

Visual Inspection Property Report (VIPReport)
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.: VIPR1111Sample

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. The Visual Inspection Property Report (VIPReport) is attached.

The purpose of this VIPReport is to estimate the GLA of the property described in this VIPReport and to provide photographs 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.**

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 VIPReport 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 VIPR 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. VIPR1111Sample		
Property Address	10102 NE 11th St			
City	Vancouver	County	Clark	State WA Zip Code 98664
Appraiser	Steven L. Northouse			

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Property Information

File No. VIPR1111Sample

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

Visual Inspection Property Report - Property Information

Inspection Date: 10/11/2021
 Subject Location: 10102 NE 11th St, Vancouver, WA 98664
 Owner/Occupant: Franklin & Carol Jones
 Contact #: (360) 410-4144
 Clark County Property ID#1928374650

Exterior Observation – Exterior Photograph Addendum

From the Street/Front:

Neighborhood location. Street is asphalt with curbs and sidewalks. Does not appear to be an arterial street. See Aerial Map.

Subject is a landscaped Traditional style or two-story home with an attached two-car garage with a two-car concrete driveway from the garage to the street. It is located on a rectangular lot at the center of the site and slopes up from the street.

The subject has Hardi Plank siding with a composite roof and gutters and vinyl windows and mesh screens on all sides.

Front entry to the main level via a covered entry porch.

Rear/Sides:

Subject rear/side yards are landscaped with a wood fence from each side of the dwelling with a gate on the right side and continuing around the rear of the site.

View: Rear fenced yard with trees from ground floor. No extended views.

A/C unit is located at the rear of dwelling near a concrete slab patio which is partial covering at the rear entry to the main level. Patio covering is wood beam/board construction with composite roof.

Note: Foundation around the parameter of the dwelling is concrete, no observable damage or cracks. Foundation is above ground level with no apparent standing water against foundation. Gutter system directs water away from dwelling with downspouts.

Interior Observation (Misc) – Misc Interior Photograph Addendum

Garage Interior: Two-car garage with a gas furnace and a gas hot water tank. Both elevated from floor. No hot water tank strap. Interior access is from the laundry room. Exterior access, from the garage to the right side of the dwelling. Circuit breaker panel is located in garage. Interior walls are finished with drywall. There is a garage door opener with safety sensors.

Crawlspace: Access is located from the main level closet near front entry. Head and shoulders inspection only. No observable water damage or standing water from the access. Water barrier (plastic tarp) present. Post/beams on concrete pads for each post/beam, remainder is dirt under tarp. Concrete foundation with no apparent damage observed.

Attic/Scuttle: Access is located from the Primary Bedroom Closet. Head and shoulders inspection only. From the access, no observable water damage, or leaks (discoloring of wood on underside of roof), insulation was observed from the access.

Smoke Detectors (SD) and Carbon Monoxide Detectors (CD) present. See Floor Plan.

Water and Electric On.

Forced air heating and air conditioning. Forced air vents throughout.

Interior Observation (Main Level) – Main Level Interior Photograph Addendum

Main Level:

Foyer/Front Entry. Wood Laminate Flooring. Carpeted stairs to 2nd Floor. Closet with crawlspace access.

Living Room - Gas fireplace, carpet flooring.

Dining Room - Wood Laminate Flooring. Access from Living Room and Kitchen. Exterior access (French doors) to rear yard via covered patio.

Kitchen – original laminate countertops, original wood cabinets, garbage disposal, appliances: built-in microwave, electric oven, refrigerator (electric), stove top (gas), and vinyl flooring. Access to Dining Room, Family Room, and Laundry (garage access) and Half-Bath (via hallway with wood laminate flooring from entry to kitchen).

Family Room – Carpet flooring, access from kitchen.

Laundry – Original wood cabinets, laminate countertop, sink, electric washer and dryer hook-ups and vinyl flooring. Access to attached two-car garage and kitchen.

Half-Bath – Original Wood cabinet, laminate countertop, and vinyl flooring.

Interior Observation (2nd Floor) – 2nd Floor Interior Photograph Addendum

Carpeted stairs from the main level to carpeted landing.

Total of three bedrooms and two full baths (one full bath located in Primary Bedroom).

Primary Bedroom - (carpet) consists of a walk-in closet (carpet) and a Full Bath. Ceiling access to attic/scuttle area in walk-in closet ceiling.

Primary Bedroom Full Bath – Original wood cabinets, original tile countertops, jetted tub, shower, two sinks and tile flooring.

Bedroom2/Bedroom3 – Carpet flooring with closet.

Full Bath2 – Original wood cabinets, original laminate countertops, tub/shower, sink and vinyl flooring.

Note: Attached maps, sketch, and photographs may contain more information that is not stated above.

Comments - Per Owner

Updates:

All carpet two years ago (contractor)

Roof six years ago (contractor)

Exterior paint six years ago (owner)

Interior paint two years ago (owner)

All appliances new three years ago

All Baths - fixtures two years ago

No other updates.

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Functional and Operational Units/Systems

Furnace, A/C unit or heat pump or radiant/cadet heating units, hot water tank, plumbing system (water in and water out to sewer or septic), septic system if applicable, faucets, spickets and drains, appliances, lights and fixtures and outlets, windows and Smoke/CO detectors (SD/CD), roof and aluminum gutters, exterior water drainage away from foundation/dwelling: **all functional and operational** per owner (not all tested by appraiser due to liability) unless stated.

Water on / Electric on / Utilities on (thermostat): See Photos

Public city water and city sewer. No private well or private septic.

HOA fees: None

Rental: N/A

Unless stated: **All** items are **original** since built: furnace, hot water tank, cabinets, countertops, windows, flooring and floor coverings, fixtures (lights, outlets), ceilings, walls and drywall, overall plumbing pipes throughout (and faucets, spickets, drains), electrical wiring throughout, siding, roof and gutters, foundation, exterior water drainage away from foundation/dwelling, concrete slabs (driveway, walkways, patio, porch, garage), etc.

End of Property Information

Exterior Photograph Addendum

Client	Sample Realtor				
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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

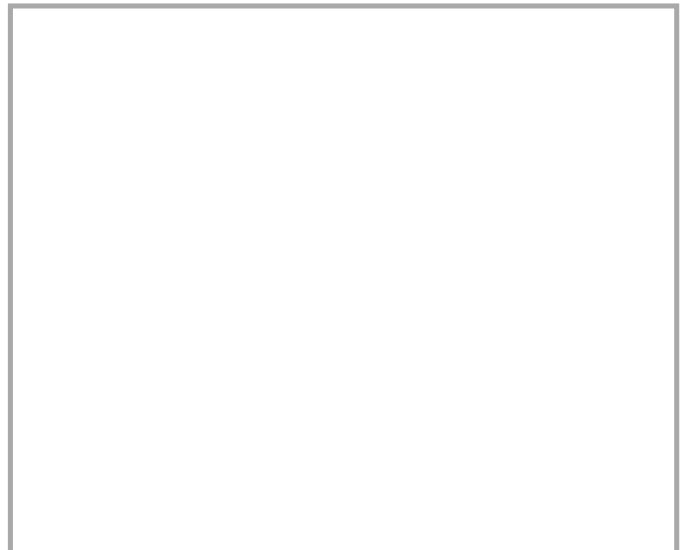
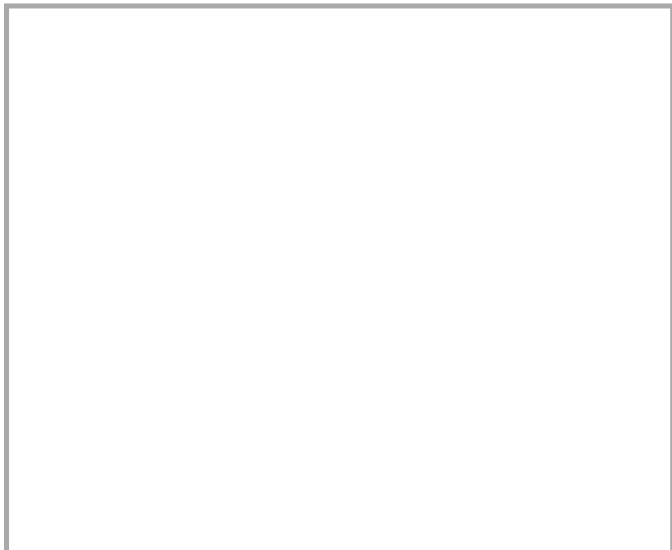
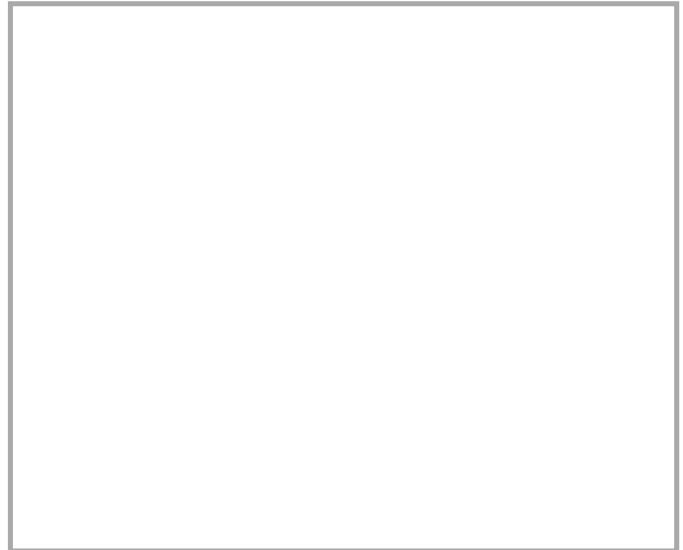
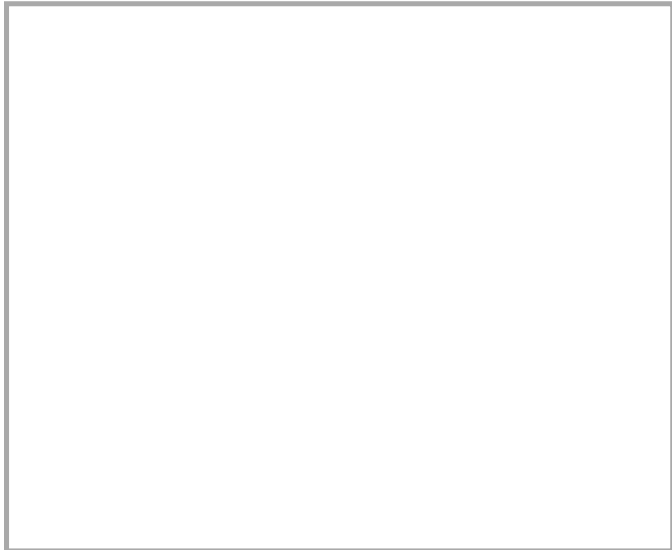
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A/C unit



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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		Zip Code	98664



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



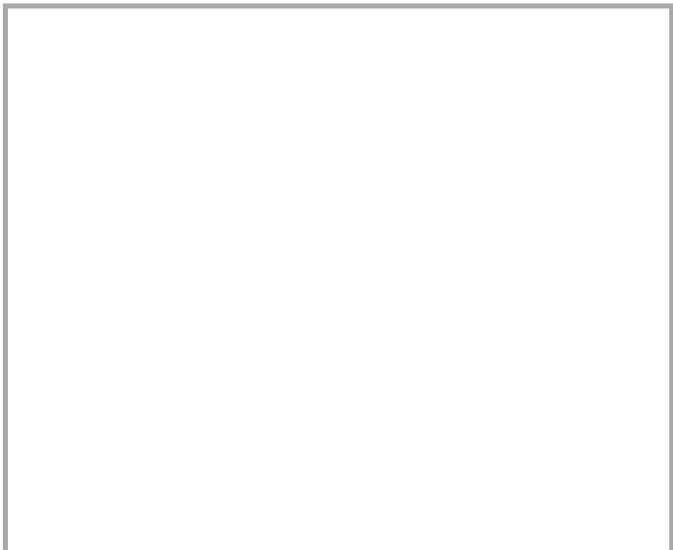
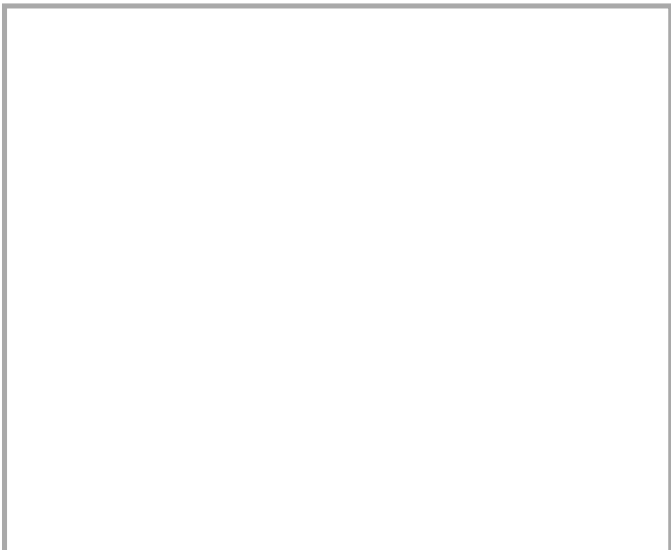
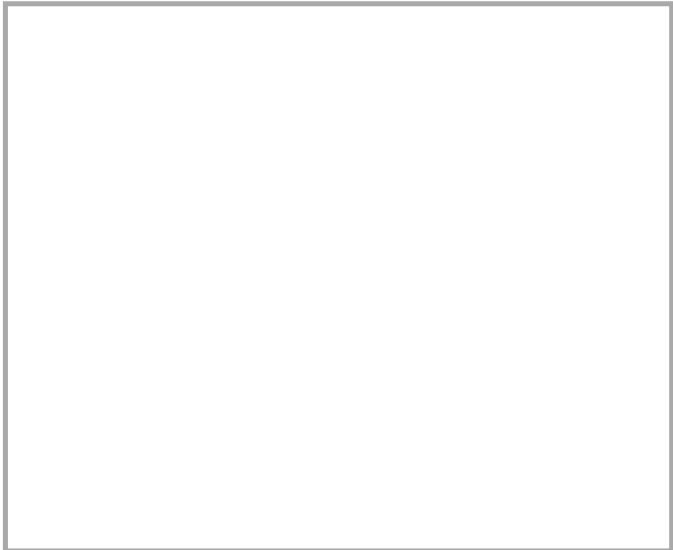
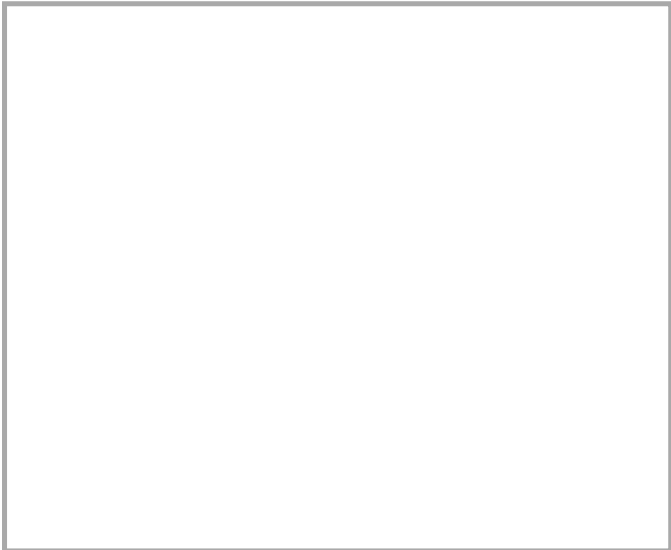
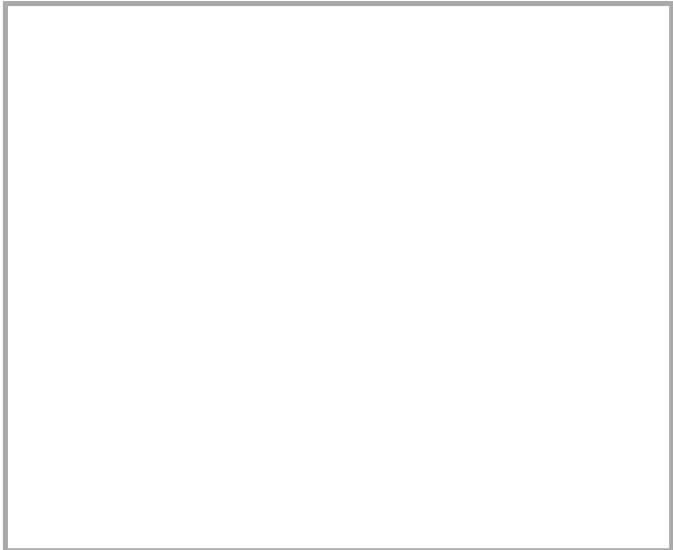
Bedroom3; carpet flooring and closet

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



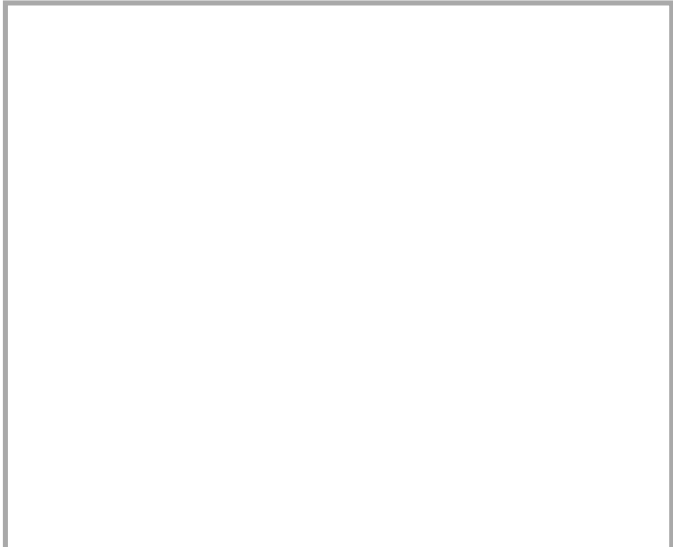
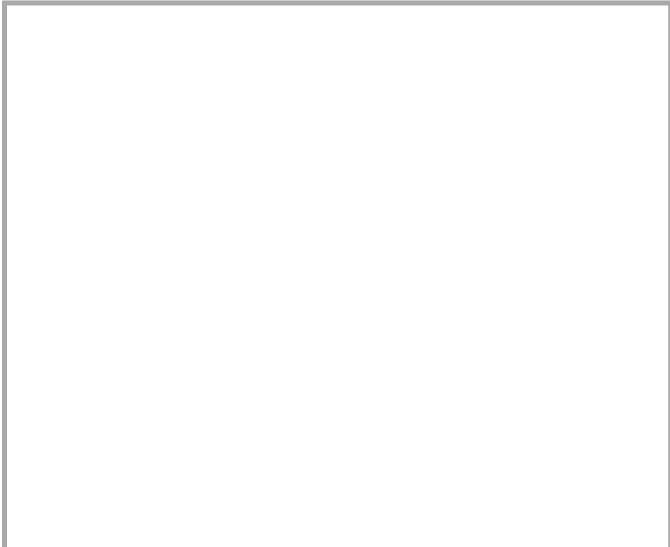
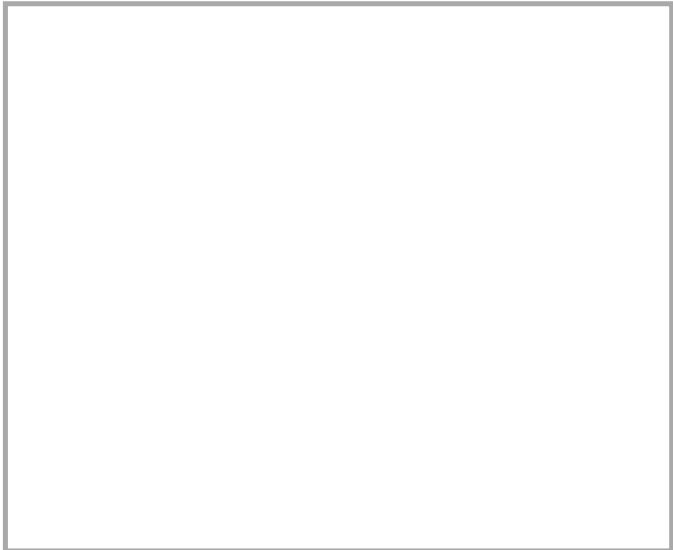
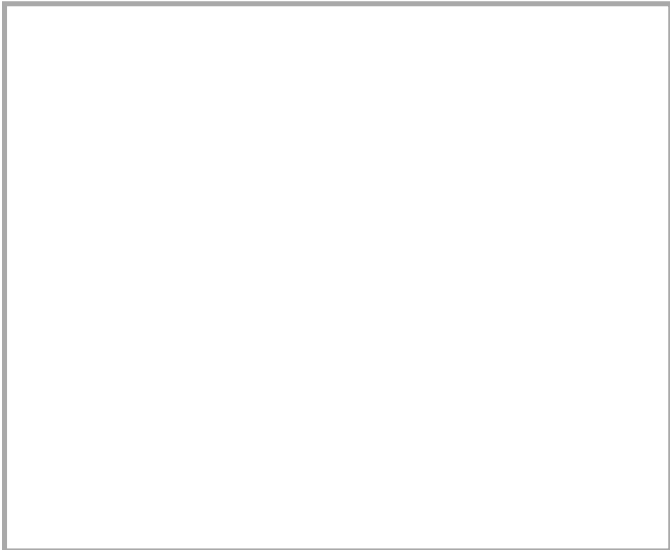
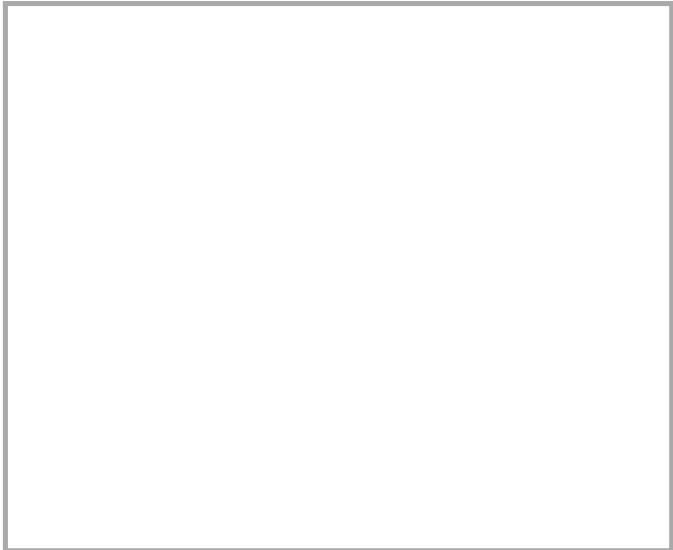
Attic/Scuttle Access (Primary Bedroom Closet ceiling)

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

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 - Laminate (Vinyl) Flooring
CL - Closet

Measured by:
A1 Appraisal Service
Honesty-Integrity-Service
www.A1HomeAppraisalService.com/360-909-1499
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TOTAL Sketch by a la mode, inc.

Area Calculations Summary		
Living Area	Calculation Details	
Main Level	1827 Sq ft	9 × 1.5 = 13.5
		24 × 24 = 576
		41 × 28.5 = 1168.5
		4 × 15 = 60
		1 × 9 = 9
2 Car Garage	-576 Sq ft	24 × 24 = 576
Second Floor	941.5 Sq ft	17 × 18 = 306
		23 × 19.5 = 448.5
		17 × 11 = 187
Open to below	-381 Sq ft	16.5 × 18 = 297 6 × 14 = 84
Total Living Area (Rounded):	2193 Sq ft	
Non-living Area		
Patio	410 Sq ft	41 × 10 = 410

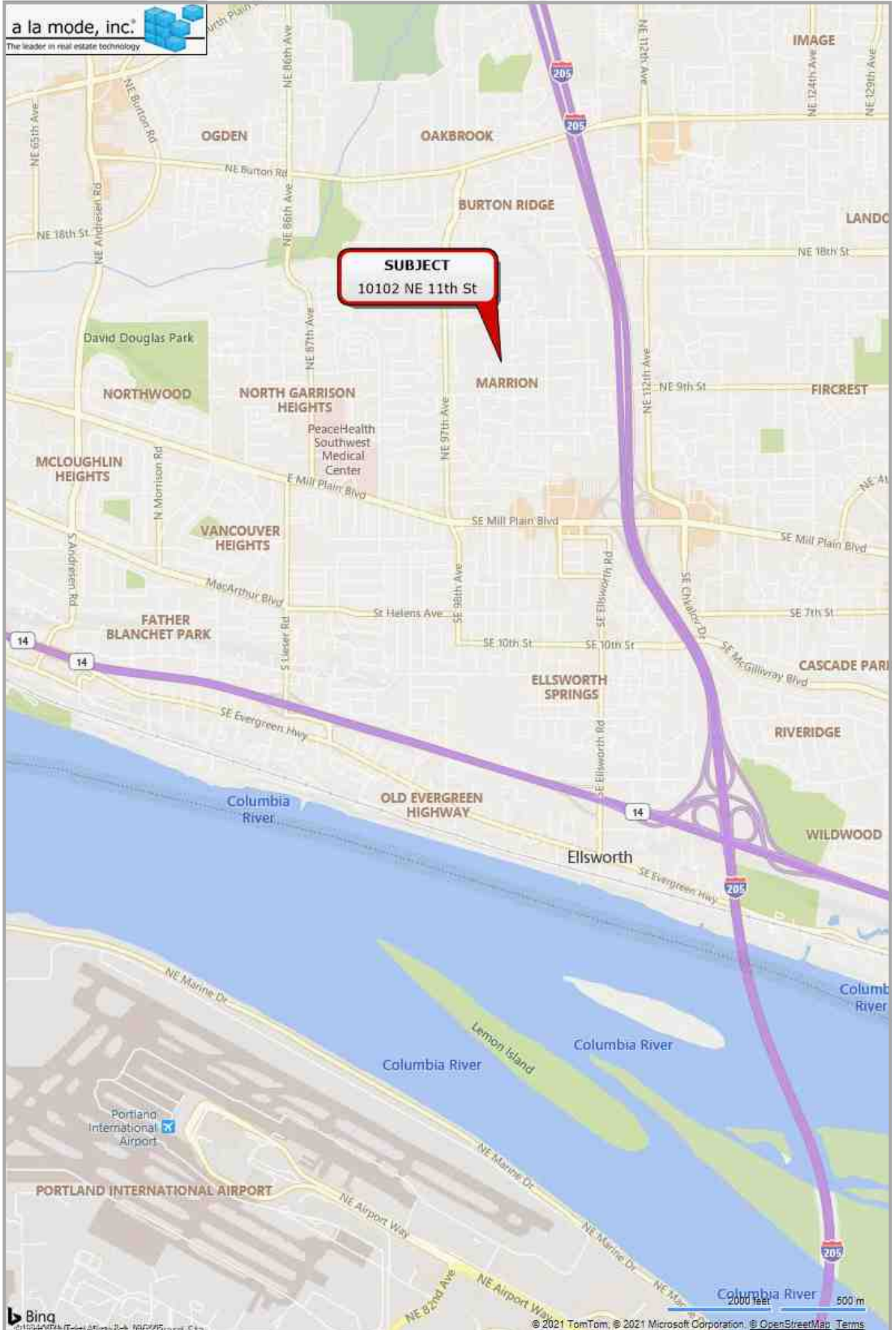
Subject Aerial Map

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Subject Location Map

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Disclosure Addendum

File No. VIPR1111Sample

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		Zip Code	98664

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 Visual Inspection Property Report (VIPReport) 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 VIPR.
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 report. GLA is determined by living area above grade with below grade separated out if applicable. Note: This VIPReport is based on a physical analysis of the improvements; measurement of GLA, from the exterior, in accordance with generally accepted practices and photographs. **This VIPReport 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 VIPReport is for reference only and does not provide any conclusions.

Scope of Work Performed

1. The purpose of this VIPReport 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 VIPR.
2. Measurement of the dwelling to estimate Gross Living Area (GLA) square feet.
3. Provide photographs of the subject property to include interior and/or 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 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 VIPReport is not responsible for hidden or unapparent conditions. The VIPReport 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 VIPR 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 VIPR, remain the responsibility of the person(s) making condition conclusions from the VIPReport. 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 VIPReport 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 Visual Inspection Property Report (VIPReport) is subject to the following conditions:

1. Any sketch provided in the VIPReport may show approximate dimensions of the improvements and is included only to assist the reader of the VIPReport 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 VIPReport 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 VIPReport 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 VIPReport, before distribution to other parties. The appraiser cannot distribute this VIPReport to anyone other than the lender/client. The lender/client may distribute the property description section of the VIPReport 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 VIPReport 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 VIPReport 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 VIPReport. 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 Visual Inspection Property Report (VIPReport) 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 VIPReport 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 VIPReport 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 VIPReport 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 VIPReport.
- 8. My analyses, opinions, and conclusions were developed, and this VIPReport 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 VIPReport.
- 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 VIPReport).

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

APPRAISER:

Signature: SAMPLE VIPReport
 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
VIPR1111Sample
DATE
Today
REFERENCE
Internal Order #: VIPR1111Sample
Lender Case #:
Client File #:
Main File # on form: VIPR1111Sample
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
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Visual Inspection Property Report (VIPReport) 2,401 - 3,000 sq.ft.	349.00
<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 349.00

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

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

TOTAL DUE	\$ 349.00
------------------	------------------

Please Return This Portion With Your Payment

FROM:

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

AMOUNT DUE: \$ 349.00
 AMOUNT ENCLOSED: \$ _____

INVOICE NUMBER
VIPR1111Sample
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