

Property Data Report

1. Information

Type of PDR	Dataset version	LPA Key
ACE+PDR	2.0	0000
Seller ID	File #	Additional File #
█	█	0000
Property Type		
Single Family		

Address

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

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	5

Contract Price	Date of contract
\$0	2023-03-15

3. Site

Site Conditions	Site Conditions - Other Description
Extreme Slope	Going down from the backyard.

Street/Alley Type	Street Materials	Street Ownership
Street	Asphalt	Public

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?
Park, Greenbelt		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
Fence		Fence Selections: Wood, Chain Link

Utility Type

Electricity	Gas	Water
Public	Public	Public
Oil	Sanitary Sewer	
No	Public	

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		None

Exterior Wall

Exterior Wall Material	Exterior Wall Material Description	Exterior Wall Condition
Other Siding	Cement Siding	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 Shingle	None

Roof Age
1-10 years

Window

Window Material	Window Material Condition	Window Updates
Multi-Pane, Vinyl, Single Hung, Sliding	None	No Update

Window Update Description	Screens	Storm Sash
	Yes	No

Foundation

Foundation type	Sump Pump Indicator
Crawlspace	No

Interior

Heating

Heating Type	Heating Description	Heating Updates
Forced Warm Air		No Update

Heating Update Description Heating Damages/Defects

None

Cooling

Cooling Type Cooling Description Cooling Update

Central Air **No Update**

Cooling Update Description Cooling Damages/Defects

None

Attic

Attic Attic Features Attic Features Description

Yes **Scuttle**

Washer/Dryer Hookup

True

4.2 Improvements - Rooms

Bathroom 2

Level F1

Interior Floors

Interior Floors Material Interior Floors Material Condition Interior Floor Updates

Vinyl **None** **Fully Updated**

Interior Floor Update Description

The flooring has been updated.

Interior Walls and Ceilings

Interior Walls and Ceilings Material Interior Walls and Ceilings Condition Interior Walls and Ceilings Updates

Drywall **None** **No Update**

Interior Walls and Ceilings Update Description

Shower/Tub Surround

Shower/Tub Surround Material Shower/Tub Surround Condition

Fiberglass **None**

Estimate Year of Improvement

Description of Improvement

1 - 5 years

The bathroom cabinets were updated.

Bathroom 2 Photo



Bedroom 2

Level F1

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

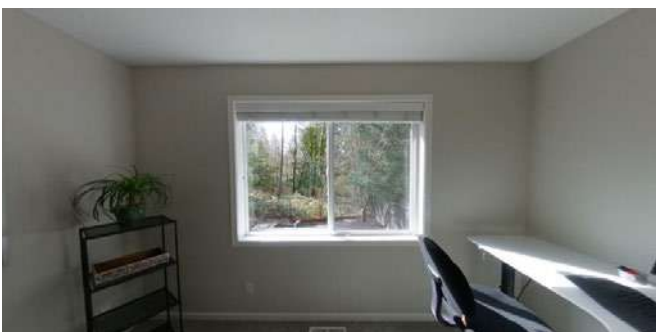
Drywall

None

No Update

Interior Walls and Ceilings Update
Description

Bedroom 2 Photo



Family Room

Level F1

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

Drywall

None

No Update

Interior Walls and Ceilings Update Description

Family Room Photo



Kitchen

Level F1

Interior Floors

Interior Floors Material

Interior Floors Material Condition

Interior Floor Updates

Hardwood

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

Drywall

None

No Update

Dining Room Photo



Living Room

Level F1

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

Drywall

None

No Update

Interior Walls and Ceilings Update Description

Living Room Photo



Foyer

Level F1

Interior Floors

Interior Floors Material

Hardwood

Interior Floors Material Condition

None

Interior Floor Updates

No Update

Interior Floor Update Description

Interior Walls and Ceilings

Interior Walls and Ceilings Material

Drywall

Interior Walls and Ceilings Condition

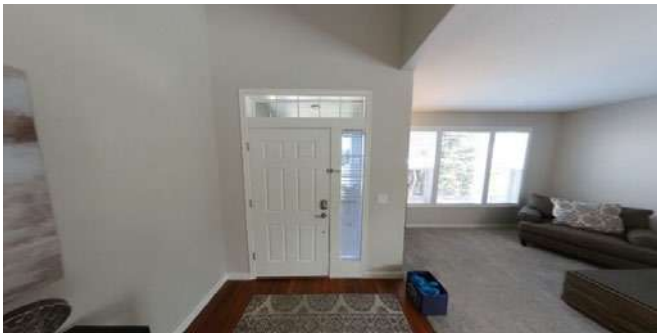
None

Interior Walls and Ceilings Updates

No Update

Interior Walls and Ceilings Update Description

Foyer Photo



Primary Bathroom

Level F2

Interior Floors

Interior Floors Material

Vinyl

Interior Floors Material Condition

None

Interior Floor Updates

Fully Updated

Interior Floor Update Description

The flooring has been updated.

Interior Walls and Ceilings

Interior Walls and Ceilings Material

Drywall

Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

No Update

Interior Walls and Ceilings Update Description

Shower/Tub Surround



Bedroom 6 **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
Drywall	None	No Update
Interior Walls and Ceilings Update Description		

Bedroom 6 Photo



Bedroom 5 **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

Drywall

Interior Walls and Ceilings Update Description

Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

No Update

Bedroom 5 Photo



Bedroom 4

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

Drywall

Interior Walls and Ceilings Update Description

Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

No Update

Bedroom 4 Photo



Laundry Room **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
Drywall	None	No Update
Interior Walls and Ceilings Update Description		

Laundry Room Photo



Bedroom 3 **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

Drywall

Interior Walls and Ceilings Update Description

Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

No Update

Bedroom 3 Photo



Bathroom 3

Level F2

Interior Floors

Interior Floors Material

Vinyl

Interior Floor Update Description

The flooring has been updated.

Interior Floors Material Condition

None

Interior Floor Updates

Fully Updated

Interior Walls and Ceilings

Interior Walls and Ceilings Material

Drywall

Interior Walls and Ceilings Update Description

Interior Walls and Ceilings Condition

None

Interior Walls and Ceilings Updates

No Update

Shower/Tub Surround

Shower/Tub Surround Material	Shower/Tub Surround Condition
Fiberglass	None

Estimate Year of Improvement	Description of Improvement
Not Updated	

Bathroom 3 Photo



Garage	Level F1
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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
Drywall	None	No Update

Interior Walls and Ceilings Update Description

Garage Number of Car	Garage Square Feet
3	565



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

Fireplace, Patio, Deck, Other

Fireplace Count:1

Deck Selection

Wood

Other Structure Amenities Description

Jacuzzi

Patio Selections

Paver Brick

Structure Area Summary

Number of stories

2

Finished Area Above Grade Room Count

11

Finished Area Above Grade Bedroom Count

6

Finished Area Above Grade Full Bathroom Count

3

Finished Area Above Grade Half Bath Count

0

Square Feet of Gross Living Area Above Grade

3073

	Area	Finished sq. FT	Bedrooms	Other rooms	Total room	Full Bathroom	Half bathroom
Floor 1	1373	1373	1	4	5	1	0
Floor 2	1700	1700	5	1	6	2	0
Above grade total	3073	3073	6	5	11	3	0

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 Additional Structure

None

4.5 Car Storage

Car Storage Indicator

True

Parking Type	Attached to Dwelling?	Surface	Built-In to Dwelling?	Number of space	Is parking covered?	Sqaure Feet
Garage	Yes	Concrete	Yes	3	Yes	565
Driveway	Yes	Concrete	No	3	No	

5. Neighborhood

Property/Neighborhood Location Type

Suburban

6. Repair and Inpection

Required Repairs	Required Inspections	Are any parts of the subject property under construction or incomplete?
None	None	Completed

7. Energy Information


Energy Rating Performed	Energy Rating Organization	Energy Rating Description
No		

Renewable Energy Components Present	Identify Renewable Energy Components	Renewable Energy Additional Information
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No **None**

Renewable Energy - Solar Panel Ownership

8. Property Data Collector Certification

Collection Type	Person at subject property	Property Data Collector Name
Onsite		

Person who completed property data report	Professional License Type	Professional License #
Other		N/A


Professional License State	Expiration Date of Certification or License
N/A	N/A

Property Data Collector Company

Property Data Collector Company Name	Property Data Collector Company Address	Property Data Collector Company Address (City)
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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
	2023-03-14	2023-03-15

Property Data Collector Signature



9. Supervisory

Supervisory Name

Dennis Luna

Supervisory Contact Info

408-520-9339

Supervisory Date of Signature

2023-03-15

Supervisory State License #

N/A

Supervisory State

N/A

Supervisory License Expiration Date

N/A

Did or did not personally observe interior and exterior of subject property

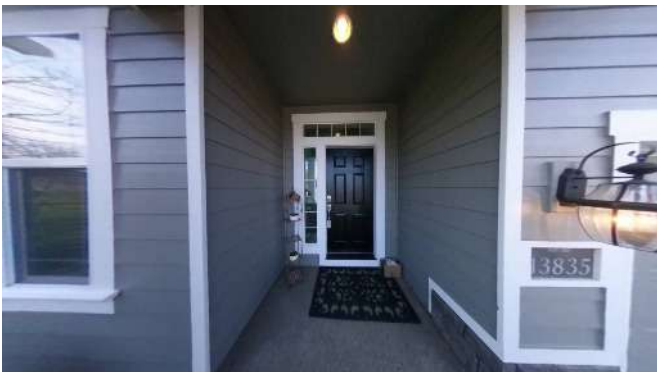
False

Supervisor Signature

Dennis Luna

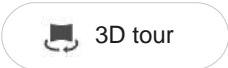
10. Additional photos





11. 3D Tour

Click button or scan QR code to view >



12. Floor Plan



GROSS LIVING AREA: 3,073 sq ft
FLOOR 1: 1,373 sq ft, FLOOR 2: 1,700 sq ft
ADU: 0 sq ft
ADDITIONAL ABOVE GRADE LIVING AREA: 0 sq ft
BELOW GRADE LIVING AREA: 0 sq ft
ABOVE GRADE UNFINISHED AREA: 565 sq ft
GARAGE: 565 sq ft
BELOW GRADE UNFINISHED AREA: 0 sq ft



FLOOR 1



FLOOR 2

GLA total: 3073.222168 sq. ft, excluded areas: 683.333313 sq. ft
 Floor1 1372.833374 sq. ft

$$\begin{aligned} &(((21828.76 \times -3916.01) - (-3916.01 \times 21474.76)) + (21474.76 \times -3875.01) - \\ &(-3916.01 \times 21474.76) + (21474.76 \times -3875.01) - (-3875.01 \times 21364.76) + \\ &(21364.76 \times -3916.01) - (-3875.01 \times 21364.76) + (21364.76 \times -3916.01) - \\ &(-3916.01 \times 21241.76) + (21241.76 \times -4395.01) - (-3916.01 \times 21241.76) + \\ &(21241.76 \times -4395.01) - (-4395.01 \times 21397.76) + (21397.76 \times -4360.76) - \\ &(-4395.01 \times 21397.76) + (21397.76 \times -4360.76) - (-4360.76 \times 21481.76) + \\ &(21481.76 \times -4360.76) - (-4360.76 \times 21487.76) + (21487.76 \times -4146.01) - \\ &(-4360.76 \times 21487.76) + (21487.76 \times -4146.01) - (-4146.01 \times 21828.76) + \\ &(21828.76 \times -3916.01) - (-4146.01 \times 21828.76)) \times 0.5 / 144 \end{aligned}$$

 Floor 1700.388916 sq. ft

$$\begin{aligned} &(((21092.80 \times -3867.28) - (-3867.28 \times 20824.80)) + (20824.80 \times -3828.28) - \\ &(-3867.28 \times 20824.80) + (20824.80 \times -3828.28) - (-3828.28 \times 20710.80) + \\ &(20710.80 \times -3867.28) - (-3828.28 \times 20710.80) + (20710.80 \times -3867.28) - \\ &(-3867.28 \times 20567.80) + (20567.80 \times -4375.28) - (-3867.28 \times 20567.80) + \\ &(20567.80 \times -4375.28) - (-4375.28 \times 20753.80) + (20753.80 \times -4193.22) - \\ &(-4375.28 \times 20753.81) + (20753.81 \times -4193.22) - (-4193.22 \times 20823.80) + \\ &(20823.80 \times -4375.28) - (-4193.22 \times 20823.80) + (20823.80 \times -4375.28) - \\ &(-4375.28 \times 20961.80) + (20961.80 \times -4308.28) - (-4375.28 \times 20961.80) + \\ &(20961.80 \times -4308.28) - (-4308.28 \times 21092.80) + (21092.80 \times -3867.28) - \\ &(-4308.28 \times 21092.80)) \times 0.5 / 144 \end{aligned}$$

 -Excluded:Garage 565.277771

$$\begin{aligned} &(((21848.19 \times -4176.18) - (-4176.18 \times 21513.19)) + (21513.19 \times -4419.18) - \\ &(-4176.18 \times 21513.19) + (21513.19 \times -4419.18) - (-4419.18 \times 21848.19) + \\ &(21848.19 \times -4176.18) - (-4419.18 \times 21848.19)) \times 0.5 / 144 \end{aligned}$$

 -Excluded:Stairs 32.500000

$$\begin{aligned} &(((22650.11 \times -4058.28) - (-4058.28 \times 22528.16)) + (22528.16 \times -4096.68) - \\ &(-4058.28 \times 22528.16) + (22528.16 \times -4096.68) - (-4096.68 \times 22650.11) + \\ &(22650.11 \times -4058.28) - (-4096.68 \times 22650.11)) \times 0.5 / 144 \end{aligned}$$

 -Excluded:Open 85.555557

$$\begin{aligned} &(((20445.14 \times -4193.22) - (-4369.28 \times 20445.14)) + (20445.14 \times -4193.22) - \\ &(-4193.22 \times 20375.14) + (20375.14 \times -4369.28) - (-4193.22 \times 20375.14) + \\ &(20375.14 \times -4369.28) - (-4369.28 \times 20445.14)) \times 0.5 / 144 \end{aligned}$$

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