

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

Today

Sample Realtor
200 Union Square, Ste 60
Phoenix, AZ 85056

Re: Property: 10102 NE 11th St
Vancouver, WA 98664
Client: Sample Realtor
Invoice No.: FPP111Sample

In accordance with your request, we have measured the dwelling for estimate of Gross Living Area (GLA) square feet with interior and exterior photographs of the above referenced property. Floor Plan and Photos Only is attached.

The purpose of this Floor Plan and Photos Only is to estimate the GLA of the property described and to provide photographs of the interior and exterior of the site improvements, as-is of the date of this document. 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.**

ThisVIPReport 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 and photographs of the interior and exterior for reference only and **does not** provide overall conclusions of condition or amenities; expressed or implied, within the view or outside the view of the photographs. Use and or acceptance of this Floor Plan and Photos Only content, verification of measurements, amenities and condition are the responsibility of the user; owner, lender, Client, buyer, Realtor, Appraiser, etc. and/or their representatives of the referenced property.

True Copy of the Floor Plan and Photos Only 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 Realtor | File No. | FPP111Sample |
| Property Address | 10102 NE 11th St | | |
| City | Vancouver | County | Clark |
| | | State | WA |
| | | Zip Code | 98664 |
| Appraiser | Steven L. Northouse | | |

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Exterior Photograph Addendum

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|------------------|---------------------|--------|-------|-------|-------------------|
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Front; Hardi Plank Siding, vinyl windows and composite roof



Street; Asfalt with curbs and sidewalks



Front Yard View - Neighborhood



Front/Side



Rear; A/C unit, Patio(s), wood rear fenced. View - fence/trees



Rear Covered Patio, Wood Beam/Composite Roof

Exterior Photograph Addendum

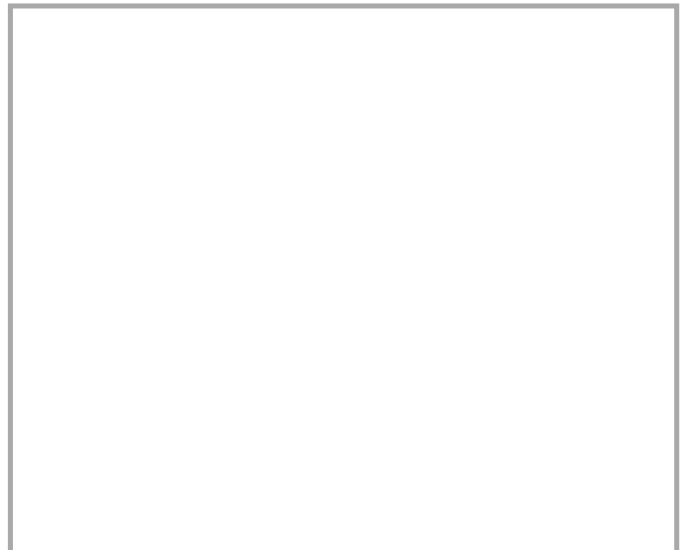
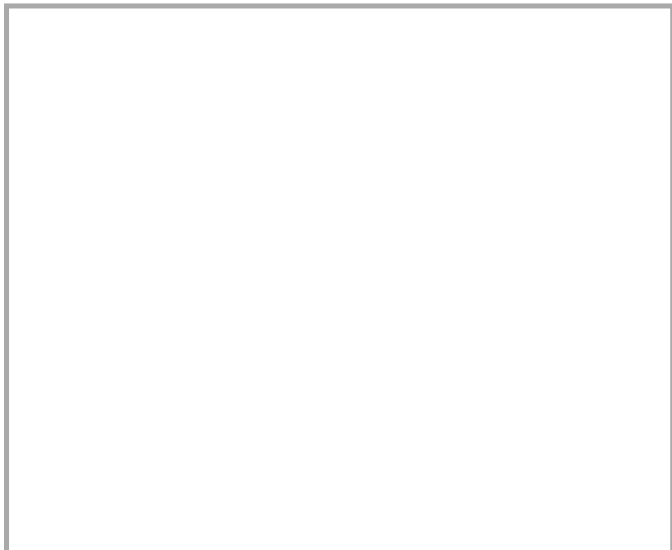
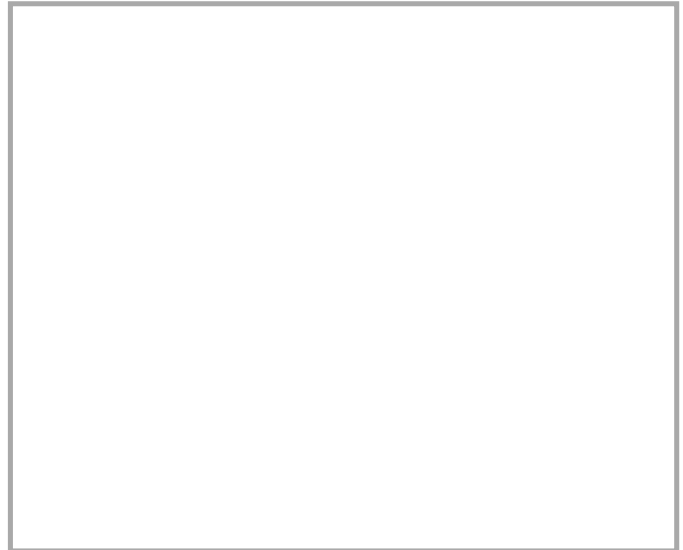
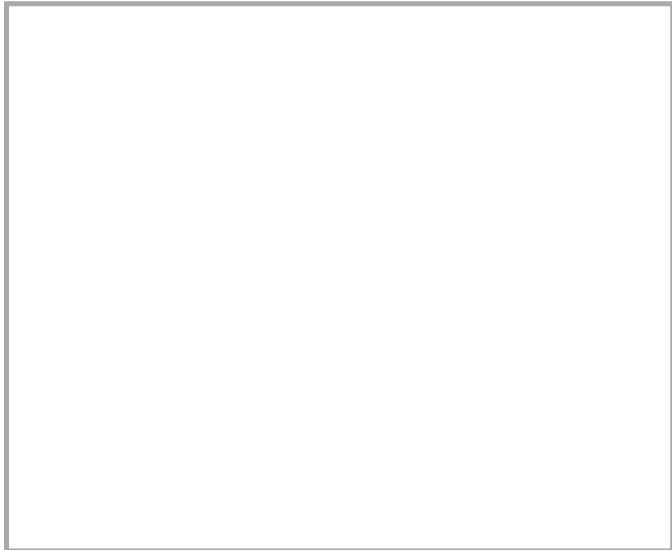
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A/C unit



Rear Wood Fenced Yard, View: Rear yard, fence, and trees



Main Level Interior Photograph Addendum

| | | | | | |
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Interior Front Entry; wood laminate flooring



Living Room w/Fireplace (gas), carpet flooring



Family Room; carpet flooring



Kitchen; laminate countertops, wood cabinets and vinyl flooring



Dining Room; wood laminate flooring



Laundry Room; vinyl flooring, sink, garage access

2nd Floor Interior Photograph Addendum

| | | | | | |
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Stairs to 2nd Floor, carpet



Stairs to Main Level/Open to Below, Landing, carpet flooring



Primary Bedroom; carpet flooring and walk-in closet



Primary Full Bath; tile countertops, tile flooring, jetted tub



Bedroom2; carpet flooring and closet



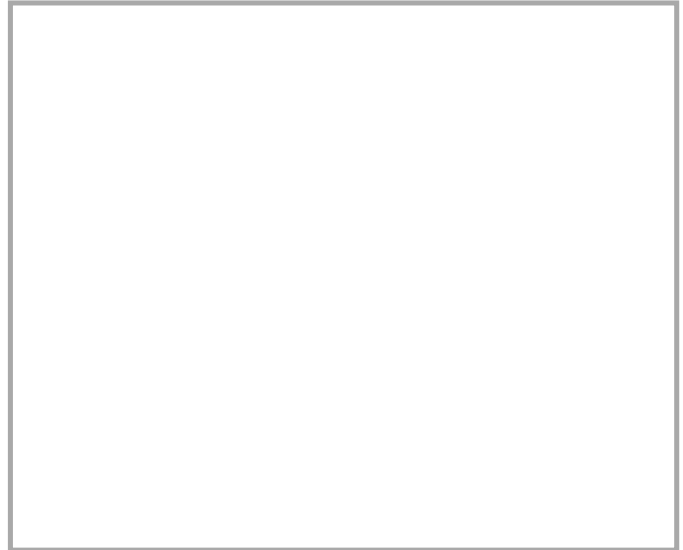
Bedroom3; carpet flooring and closet

2nd Floor Interior Photograph Addendum

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2nd Floor Full Bath2, laminate countertops and vinyl flooring



Misc Interior Photograph Addendum

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Two-Car Garage, door opener with safety sensors, finished



Circuit Breaker Panel; garage



Furnace (gas)/Hot Water (gas) (Location: Two-Car Garage)



Water On



Electric On



Utilities On (Thermostat)

Misc Interior Photograph Addendum

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Smoke Detector (SD) see Floor Plan



Carbon Monoxide Detector (CD) see Floor Plan



Forced Air Vent



Crawlspace Access (Foyer Closet Floor)



Crawlspace (head and shoulders observation only), see comment



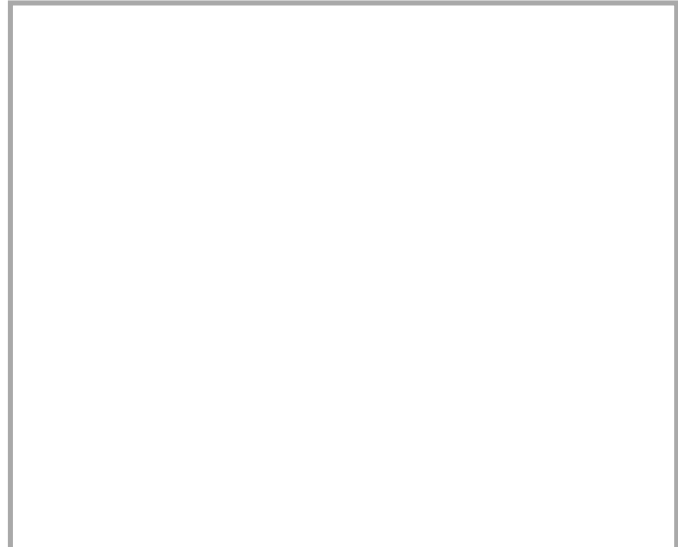
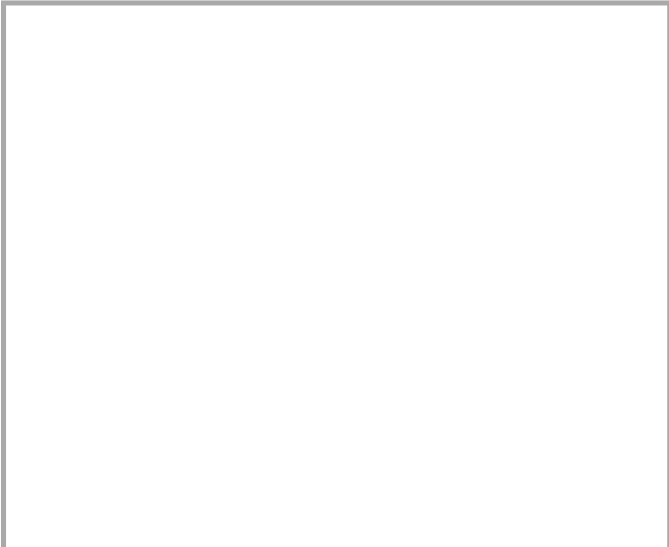
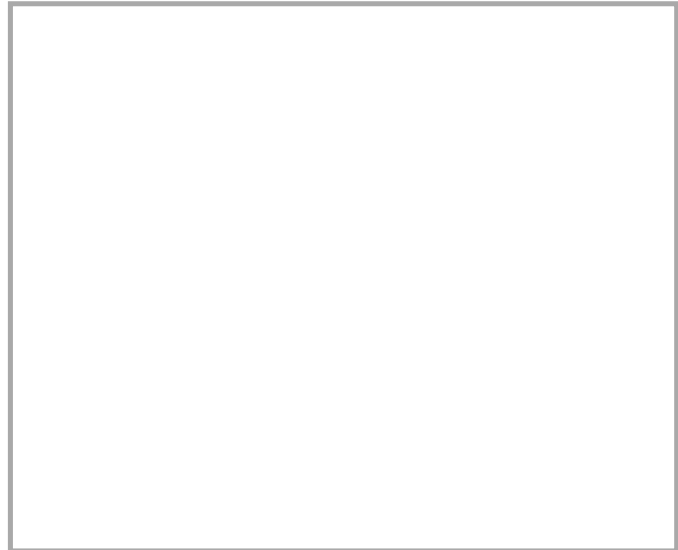
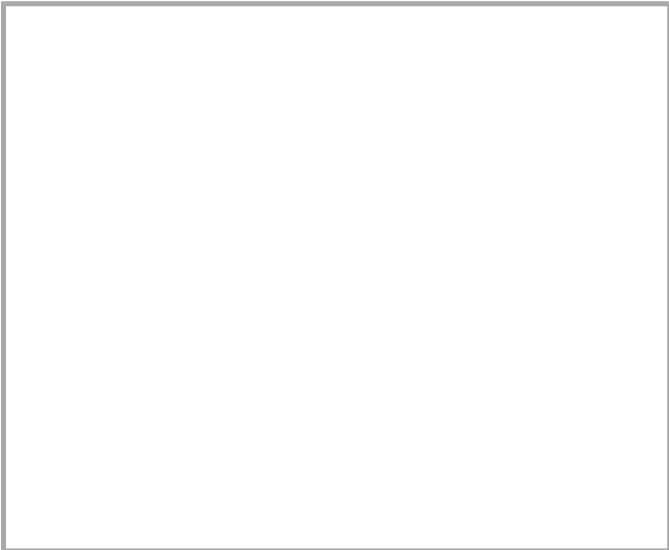
Attic/Scuttle Access (Primary Bedroom Closet ceiling)

Misc Interior Photograph Addendum

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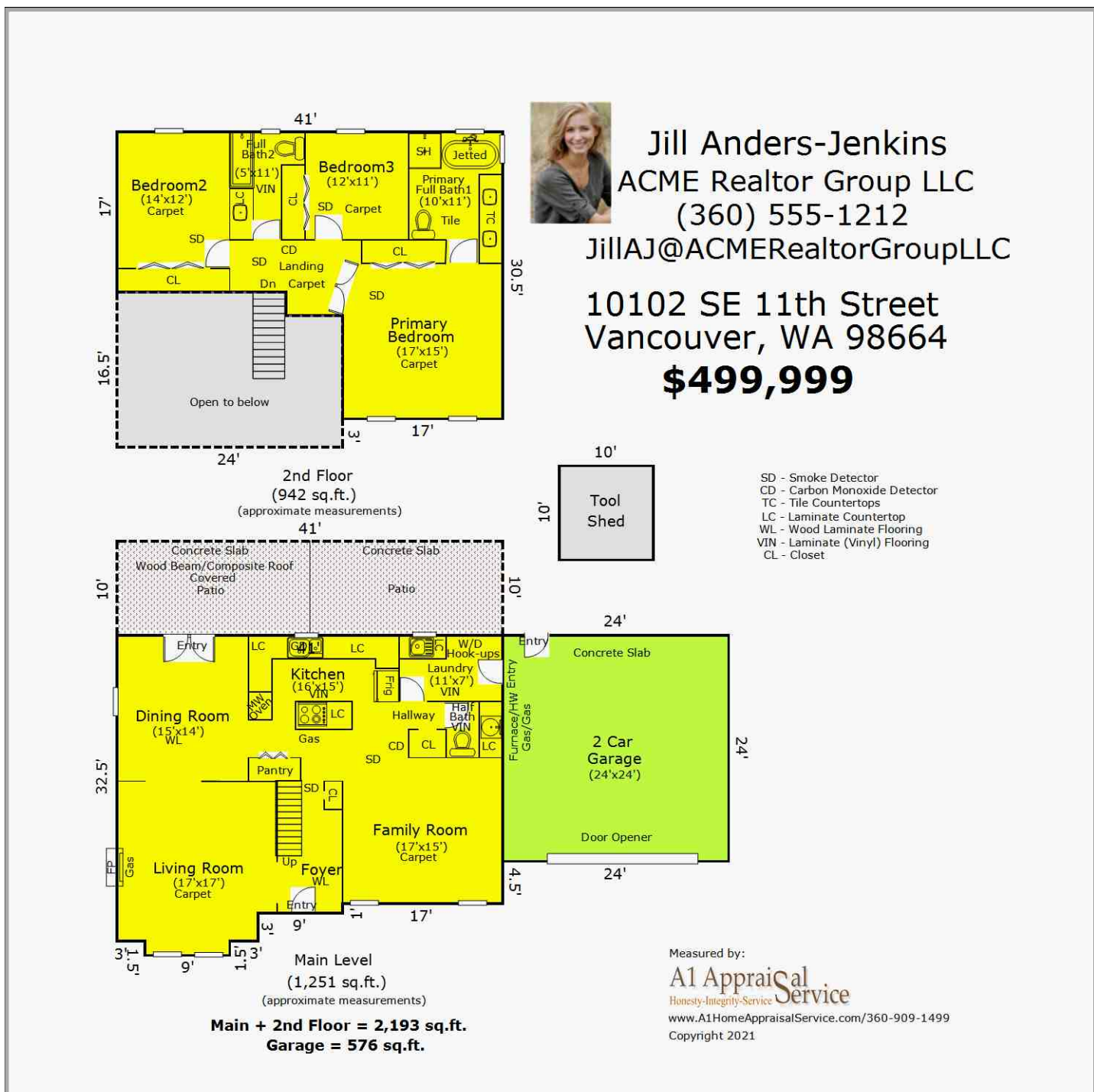
Attic/Scuttle (head and shoulders observation only) see comment



Building Sketch

| | | | |
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Floor Plan



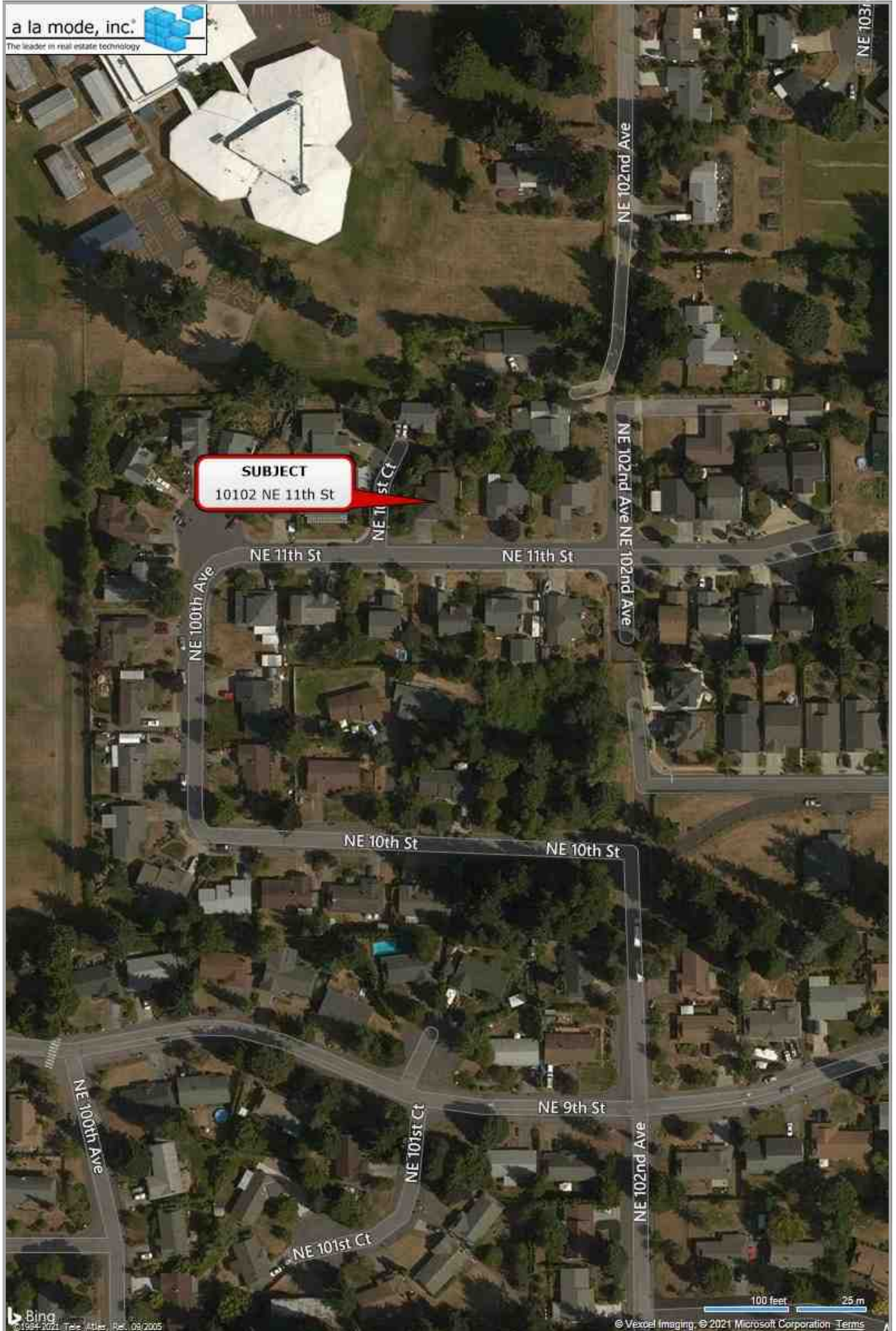
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

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

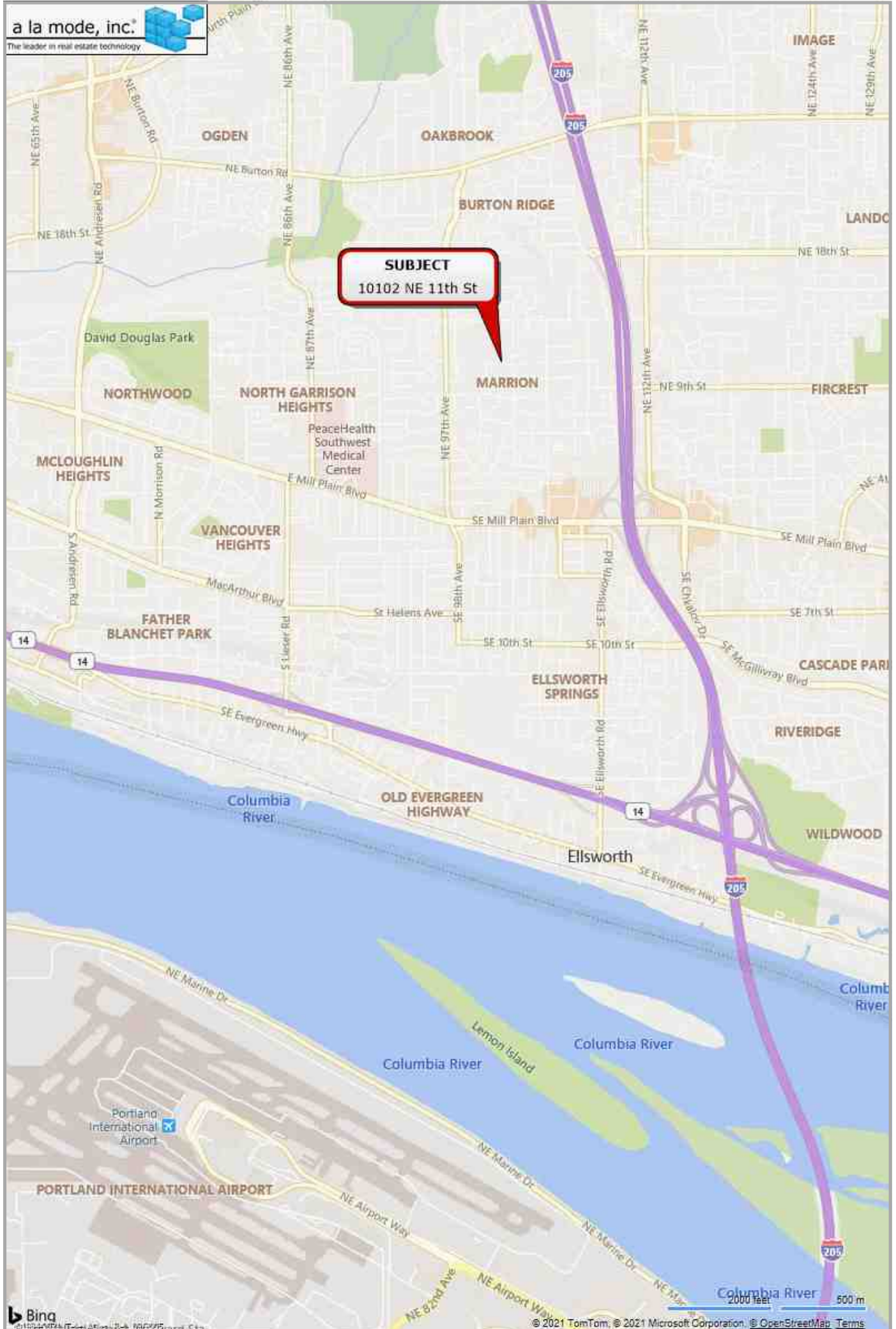
Subject Aerial Map

| | | | | | |
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Subject Location Map

| | | | | | |
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Disclosure Addendum

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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 A1 Appraisal Service Vancouver WA All Rights Reserved**". Client/User may use any imagery for purpose of valuation only. Imagery cannot be used in other applications or sold individually without written consent of author of the Visual Inspection Property Report (VIPReport).

Purpose of the Assignment

1. The purpose of this inspection is to provide observable/visually inspection of the subject property (exterior and/or interior) of site improvements, i.e., structures., for a Floor Plan determining Gross Living Area (GLA) and photograph support.

2. To estimate the GLA of the property and provide photographs of the interior and/or exterior of the site's improvements, as-is of the date of this document. GLA is determined by living area above grade with below grade separated out if applicable. Note: This document is based on a physical analysis of the improvements; measurement of GLA, from the exterior and interior, in accordance with generally accepted practices and photographs. **This document is not for valuation purposes in itself and no valuation is given or implied** but is provided for estimation of the GLA and photographs of the interior and exterior for reference only and does not provide overall or specific condition or amenities; expressed or implied, within the view or outside the view of the photographs. 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 and Photos** is for reference only and does not provide any conclusions.

Scope of Work Performed

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

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

3. Provide photographs of the subject property to include interior and exterior improvements, to include but not limited to; street views, all available and accessible rooms of the living space, exterior photos of structures and photos of views. Note: for exterior only requests of photographs, photo will only be taken from a public right of way or in other words from the public street. As it is legal to take photographs from a public street, it is not legal to obtain photographs from private property without consent of the owners.

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 and Photos is not responsible for hidden or unapparent conditions. The Floor Plan and Photos assumes the owner/purchaser is aware that this is a **visual inspection only** of the site improvements and **not** a home or environmental inspection report. The Floor Plan and Photos 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 VIPR. 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. Any items referred to in terms of 'condition' is made via typical casual observation with photographs and documentation rather than extensive or specific testing. If any conclusions as to condition of the improvements, from this Floor Plan and Photos, remain the responsibility of the person(s) making condition conclusions from the Floor Plan and Photos. Additional condition determination from other sources, i.e., a home inspection by a qualified (licensed/certified) professional, reliable sources and/or professionals, should be undertaken if necessary. 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 and Photos 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 and Photos is subject to the following conditions:

1. Any sketch provided in this document may show approximate dimensions of the improvements and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
2. The appraiser will not give testimony or appear in court because he or she assisted in an appraisal of 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 conditions of the property or adverse environmental conditions (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 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. This document 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 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.
5. The appraiser will not disclose the contents of this document 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 lender/client specified in this document, before distribution to other parties. The appraiser cannot distribute this document to anyone other than the lender/client. The lender/client may distribute the property description section of the document only for data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must be obtained before this document 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 document 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 document. 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 document 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 document 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 document 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 document 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 assignment 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 document.
- 8. My analyses, opinions, and conclusions were developed, and this document has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- 9. Unless otherwise indicated, I have made a personal on-site observation of the interior and/or exterior areas of the property that is the subject of this document.
- 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 real property appraisal assistance is stated elsewhere in this document).

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

APPRAISER:

Signature: SAMPLE Floor Plan and Photos
 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 |
|-----------------------------------|
| FPP111Sample |
| DATE |
| Today |
| REFERENCE |
| Internal Order #: FPP111Sample |
| Lender Case #: |
| Client File #: |
| Main File # on form: FPP111Sample |
| Other File # on form: |
| Federal Tax ID: |
| Employer ID: |

TO:

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

DESCRIPTION

Lender: N/A Client: Sample Realtor

Purchaser/Borrower:
 Property Address: 10102 NE 11th St
 City: Vancouver
 County: State: WA Zip: 98664

Legal Description:

| FEES | AMOUNT |
|------|--------|
|------|--------|

| | |
|---|------------------------|
| Floor Plan | 129.00 |
| 2,401 - 3,000 sq.ft. | 49.00 |
| Photographs | 99.00 |
| <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 277.00 |

| PAYMENTS | AMOUNT |
|----------|--------|
|----------|--------|

| | | | |
|----------|-------|--------------|----------------------|
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| | | | SUBTOTAL 0.00 |

| | |
|------------------|------------------|
| TOTAL DUE | \$ 277.00 |
|------------------|------------------|

Please Return This Portion With Your Payment

FROM:

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

AMOUNT DUE: \$ 277.00
 AMOUNT ENCLOSED: \$ _____

| INVOICE NUMBER |
|-----------------------|
| FPP111Sample |
| DATE |
| Today |
| REFERENCE |
| Internal Order #: SN |
| Lender Case #: |
| 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