ASSET MANAGER PROPERTY INSPECTION REPORT									
1. Inspection type	2. Date of this	3. Date of last	4. Property Address:						
[ ] Initial Inspection	Inspection:	Inspection:	1 ' '						
[ ] Ready to List Insp.									
[ ] Ready to Close Insp.			5. FHA Case #:	Occupied	1?				
Other				[   Yes	[ ] No				
6a. HUQ Property Inspection repor	t <b>MUST</b> be reviewe	ed prior to this	6c. Did you observe discrepanci	es b/w HUD Property	Inspection				
inspection. Have you reviewed HUD Property Inspection report?			report & the PCR?     Yes     No						
[ ] Yes	., .,		If yes, please explain:						
6b. HUD Property Condition Repor	t (peR) MUST be re	eviewed prior to this	, ,						
inspection. Have you reviewed HU									
] Yes     No									
	7. INSPE	CTION REPORT (Please p	rovide additional comment if neo	cessary)					
A	. EXTERIOR	· · ·	B. INTERIOR						
a). Required signs posted on prop		[ ] Yes/[ ] No / [ ] N/A	a). Pest Control services regd?		[ ] Yes/ [ ] No / [   N/A				
b). Any violation sign on site?		[ ]Yes/[ ]No / [ ]N/A			[ ] Yes/[ ] No / [ ] N/A				
c). Access doors (inel garage) secu	red properly?	[ ]Yes/[ ]No / [ ]N/A	c). Interior Garbage/Debris haz	•	Yes/				
d). Are any pool/Spa covered and secured?		[ ]Yes/[ ]No / [ ]N/A							
-\		[ ] \\/[ ] \\- / [ ] \\\	e). Sign in sheet in place & reflect Routine		[ ] \\/[ ] \\-/ [ ] \\\-/ [				
e). Are all gates secured?		[ ] Yes/[ ] No / [ ] N/A	inspection of property?		[ ] Yes/[ ] No / [ ] N/A				
f). Is lawn cut 6" ht?		[ ] Yes/[ ] No / [ ] N/A	If No, explain:						
g). Is shrub properly trimmed?		[ ]Yes/[ ]No / [ ]N/A	f). Are emergency or preventive maintenance		[ ] Yes/[ ] No / [ ] N/A				
			repair needed?		[ ] 163/[ ] 140/[ ] 14//				
<b>h).</b> Overgrown/Penetrating vegetatn trimmed? [ ] Yes/[ ] N		[ ] Yes/[ ] No / [ ] N/A	If Yes, list location:						
If No, list location:			g). Are interior walls/ceilings N	lot clean and in	[ ] Yes/[ ] No / [ ] N/A				
		T	good condition?		[ ] : ==, [ ] : :=, [ ] : :, :				
i). Property (windows & Doors) boarded & secured per HUD, if regd?		[ ] Yes/ [ ] No / [ ] N/A	h). Property int. in broom-swe	pt condition?	[ ] Yes/[ ] No / [ ] N/A				
If No, list location:			i). Is Interior doors or bit-in cal	ninets hroken?	[ ] Yes/ [   No / [ ] N/A				
ii wo, list location.			i). Built-in appliances (range/o		[ ] Tes/[ ] NO / [ ] N/A				
			, , , , , , , , , , , , , , , , , , , ,	ven, dishwater etc)	[ ] Yes/ [ ] No / [ ] N/A				
j). Windows broken or Missing or Unsecured? [ ] Yes/ [ ] No / [ ] N/A			Missing/ damaged?  k). Evidence of vandalism?						
If Yes, list location:	Oliseculeu:	[ ] Yes/ [ ] No / [ ] N/A	If Yes, list location:		[ ] Yes/[ ] No / [ ] N/A				
ii res, list location.			ii res, list location.						
k). Doors broken or Missing or Un	secured?	[ ] Yes/ [ ] No / [ ] N/A	I). Soiled/Filthy/Stained/dama	ged flooring?	[   Yes/ [   No / [   N/A				
If Yes, list location:		[ ] (65) [ ] (67) [ ] (7)	If Yes, list location:						
,									
I). DoorS/Windows left unlocked?		[ ] Yes/[ ] No / [ ] N/A	m). Evidence of active roof lea	ks?	[ ] Yes/[ ] No / [ ] N/A				
If Yes, list location:			If Yes, list location:						
m). Is property free of debris & other hazards?		[   Yes/ [ ] No / [ ] N/A	n). Evidence of water leak (plumbing, roof, Wt		[ ] Yes/[ ] No / [ ] N/A				
		[   163/[ ] 110/ [ ] 11/A	etc)?	[ ] 163/[ ] 110/[ ] 11/A					
If No, list location:			If Yes, list location:						
		T							
n). Driveway/Walkway snow remo		[ ] Yes/[ ] No / [ ] N/A	o). Evidence of Mold/Mildew of		[ ] Yes/[ ] No / [ ] N/A				
o). Evidence of graffiti or vandalism?		[ ] Yes/ [ ] No / [ ] N/A	<b>p).</b> Evidence of plumbing/septi	ic leaks?	[ ] Yes/[ ] No / [ ] N/A				
If Yes, list location:			If Yes, list location:						
n) Any (structural damage) major	r crack in	I							
p). Any (structural damage) major crack in		[ ] Yes/ [   No / [ ] N/A	q). Initial clean-out NOT completed?		[ ] Yes/ [ ] No / [ ] N/A				
foundation or exterior walls? If Yes, list location:			If Yes, explain:	ieteu:					
ii res, list location.			11 1C3, CAPIAIII.						
<b>q).</b> Damage to walls, fascia, fence	. porch. patio.		r). Sanitary facilities (i.e toilet,	water closets.					
gutter, driveway, shed etc.?		[ ] Yes/ [ ] No / [ ] N/A	faucet) appear Non-functional?		Yes/				
r). Roof leaks: Is roof in acceptable condition?		[ ] Yes/[ ] No / [ ] N/A	s). Are kitchen and bath condit		[ ] Yes/[ ] No / [ ] N/A				
If No, list location:		If No, list location:							
s). Any defective exterior paint?		[ ] Yes/ [ ] No / [ ] N/A	t). Evidence offlooding water of	damage?	[ ] Yes/[ ] No / [ ] N/A				
If Yes, list location:		<del></del>	u). Is electricity, Gas or Water	turned on?	[ ] Yes/[ ] No / [ ] N/A				
			If Yes, circle which utility is on.						

8: Health & Safety Site Hazards source of danger, that could cau					hat presents a	
		If "Yes" list Location ↓			If "Yes" list Location ↓	
<b>a).</b> [ ] Condemable Structure D	efects		f).     Tripping hazards			
b). [ ] Exposed elect. Wire			g). [ ] Defective Stair Raili	ingg		
c). [ ] Electrical hazards			h). [ ] Defective Steps			
d). [ ] Toxic Gas Odor			i). [ ] Unsecured above-g	round pool		
e). [ ] Unsecured in-ground pool			If "Yes", Should it be removed		[ ] No	
		vertical distance of deck f	floor to grade of 30" or more)			
k). [ ] Other (describe & list loo	_					
, , , , , , , , , , , , , , , , , , , ,		OR INITIAL & READY T	O LIST INSPECTION [ON	ILY]		
a). Is Property in Ready to Show condition?		[ ] Yes/ [ ] No / [ ] N/A	c). Are you proposing to the GTR any value-added cosmetic repairs to increase value or improve sale		[ ]Yes/[ ]No / [ ]N/A	
b). If No, enter comments into P260 related to property condition val		erty condition variances and	to owner occupants?			
describe what needs to be done by		OR READY TO CLOSE T	<u> </u> Type of inspection [o	NI VI		
a. Is property in same condition			b. Is property in Ready to clo	_		
contracted for sale?	as listed of	[ ] Yes/ [ ] No / [ ] N/A	b. 15 property in Reday to ex	ose condition:	[ ] Yes/[ ] No / [ ] N/A	
If NO, explain:			If No, List what is needed:			
	11. ADI	DITIONAL ITEM DETAILS	, EXPLANATIONS & COMN	<b>IENTS</b>		
additional details are given. For o Inspection Rprt Item # (Example: Item # 7Ba)	example: Item # 7Ba for add'l comment on (7B) Pest  COMMENTS AND/OR ADDITIONAL DETAILS  (Photos must have case #, Item # & description of the Item identified front bottom & back)					
,	,	<u> </u>	<u>'</u>		<u> </u>	
12. Sign & date:						
Inspector Name/Signature	:			Date:		



Full Address: 236 Broad St Menasha WI 54952

Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection

# Photo, Date Taken, View, Description



Front



Side



House number



Side



Peeling paint



Garage



Full Address: 236 Broad St Menasha WI 54952

Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection

## Photo, Date Taken, View, Description



Peeling paint

# Photo, Date Taken, View, Description



Missing garage panel



back



Ripped shingles on interior wall



Photo, Date Taken, View, Description



Ripped screen



Full Address: 236 Broad St Menasha WI 54952

Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection

#### Photo, Date Taken, View, Description



Hole in screen



Ceiling stains

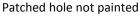


Ceiling stains



Stained carpet







Missing ceiling in kitchen



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#### Photo, Date Taken, View, Description



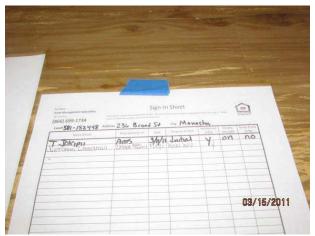
Missing ceiling in kitchen



Kitchen sink



Missing paint



Sign in sheet



Dining area



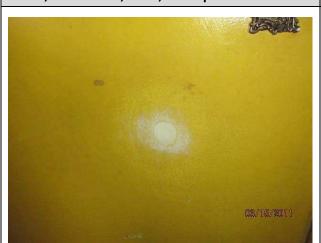
bathroom



Full Address: 236 Broad St Menasha WI 54952

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#### Photo, Date Taken, View, Description



Patch hole



kitchen



Refrigerator



Living room







Missing ceiling in kitchen



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Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection

#### Photo, Date Taken, View, Description



Missing ceiling in kitchen



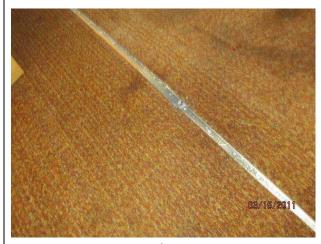
Missing ceiling in kitchen



Patch area



Ripped carpet



Ripped carpet



Stained carpet



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#### Photo, Date Taken, View, Description



Living room



Living room area



Stained carpet



Built in







Hole in door



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Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection

# Photo, Date Taken, View, Description Photo, Date Taken, View, Description 03/15/2011 03/15/2011 Ripped carpet Stained carpet 03/15/2011 03/15/2011 bedroom closet 03/15/2011 Stained ceiling tile bedroom Photo, Date Taken, View, Description Photo, Date Taken, View, Description



Full Address: 236 Broad St Menasha WI 54952

Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection

#### Photo, Date Taken, View, Description



Patched hole in door



closet



bedroom



Hardwood floors



bedroom



Stained ceiling



Full Address: 236 Broad St Menasha WI 54952

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#### Photo, Date Taken, View, Description



bedroom



windows



Missing paint



Plaster issue



Wall issue



Wall issue



Full Address: 236 Broad St Menasha WI 54952

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## Photo, Date Taken, View, Description



Wall issue



Wall issue



Wall issue



Plaster cracks



Plaster cracks



Plaster cracks



Full Address: 236 Broad St Menasha WI 54952

Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection

## Photo, Date Taken, View, Description



Cracked ceiling



Cracked ceiling



Missing plaster



Missing plaster



Bad floors



Cracked plaster



Full Address: 236 Broad St Menasha WI 54952

Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection





Cracked plaster



Cracked plaster



Missing carpet



basement



basement



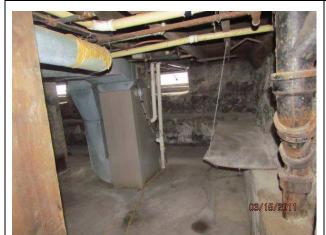
basement



Full Address: 236 Broad St Menasha WI 54952

Inspector/Appraiser: Julie Zimmerman Reason taken: Initial Inspection

# Photo, Date Taken, View, Description



basement



basement



basement



Electrical



Basement floor



Water heater



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# Photo, Date Taken, View, Description



Furnace



Basement