

Floor Plan
A1 Appraisal Service
P.O. Box 871452
Vancouver, WA 98687-1452

Today

Sample Realtor
200 Union Square, Ste 609
Phoenix, AZ 85055

Re: Property: 10102 NE 11th St
Vancouver, WA 98664
Client: Sample Realtor
Invoice No.: SampleSketchOnly

In accordance with your request, we have measured the dwelling for estimate of Gross Living Area (GLA) square feet. The Floor Plan is attached.

The purpose of this report is to estimate the GLA of the property and to provide floor plan of the interior and exterior of the site improvements, as-is of the date of this report. GLA is determined by living area above grade with below grade separated out if applicable. **Total sq.ft. measured: 2,799 sq.ft. The GLA is 2,223 sq.ft. - 1,251 sq.ft. Main Level and 972 sq.ft. 2nd Floor with attached 576 sq.ft. Two-Car Garage. See Sketch and Photos for details.**

This Floor Plan is based on a physical analysis of the site and improvements; measurement of GLA, from the exterior, in accordance with generally accepted practices and photographs. This report is **not** for valuation purposes in itself but provided for estimation of the GLA for reference only and **does not** provide overall conclusions of condition or amenities; expressed or implied. Use and or acceptance of this report's content, verification of measurements are the responsibility of the user; owner, lender, Client, buyer, Realtor, Appraiser, etc. and/or their representatives of the referenced property.

True Copy of this report is provided in pdf format and maintained by author. Other formats upon request by the Client.

Sincerely,

Steven L. Northouse
State Licensed Real Estate Appraiser
A1 Appraisal Service (360) 909-1499

Client	Sample Client	File No.	SampleSketchOnly
Property Address	10102 NE 11th St		
City	Vancouver	County	Clark
		State	WA
		Zip Code	98664
Appraiser	Steven L. Northouse		

TABLE OF CONTENTS



Letter of Transmittal 1

Floor Plan Report 2

Building Sketch 3

Subject Aerial Map 4

Subject Location Map 5

Disclosure Addendum 6

Statement of Limiting Conditions 7

Building Sketch

Client	Sample Client		
Property Address	10102 NE 11th St		
City	Vancouver	County	Clark
Appraiser	Steven L. Northouse	State	WA
		Zip Code	98664

Floor Plan

2nd Floor
(942 sq.ft.)
(approximate measurements)

Main Level
(1,251 sq.ft.)
(approximate measurements)

Main + 2nd Floor = 2,193 sq.ft.
Garage = 576 sq.ft.

Jill Anders-Jenkins
ACME Realtor Group LLC
(360) 555-1212
JillAJ@ACMEREaltorGroupLLC

10102 SE 11th Street
Vancouver, WA 98664
\$499,999

SD - Smoke Detector
CD - Carbon Monoxide Detector
TC - Tile Countertops
LC - Laminate Countertop
WL - Wood Laminate Flooring
VIN - Laminated (Vinyl) Flooring
CL - Closet

Measured by:
A1 Appraisal Service
Honesty-Integrity-Service
www.A1HomeAppraisalService.com/360-909-1499
Copyright 2021

TOTAL Sketch by a la mode, inc.

Area Calculations Summary			
Living Area	Calculation Details		
Main Level	9 × 1.5 =	13.5	
	24 × 24 =	576	
	41 × 28.5 =	1168.5	
	4 × 15 =	60	
	1 × 9 =	9	
2 Car Garage	24 × 24 =	576	
Second Floor	17 × 18 =	306	
	23 × 19.5 =	448.5	
	17 × 11 =	187	
Open to below	16.5 × 18 =	297	
	6 × 14 =	84	
Total Living Area (Rounded):	2193 Sq ft		
Non-living Area			
Patio	41 × 10 =	410	

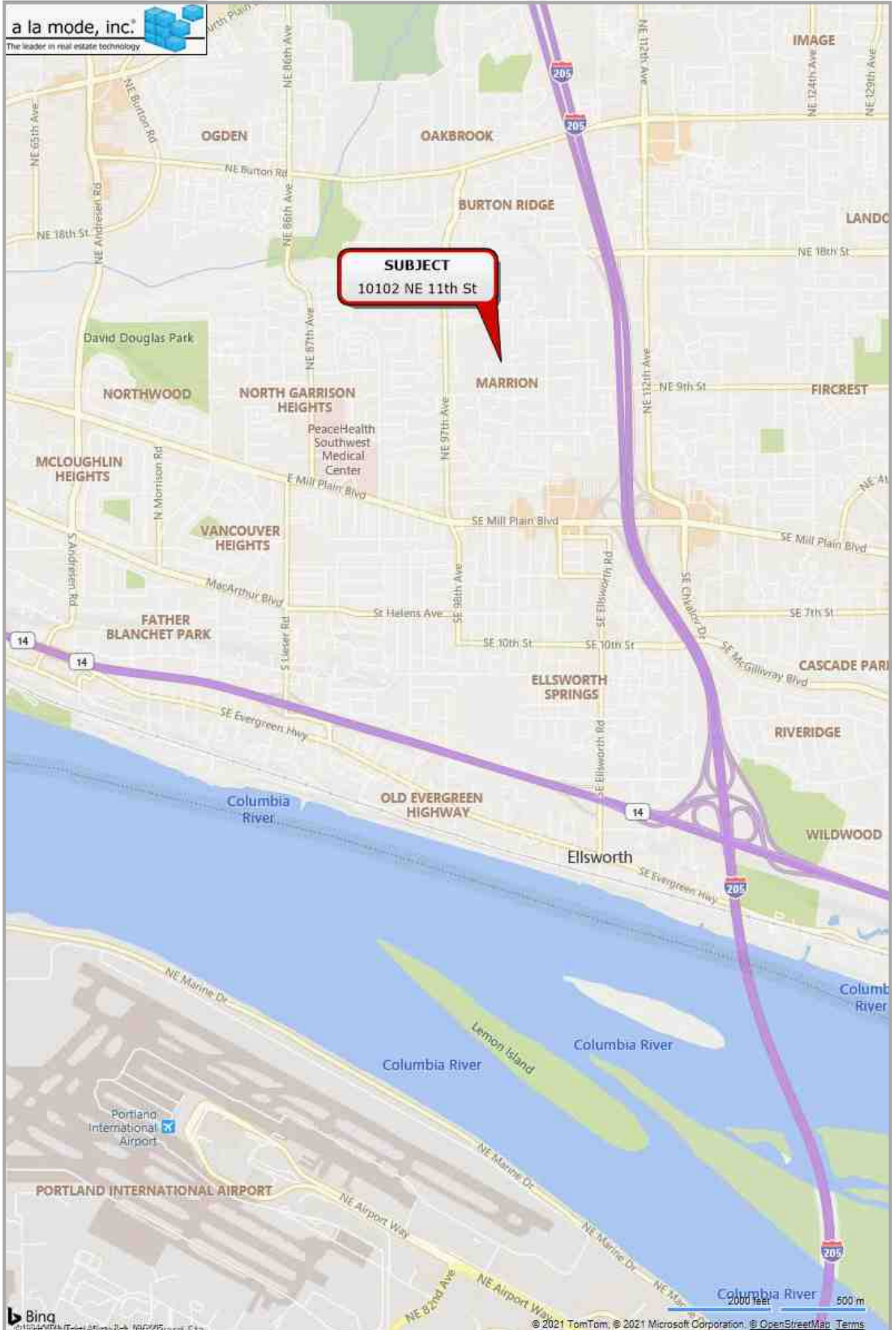
Subject Aerial Map

Client	Sample Client						
Property Address	10102 NE 11th St						
City	Vancouver	County	Clark	State	WA	Zip Code	98664
Appraiser	Steven L. Northouse						



Subject Location Map

Client	Sample Client				
Property Address	10102 NE 11th St				
City	Vancouver	County	Clark	State	WA Zip Code 98664
Appraiser	Steven L. Northouse				



Disclosure Addendum

File No. SampleSketchOnly

Client	Sample Client				
Property Address	10102 NE 11th St				
City	Vancouver	County	Clark	State	WA Zip Code 98664
Appraiser	Steven L. Northouse				

Disclosure AddendumPublic Information

Data collection from public sources, i.e., Government Information Systems, internet publications, Google Maps, etc. - does not warrant the accuracy, reliability, or timeliness of any information in this report, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this report, does so at their own risk.

Photography

ATTENTION- all imagery is copyrighted. All hardcopy photos/maps/sketches, etc. should include the following Copyright information on each image: "**Copyright 2021-2022 A1 Appraisal Service Vancouver WA All Rights Reserved**". Imagery cannot be used in other applications or sold individually without written consent of author of this Floor Plan Report.

Purpose of the Assignment

1. The purpose of this Floor Plan Report is to provide observable/visually inspection of the subject property (exterior and/or interior) of site improvements, i.e., structures., as of the date of the Floor Plan Report.

2. To estimate the GLA of the property from the interior and exterior of the site's improvements, as-is of the date of this report. GLA is determined by living area above grade with below grade separated out if applicable. Note: This Floor Plan Report is based on a physical analysis of the improvements; measurement of GLA, from the exterior, in accordance with generally accepted practices and photographs. **This Floor Plan Report is not for valuation purposes in itself and no valuation is given or implied** but is provided for estimation of the GLA from the interior and exterior for reference only and does not provide overall or specific condition or amenities; expressed or implied. Verification of measurements, amenities and condition of improvements are the responsibility of the **intended user(s)**; owner, lender, Client, buyer, Realtor, Appraiser, etc. and/or their representatives of the referenced property. This Floor Plan Report is for reference only and does not provide any conclusions.

Scope of Work Performed

1. The purpose of this Floor Plan Report is to provide observable/visually inspection of the subject property (exterior and interior) of site improvements, i.e., structures., as of the date of the Floor Plan Report.

2. Measurement of the dwelling to estimate Gross Living Area (GLA) square feet.

Physical Deficiencies or Conditions

Interior and exterior inspections include complete visual inspections of the accessible areas of the property. The observer for this Floor Plan Report is not responsible for hidden or unapparent areas. The Floor Plan Report assumes the owner/purchaser is aware that this is a **visual inspection to determine GLA of the subject property only** and of the site improvements and **not** a home or environmental inspection report. The Floor Plan Report does not warrant the current or future performance of any component or the property; plumbing (hot water heaters, boilers, etc.), electrical (fuses, breaker boxes, interior wiring), heating/air conditioning (Cadet, Encore, furnace, condensers, radiant heaters), siding (LP, EIFS, asbestos, hardboard, cementitious, brick, stucco, aluminum, vinyl, and other man made siding, etc.), windows, foundation, roof, walls, floors, or any other mechanical systems (well, septic, cesspool, sump pump, sewer line, sprinkler systems, swimming pools, etc.) as they have not been tested by the individual providing this Floor Plan Report. Owners/Buyers need to secure their own home inspections through the services of a qualified inspector and satisfy themselves about the working condition of the property. The owner/buyer is also aware that it is his or her responsibility to examine the property carefully, hire a licensed/certified home inspector, and to take all necessary precautions prior to the closing of the purchase transaction, which may include, but are not necessarily limited to, seeking help from a professional engineer and/or other experts in construction, plumbing, electrical, etc. Any defects he or she knows about, should know about, or has found by using any experts should be reported to needed individuals or agencies, as these findings may have an impact on the conclusions as they relate to the subject property. If any conclusions as to the structure(s), represented in this Floor Plan Report, remain the responsibility of the person(s) making any conclusions about the subject property. Any additions or substantial remodeling and/or initial construction to the site/property is assumed to have all applicable permits from the proper municipality. No attempt was made to verify their existence or check for building code violations.

Delivery

Digitally signed and transmitted. True Copy of the Floor Plan Report provided in pdf format and maintained by author. Other formats upon request by the Client.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in this Floor Plan Report is subject to the following conditions:

- 1. Any Floor Plan (sketch) provided in the Floor Plan Report may show approximate dimensions of the improvements and is included only to assist the reader of the Floor Plan Report in visualizing the property. The appraiser has made no survey of the property. Floor Plan Report is being provided to determine Gross Living Area and to provide a visual representation of the subject property.**
- 2. The appraiser will not give testimony or appear in court because he or she assisted in providing GLA measurements that were used in other products or uses, i.e. an Appraisal Report for valuation for the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.**
- 3. The appraiser has no knowledge of any hidden or unapparent features of the property or adverse environmental factors (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding any aspects of the property. The appraiser will not be responsible for any assumptions or factors that may exist or for any engineering or testing that might be required to discover whether such factors exist. This Floor Plan Report must not be considered an environmental assessment of the subject property.**
- 4. The appraiser obtained the information, estimates, and opinions that were expressed in this Floor Plan Report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. Example; County Records information (address), etc.**
- 5. The appraiser will not disclose the contents of this Floor Plan Report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.**
- 6. The appraiser must be provided with written consent, from the Client specified in this Floor Plan Report, before distribution to other parties. The appraiser cannot distribute this Floor Plan Report to anyone other than the Client. The Client may distribute any part of this Floor Plan Report for its intended use. Providing content of this Floor Plan Report for data collection or reporting service(s), or other uses, without having obtained the appraiser's prior written consent is not authorized. The appraiser's written consent and approval must be obtained before this Floor Plan Report can be conveyed to the public through advertising, public relations, news, sales, or other media in whole or in part.**
- 7. The appraiser is not an employee of the company or individual(s) ordering this Floor Plan Report and compensation is not contingent upon the reporting of information or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this Floor Plan Report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.**

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this Floor Plan Report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this Floor Plan Report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this Floor Plan Report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this Floor Plan Report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this Floor Plan Report is not contingent upon the development or reporting of a predetermined conclusion or direction in that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this Floor Plan Report.
8. My analyses, opinions, and conclusions were developed, and this Floor Plan Report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared, if applicable.
9. Unless otherwise indicated, I have made a personal on-site observation of the interior and exterior areas of the property that is the subject of this Floor Plan Report.
10. Unless otherwise indicated, no one provided significant assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant assistance is stated elsewhere in this Floor Plan Report).

ADDRESS OF PROPERTY ANALYZED: 10102 NE 11th St, Vancouver, WA 98664

APPRAISER:

Signature: SAMPLE REPORT
Name: Steven L. Northouse
Title: Appraiser
State Certification #: _____
or State License #: 1601127
State: WA Expiration Date of Certification or License: 10/17/2022
Date Signed: TODAY

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
Title: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
 Did Did Not Inspect Property

INVOICE

FROM:

A1 Appraisal Service
 P.O. Box 871452
 Vancouver, WA 98687-1452

Telephone Number: (360) 909-1499 Fax Number:

INVOICE NUMBER
SampleSketchOnly
DATE
Today
REFERENCE
Internal Order #: SampleSketchOnly
Lender Case #: SampleSketchOnly
Client File #:
Main File # on form: SampleSketchOnly
Other File # on form:
Federal Tax ID:
Employer ID:

TO:

Telephone Number: Fax Number:
 Alternate Number: E-Mail:

DESCRIPTION

Lender: Sample Realtor Client: Sample Client
 Purchaser/Borrower:
 Property Address: 10102 NE 11th St
 City: Vancouver
 County: State: WA Zip: 98664
 Legal Description:

FEES	AMOUNT
------	--------

SampleSketchOnly up to 2,400 sq.ft.	129.00
Additional 500 sq.ft.	49.00
<i>Total dwelling sq.ft. measured: 2,799 sq.ft. The GLA is 2,223 sq.ft. - 1,251 sq.ft. Main Level and 972 sq.ft. 2nd Floor with attached 576 sq.ft. Two-Car Garage.</i>	
Thank you for your business and have a great day!	SUBTOTAL 178.00

PAYMENTS	AMOUNT
----------	--------

Check #: Date: Description:	
Check #: Date: Description:	
Check #: Date: Description:	
SUBTOTAL	0

TOTAL DUE	\$ 178.00
------------------	------------------

Please Return This Portion With Your Payment

FROM:

Telephone Number: Fax Number:
 Alternate Number: E-Mail:

AMOUNT DUE: \$ 178.00
 AMOUNT ENCLOSED: \$ _____

INVOICE NUMBER
SampleSketchOnly
DATE
Today
REFERENCE
Internal Order #: SN
Lender Case #: SampleSketchOnly
Client File #:
Main File # on form:
Other File # on form:
Federal Tax ID:
Employer ID:

TO:

A1 Appraisal Service
 P.O. Box 871452
 Vancouver, WA 98687-1452