

Borrower: Rudy Borrower  
 Report Date: 04/03/2014  
 Address: 4485 Algonquin Street Huntington Beach, CA 92649

Platinum Data Customer Svc: (877) 711-1200  
 Client Reference #: 5638  
 Platinum Reference #: 2335646660769

**Overall Property Condition**

**Negative External Factors**

Good
  **Average**
 Poor

Yes
  **No**

**Property Condition**

See Inspector Comments for details on all negative findings

<p><b>Is property visible from street?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>How many sides are visible?</b></p> <p><input type="checkbox"/> 1  <input type="checkbox"/> 2  <input type="checkbox"/> 3  <input type="checkbox"/> All  <input checked="" type="checkbox"/> N/A</p>	<p><b>Exterior condition of structure? (e.g. roof, windows)</b></p> <p><input type="checkbox"/> Poor  <input type="checkbox"/> Fair  <input checked="" type="checkbox"/> Good  <input type="checkbox"/> Excellent</p>	<p><b>Condition compared to neighborhood?</b></p> <p><input type="checkbox"/> Inferior  <input type="checkbox"/> Similar  <input checked="" type="checkbox"/> Superior  <input type="checkbox"/> N/A</p>
<p><b>For sale sign present?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>For rent sign present?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Is there evidence of damage or deferred maintenance?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>Under construction/renovation?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Subject/area impacted by natural disaster?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><b>Does property appear to be occupied?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

**Location & Use of Property**

See Inspector Comments for details on all negative findings

<p><b>Property type?</b></p> <p><input checked="" type="checkbox"/> Single family residential  <input type="checkbox"/> Row/townhouse - middle  <input type="checkbox"/> Row/townhouse - end unit  <input type="checkbox"/> Condo-garden style  <input type="checkbox"/> Condo-3 stories or less  <input type="checkbox"/> Condo, highrise or midrise</p> <p><input type="checkbox"/> PUD  <input type="checkbox"/> 1 story  <input type="checkbox"/> Bi-level  <input checked="" type="checkbox"/> 2 story  <input type="checkbox"/> &gt; 2 story  <input type="checkbox"/> N/A</p>	<p><b>Outbuildings?</b></p> <p><input type="checkbox"/> Barn  <input type="checkbox"/> Guest Unit  <input type="checkbox"/> Shed  <input checked="" type="checkbox"/> Other  <input type="checkbox"/> N/A</p>	
<p><b>Property location?</b></p> <p><input type="checkbox"/> Urban  <input checked="" type="checkbox"/> Suburban  <input type="checkbox"/> Rural</p>	<p><b>Car storage?</b></p> <p><input type="checkbox"/> Garage  <input checked="" type="checkbox"/> Carport  <input type="checkbox"/> Underground  <input type="checkbox"/> None</p>	<p><b>Car storage capacity?</b></p> <p><input type="checkbox"/> 1  <input checked="" type="checkbox"/> 2  <input type="checkbox"/> &gt; 2</p>

N/A

**Non-residential use?**

Yes  No

**Non-residential use comments**

**External Influences**

See Inspector Comments for details on all negative findings

**Safety issues noted?**

Yes  No

**Property conforms to area?**

Yes  No

**Property is habitable?**

Yes  No

**Exterior finish material?**

Aluminum/vinyl siding  Brick  Composition  Stucco  Wood  Other

**External Factors**

See Inspector Comments for details on all negative findings

**Factors observed adjacent to the property or within the immediate neighborhood boundaries**

**Negative External Factors**

- High tension electrical wires
- Vacant/ abandoned properties in surrounding area
- Landfill or transfer station
- Commercial/ industrial use property
- Railroad tracks
- Interstate/ freeway/ highway
- Private or public airport
- High traffic flow
- Negative noise impact
- Adverse view (please elaborate in comments section)

**Positive External Factors**

- Adjacent to golf course
- Golf course neighborhood
- Water access
- Waterfront property
- Gated community
- Resort property
- Adjacent to park land
- Water view
- Mountain view
- Open space view
- Other view (please elaborate in comments section)

**If there are other external factors observed that are unique to the subject property for the area, which would have a material impact on the subject's marketability please comment below.**

**Inspector Comments**

Test comments here.

Inspector name: Tom Brady

Date of inspection: 4/3/2014

**Photo Requirements**

**Street** Yes  No**Front of property** Yes  No**Address (house #)** Yes  No**Addl. photos of adverse or hazard conditions** Yes  No**DISCLAIMER**

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