings

Interior Walls and Ceilings Material

None

Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

Partially Updated

Interior Walls and Ceilings Update Description

New paint walls ceilings and baseboards

Laundry Room Photo



Family Room

Level F1

Interior Floors

Interior Floors Material

Laminate

Interior Floors Material Condition

None

Interior Floor Updates

Partially Updated

Interior Floor Update Description

New vinyl plank flooring

Interior Walls and Ceilings

Interior Walls and Ceilings Material

None

Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

Partially Updated

Interior Walls and Ceilings Update Description

New paint walls ceilings and baseboards

Family Room Photo



Kitchen **Level F1**

Interior Floors

Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
Laminate	None	Partially Updated
Interior Floor Update Description		
New vinyl plank flooring		

Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
None	None	Partially Updated
Interior Walls and Ceilings Update Description		
New paint walls ceilings and baseboards		

Appliances Appliances Other (describe)

Microwave, Refrigerator, Dishwasher, Range Oven, Disposal

Kitchen Countertops Materials Kitchen Cabinets Quality Rating

Laminate **Updated**

Estimate Year of Improvement Description of Improvement

<1 year **New flooring and counter tops**

Kitchen Photo



Primary Bedroom **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

None

Interior Walls and Ceilings Update Description

New paint walls ceilings and baseboards

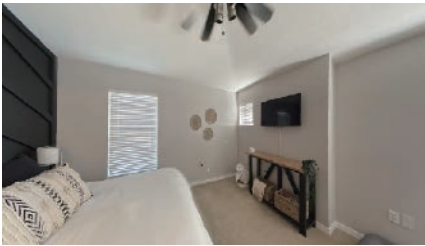
Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

Partially Updated

Primary Bedroom Photo



Bedroom 1

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

None

Interior Walls and Ceilings Update Description

New paint walls ceilings and baseboards

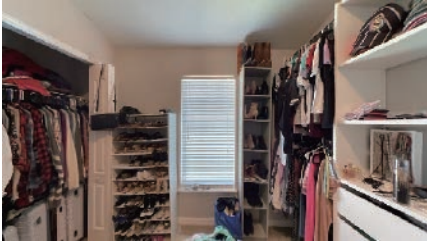
Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

Partially Updated

Bedroom 1 Photo



Bedroom **Level F2**

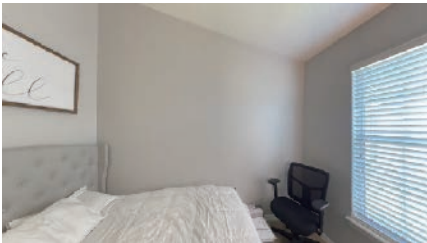
Interior Floors

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
None	None	Partially Updated
Interior Walls and Ceilings Update Description		
New paint walls ceilings and baseboards		

Bedroom Photo



Bathroom **Level F2**

Interior Floors

Interior Floors Material	Interior Floors Material Condition	Interior Floor Updates
Laminate	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
None	None	Partially Updated
Interior Walls and Ceilings Update Description		
New paint walls ceilings and baseboards		

Shower/Tub Surround

Shower/Tub Surround Material	Shower/Tub Surround Condition
Plastic	None

Estimate Year of Improvement	Description of Improvement
<1 year	New vanity and mirror

Bathroom Photo



Primary Bathroom Level F2

Interior Floors

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

Interior Floor Update Description

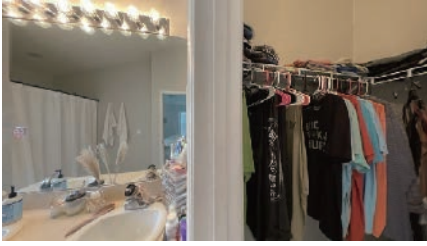
Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition	Interior Walls and Ceilings Updates
None	None	Partially Updated

Interior Walls and Ceilings Update Description

New paint walls ceilings and baseboards

Primary Bathroom Photo



Garage

Interior Floors

Interior Floors Material

Interior Floors Material Condition

Interior Floor Updates

Finished Concrete

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

None

None

No Update

Interior Walls and Ceilings Update Description

Garage Number of Car

Garage Square Feet

2

418



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

Other Structure Amenities Description

None

Structure Area Summary

Number of stories

2

Finished Area Above Grade Room Count

7

Finished Area Above Grade Bedroom Count

3

Finished Area Above Grade Full Bathroom Count

2

Finished Area Above Grade Half Bath Count

1

Square Feet of Gross Living Area Above Grade

1823

	Area	Finished sq. FT	Bedrooms	Other rooms	Total room	Full Bathroom	Half bathroom
Floor 1	928	928	0	4	4	0	1
Floor 2	895	895	3	0	3	2	0
Above grade total	1823	1823	3	4	7	2	1

Basement/Below Grade Access

Square Feet of Basement/Below Grade

0

Basement/Below Grade Percent Finished

Number of Recreation rooms Below Grade

0

Number of Bedrooms rooms Below Grade

0

Number of Full Bathrooms Below Grade

0

Number of Half Bathroom Below Grade

0

Number of Other rooms Below grade

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 Improvements - Additional Structure

None

4.5 Car Storage

Car Storage Indicator

True

5. Neighborhood

Property/Neighborhood Location Type

Suburban

6. Repair and Inpection

Required Repairs

None

Required Inspections

None

Are any parts of the subject property under construction or incomplete?

Completed

7. Energy Information

Energy Rating Performed

No

Energy Rating Organization

Energy Rating Description

Renewable Energy Components Present

No

Identify Renewable Energy Components

None

Renewable Energy Additional Information

Renewable Energy - Solar Panel Ownership

8. Property Data Collector Certification

Collection Type

Onsite

Person at subject property

Property Data Collector Name

██████████

Person who completed property data report

Professional License Type

Professional License #

Professional License State

Expiration Date of Certification or License

Property Data Collector Company

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

Property Data Collector Contact Info	Date of Observation	Property Data Collector Date of Signature and Report
[REDACTED]	2022-08-22	2022-08-24

Property Data Collector Signature

[REDACTED]

9. Supervisory

Supervisory Name	Supervisory Contact Info	Supervisory Date of Signature
Dennis Luna	408-520-9339	2022-08-24
Supervisory State License #	Supervisory State	Supervisory License Expiration Date
Did or did not personally observe interior and exterior of subject property	Supervisor Signature	
False	Dennis Luna	

10. Additional photos



11. 3D Tour

Click button or scan QR code to view >

 3D tour



12. Floor Plan

6764 Breezy Palm Drive, Riverview, FL, USA



GLA total: 1823.777832 sq. ft, excluded areas: 421.777771 sq. ft

Floor1 928.444458 sq. ft
 $|((39023.10 * 9497.24) - (9554.40 * 39023.10) + (39023.10 * 9497.24) - (9497.24 * 39019.20) + (39019.20 * 9257.57) - (9497.24 * 39019.20) + (39019.20 * 9257.57) - (9257.57 * 38817.10) + (38817.10 * 9269.89) - (9257.57 * 38817.10) + (38817.10 * 9269.89) - (9269.89 * 38760.70) + (38760.70 * 9257.57) - (9269.89 * 38760.70) + (38760.70 * 9257.57) - (9257.57 * 38575.80) + (38575.80 * 9353.62) - (9257.57 * 38575.80) + (38575.80 * 9353.62) - (9353.62 * 38551.30) + (38551.30 * 9458.35) - (9353.62 * 38551.30) + (38551.30 * 9458.35) - (9458.35 * 38575.80) + (38575.80 * 9554.40) - (9458.35 * 38575.80) + (38575.80 * 9554.40) - (9554.40 * 39023.10)) * 0.5 / 144 |$
 Floor2 895.333313 sq. ft
 $|((38551.30 * 9891.31) - (9891.31 * 38899.20) + (38899.20 * 9785.05) - (9891.31 * 38899.20) + (38899.20 * 9785.05) - (9785.05 * 38932.60) + (38932.60 * 9852.44) - (9785.05 * 38932.60) + (38932.60 * 9852.44) - (9852.44 * 38981.80) + (38981.80 * 9790.92) - (9852.44 * 38981.80) + (38981.80 * 9790.92) - (9790.92 * 39015.20) + (39015.20 * 9790.92) - (9790.92 * 39023.10) + (39023.10 * 9594.48) - (9790.92 * 39023.10) + (39023.10 * 9594.48) - (9594.48 * 38569.00) + (38569.00 * 9679.52) - (9594.48 * 38569.00) + (38569.00 * 9679.52) - (9679.52 * 38551.30) + (38551.30 * 9891.31) - (9679.52 * 38551.30)) * 0.5 / 144 |$
 -Excluded: Garage 421.777771
 $|((39102.20 * 9497.24) - (9497.24 * 39355.60) + (39355.60 * 9257.57) - (9497.24 * 39355.60) + (39355.60 * 9257.57) - (9257.57 * 39102.20) + (39102.20 * 9497.24) - (9257.57 * 39102.20)) * 0.5 / 144 |$

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