BLUEBODK CSI Structure Assessment

123 Main Street Lake Forest CA 92630

BPO ID:**WS-00001** Bedrooms:4 Baths:3.0 Year Built:1973 Total Living Area:2,344 SF Property Type:Single Family Detached Bluebook ID#: 8036 Date Printed: 7/31/2014 9:11:52 AM (UTC) Valuation Date: 5/1/2014

Estimated Structure Values

Structure Condition*: **C3 - Good**

Est. Structure Quality: **Q4 - Builder**

Estimated Repairs: \$1,343 to \$2,758 Insurable Structure Value: \$340,503

Estimated Structure Repairs (Based on Condition)

\$0.00

C1 - New (\$0.00)

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 - Excellent (\$476 to \$782)

The improvements feature no deferred maintenance, little or no physical depreciation. Most building components are new or have been recently repaired, refinished, or rehabilitated. Most outdated components and finishes have been updated and/or replaced with components that meet current standards.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 with minimal repairs and/or cleaning required.

C3 - Good (\$1,343 to \$2,758)

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 - Average (\$3,220 to \$4,938)

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 - Fair (\$15,519 to \$19,061)

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 - Poor (\$42,107 to \$50,170)

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.

\$50.170

* Unless entered by the user, Structure Condition defaults to "C3 - Good"; this assumption may not reflect the actual condition and has not been verified by Bluebook

Copyright © 2014 Bluebook International - All Rights Reserved

DISCLAIMER: This report is subject to Bluebook's and/or the provider of this report's (collectively the "Company") Terms & Conditions, Users License, Privacy Policy, and any applicable contract terms. All information, however derived, entered or implemented including all data contained herein, is the sole property of the Company and its third party providers. This report (including graphs, charts, and photos) is derived from the use of proprietary automated valuation technologies, modeling, public record data, other data, your inputs, and proprietary predictive technologies. Your use constitutes an appraisal or similar valuation. Inputs may not be re-sold, remarketed, syndicated, compiled, or published without prior written permission from Company. This report does NOT constitute an appraisal or similar valuation. Inputs may not include visual inspections, neighborhood characteristics, school zones, topography, and other factors that may influence value. Company does not offer tax advice, accounting advice, or contractor estimates. You should consult with appropriate financial, legal, construction, and/or real estate professionals before acting on or utilizing the report. THIS REPORT IS AN OPINION THAT MAY BE INACCURATE AND IS PROVIDED SOLELY AS AN INFORMATIONAL TOOL NOT DESIGNED TO PROVIDE DEFINITIVE ANSWERS. ALL ELEMENTS ARE OFFERED "AS IS" AND COMPANY EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, REPRESENTATIONS, AND GUARANTEES OF ANY NATURE, EXPRESS, IMPLIED OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABLITILY, NONINFRINGEMENT, TITLE, QUIET ENJOYMENT, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL COMPANY (OR ITS SUPPLIERS) BE LIABLE FOR ANY GENERAL, DIRECT, SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES OF ANY KIND, OR ANY DAMAGES WHATSOEVER (INCLUDING WITHOUT LIMITATION, THOSE RESULTING FROM USE OF THE PRODUCT, INCLUDING : (1) RELIANCE ON THE MATERIALS PRESENTED, (2) COSTS OF REPLACEMENT GOODS, (3) LOSS OF USE, DATA OR PROFITS, (4) DELAYS OR BUSINES