



Order Number: **16PS05982**

Ordered: **9/9/2016**

1009 N Buckeye St
Kokomo, IN 46901

Lockbox code:

Loan type: 1009 N Buckeye St
Previous occupancy:

Agent:

Client: NPS - Client

Loan #: 1009 N Buckeye St
Reference #: Highclere Group

Borrower name:

Please provide a bid to put the property in a rentable condition

Property Condition Report

Property Condition Report

The undersigned certifies that the information on this form is based on an actual site inspection of the property

Indicate Date completed:

09/09/2016

General Condition

Are there signs of insurable damages?

- ☐ Fire
- ☐ Vandalism
- ☐ Wind
- ☐ Theft
- ☐ Water
- ☒ None

How would you characterize the neighborhood?

- ☐ Improving
- ☒ Stable
- ☐ Declining

How does the property compare to neighborhood

- ☐ At
- ☐ Above
- ☒ Below

General Condition of the Property

- ☐ C1 "C Great Condition; no work needs to be done to the property; newer construction
- ☐ C2 "C Very minor work is needed to bring the property up to good condition; mechanicals
- ☐ C3 "C Older property that needs repairs to bring up to code and current conditions
- ☒ C4 "C Older property; may have some roof or structural issues; outdated, out of code, needs
- ☐ C5 "C Significant damage to the property; work required is significant but could be done mechanicals

☐ C6 "C The property is a candidate for demolition

NPS QC - FOR NPS USE ONLY

Is this property ready for QC?

☐ Yes

☐ No

Health Hazards Int/Ext?

☐ Yes

☐ No

Does the property match the client supplied data? (structure type, property type etc)

☐ Yes

☐ No

Are there any postings, notices, or signage that would indicate the property has incurred a code violation?

☐ Yes

☐ No

Is there a lockbox present?

☐ Yes

☐ No

Date of Approval/Processing

Name of QC Approver

Status of order

☐ Approved

☐ Sent for clarification

☐ Sent for Redo (48 hours)

Maintenance needed:

☐ Yard/Shrubs

☐ Hazards

☐ Securing

☐ Debris

☐ Other

Emergency Maintenance needed

First Time Vacancy Date

Initial Secure Date

Has the winterization been performed on this property?

☐ Yes

☐ No

Prior Inspection Date

Broker Contacted

☐ Yes

☐ No

In Support of Bid

































