

VIEW

In the Site section of the report, there are mandatory codes for "Views", for the subject and the comparables. There is a mandatory rating of the view and the Appraiser **MUST** also select at least one, but not more than two, view factors from the list below.

Mandatory View Rating Key:

Neutral - N) This rating is for a view that has neither a positive, nor a negative value beyond what is typical for it's peers, in it's neighborhood.

Beneficial -B) This rating is for a view that has a positive effect on the subject property's value, as compared to its peers in it's neighborhood.

Adverse - A) This rating is for a view that has a negative effect on the subject property's value, as compared to its peers in it's neighborhood.

At least one, but not more than two view factors, or descriptors, **MUST** be included to describe the view:

Wtr - Water View
Pstrl - Pastoral View
Woods - Woods View
Prk - Park View
Glfw - Golf Course View
CtySky - City View Skyline View
Mtn - Mountain View
Res - Residential View
CtyStr - City Street View
Ind - Industrial View
PwrLn - Power Lines
LtdSght - Limited Sight

LOCATION

Rating- The following ratings describe the overall effect on value and marketability of the location factor associated with the subject or comparable properties.

N - Neutral
 B - Beneficial
 A - Adverse

The Appraiser **MUST** also select at least one but not more than two location factors from the list below.

Res - Residential
Ind - Industrial
Comm - Commercial
BsyRd - Busy Road
WtrFr - Waterfront
GlfCse - Golf Course
AdjPrk - Adjacent to Park
AdjPwr - Adjacent to Power Lines
Lndfl - Landfill
PubTrn - Public Transportation

CONDITION

Must have a Rating, Level of Work Completed and Timeframe

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor, deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Level of Work Completed

Not Updated - Little or no updating or modernization. This description includes, but is not limited to, new homes.

Updated - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

Remodeled - Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

Timeframes

- Less than 1 year ago
- 1 to 5 years ago
- 6 to 10 years ago
- 11 to 15 years ago
- Timeframe unknown

Other Things to Remember

- The AMC name **MUST** appeal in the Lender/Client field on the Certification Page.
- Tilde (~) means "Estimated" in all fields.
- Baths are reported as # of full baths followed by # of half baths. Example 3.2 indicates 3 full and 2 half baths
- "Other", followed by a description, can be used in the VIEW and LOCATION field to address issues that the standard abbreviations do not cover.

QUALITY

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

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