



# Digs Report

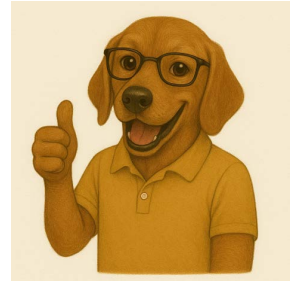
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*Final reports and formatting may vary depending on the source of information, including the location, municipality, state, and individual inspectors.*





# Digs Report



*Date of Certification: Date Report Delivered Property Address: Anytown, USA*



# Home Inspection Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This section is a summary of the complete report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyman contracting for work that may not be within the scope of your capabilities.

## Exterior Repairs Recommended

### 1 Overlapped Trim

Location: Exterior

There is a section of overlapped trim, which is caused by the PVC trim expanding during warmer weather. Minor adjustments can be made to secure the section.



### 2 Deteriorated Fiber Cement Board Repairs Recommended

Location: Left Side of Home

One fiber cement board is showing early signs of deterioration. Repairing and sealing the area is recommended to prevent potential moisture intrusion. Contact a qualified contractor for maintenance.





## Decks, Balconies, Paved Surfaces

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### 3 Minor Patio Settling

Repairs Recommended

Location: Rear of Home

The inspector notes that a section of the rear patio has some erosion causing voids under the pavers. The inspector recommends having a qualified hardscape professional provide improvements to prevent further erosion and settling.



## HVAC

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### 4 No Service Notes

Repairs Recommended

There are no visible posted service notes attached to the heating unit. It is recommended to inquire with the seller about the last servicing of the unit. If not serviced recently, a qualified technician should perform a service cleaning and review of the entire unit. Heating units require annual service and cleaning for health and safety reasons.

### 5 No Service Record

Repairs Recommended

There is no service record indicating the cooling system has had a complete, technically exhaustive service within the last year. Review any available disclosure or other provided paperwork to determine if this maintenance has been performed. If no service records are available within the last year showing a service, a qualified heating/cooling contractor should perform a complete service on the system prior to closing and get on a regular maintenance schedule.



## Appliances

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### 6 Dirty Dryer Vent

Repairs Recommended

The dryer vent is in need of cleaning. A clogged dryer vent can pose a fire hazard and reduce the efficiency of your dryer. It is recommended to have a qualified HVAC technician or dryer vent cleaning service evaluate and clean the vent system to ensure proper functioning and safety. Regularly cleaning the dryer vent can also help improve the performance and lifespan of the dryer.



# Home Inspection Details

1.1 Exterior > Siding and Trim

### About the Siding and Trim

Siding Material: Fiber Cement Siding

Overlapped Trim  (Included in Summary)

Repairs Recommended

 Location: Exterior

There is a section of overlapped trim, which is caused by the PVC trim expanding during warmer weather. Minor adjustments can be made to secure the section.



Deteriorated Fiber Cement Board  (Included in Summary)

Repairs Recommended



 Location: Left Side of Home

One fiber cement board is showing early signs of deterioration. Repairing and sealing the area is recommended to prevent potential moisture intrusion. Contact a qualified contractor for maintenance.



## 1.2 Exterior > Paint/Coating and Caulking

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### Paint And Caulk - Functional

Functional

The exterior paint and caulking were in functional condition at the time of the inspection. Touching up the structural caulking around the tops and sides of the window and door trim, and any openings/gaps is often needed in between paintings. The caulking keeps rainwater from penetrating behind the siding material and causing premature deterioration of the material.

## 1.3 Exterior > Exterior Windows

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### About the Exterior Windows

Window Type: Vinyl-Clad

### Exterior Windows Inspected

Functional

The exterior windows were inspected and appeared to be in functional condition.

## 1.4 Exterior > Eaves, Soffits, and Fascia

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### Eaves, Soffits And Fascias

Functional

The eaves, soffits, and trim were evaluated during the inspection and found to be in functional condition. We recommend regular maintenance to ensure they remain in optimal condition and help protect the exterior of the home.

## 1.5 Exterior > Vegetation, Grading, Surface Drainage

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### Grading And Vegetation Evaluated

Functional

The inspector evaluated the vegetation and grading around the property and found it well-maintained. It is essential to keep the vegetation trimmed at least 12" from the siding material and ensure proper grading away from the home to prevent moisture issues and maintain the overall curb appeal of the property. Regular maintenance of vegetation and grading is recommended to avoid any potential issues.

## 1.6 Exterior > Exhaust Hoods, Vents, and Other Penetrations

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### Exterior Vents And Penetrations Inspected

Functional

The exterior vents and siding penetrations appeared to be in functional condition at the time of the inspection. It is recommended to routinely check and maintain these areas to ensure proper functionality, prevent blockages, damage, and optimize ventilation. Regular visual checks and cleaning can help maintain efficiency and avoid potential issues.

## 1.7 Exterior > Exterior Doors

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### Exterior Entry Doors

Functional

The exterior doors were inspected and appear functional at this time.



## Re-Keying Recommended

Informational

We recommend considering re-keying the doors for enhanced security measures when you move into the home. This simple step can provide peace of mind by ensuring that only authorized individuals have access to your home.

### 2.1 Decks, Balconies, Paved Surfaces > Patios, Porches, Stoops

#### Minor Patio Settling

 *(Included in Summary)*

Repairs Recommended

 Location: Rear of Home

The inspector notes that a section of the rear patio has some erosion causing voids under the pavers. The inspector recommends having a qualified hardscape professional provide improvements to prevent further erosion and settling.



### 2.2 Decks, Balconies, Paved Surfaces > Walkways, Driveway

#### About the Walkways, Driveway

Address Identification: Visible

Visible: The property's address is visible from the street, facilitating easy location by first responders. It's advisable to verify the visibility of house numbers twice annually to ensure they remain clear.

#### Gravel Driveway Inspection

Functional

The gravel driveway was serviceable at the time of inspecting. It is recommended to evaluate the condition of the driveway seasonally, fill in any potholes, and consider adding more gravel to ensure a level surface. Hiring a qualified contractor for maintenance as needed can help enhance the longevity and functionality of the gravel driveway.

### 3.1 Roof > Roof Covering

#### About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Composition Shingle

Composition Shingle: Asphalt shingles are categorized by their warranty duration, such as 20, 25, 30, 40, and 50 years.

Apparent Number of Layers: 1 Layer

#### Roof Covering Evaluated

Functional

At the time of inspection, the roof covering was observed to be free of visible signs of wear, damage, or deterioration. The roof covering was functioning as expected, based on visible conditions.

#### Not A Warranty

Limitation

The inspector does not provide a leak-tight guarantee or a warranty for the roof. The inspector is not a roofing contractor and only provides a general condition report on the visible surface areas. For a more detailed inspection of the installation and remaining service life of the roof cover, it is recommended to contact a qualified roofing contractor for further evaluation.

#### Lifting Shingles Observation

Informational

The presence of lifting shingles was noted on the rear of the structure. No signs of damaged or loose shingles were found. It is recommended to monitor this issue for any changes. Consider having a qualified roofer evaluate and repair as needed.



### 3.2 Roof > Flashing and Valleys

#### Visible Flashing

Functional

The roof flashing was inspected and appears installed with no visible issues. Properly installed flashing plays a crucial role in preventing water leaks and protecting the integrity of the roof structure. We recommend continuing routine inspections to ensure the flashing remains intact and well-maintained.

### 3.3 Roof > Roof Vents and Penetrations

#### Roof Penetrations Evaluated

Functional

All accessible roof penetrations, such as vents and pipes, were evaluated to ensure they were properly sealed and free of defects. The visible penetrations inspected were secure and maintained effectively, with no signs of water damage or deterioration observed at the time of the inspection.

### 3.4 Roof > Gutters, Downspouts and Drainage

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#### No Rain Gutters

Informational

Rain gutters are the best way to minimize water damage to the exterior of a structure. It is recommended that installation of a rain gutter system be considered in order to preserve the exterior surfaces of the home and water away from the foundation.

### 3.5 Roof > Evaluation Method

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#### About the Evaluation Method

Method of Inspection: Ground With Visual Aid

#### Roof Cover Evaluation From Ground

Functional

The roof cover was evaluated from the ground with binoculars. It is recommended to periodically inspect the roof cover for any signs of damage or wear to ensure its functionality and prolong its lifespan.

### 4.1 Electrical > Service Entrance and Grounding

#### About the Service Entrance and Grounding

Main Service: Underground

Main Service Conductor: Multi-Stranded Aluminum

#### Service Entrance And Grounding Evaluated

Functional

The service entrance components and grounding system were in serviceable condition at the time of the inspection.

### 4.2 Electrical > Main Service Panels and Disconnects

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#### About the Main Service Panels and Disconnects

Main Panel Location: Bedroom

Panel Capacity: 200 amps/240 Volt

#### Electrical Panel Evaluated

Functional

The electrical service panel and main disconnect were found to be in functional condition at the time of the inspection. However, it is recommended to periodically evaluate these components, particularly as they age, to ensure continued safe and efficient operation.

### 4.3 Electrical > Interior Components of Main Service Panels

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#### About the Interior Components of Main Service Panels

Panel Cover Removed: Yes

#### Interior Components Evaluated

Functional

The interior components of the service panel were evaluated and found to be in satisfactory condition.



#### 4.4 Electrical > Breakers/Fuses

#### Over Current Protection Devices Evaluated

Functional

The overcurrent protection devices in the electrical system were evaluated and found to be without visible flaws. It is essential to ensure these devices are kept in good working condition to protect the electrical system from overloads and short circuits. Note: The inspector does not operate or physically test any of the breakers during this visual examination.

#### 4.5 Electrical > Wiring

##### About the Wiring

Wire Type: Non-metallic Sheathed (Romex)

Wire Material: Copper

#### Visible Wiring Evaluated

Functional

During the inspection, the visible wiring at the property was evaluated and found to be in functional condition.

#### 4.6 Electrical > GFCIs

#### GFCIs Tested

Functional

The installed and accessible ground fault circuit interrupter (GFCI) outlets/circuits were tested and functional at the time of the inspection.

#### 4.7 Electrical > AFCIs

#### AFCI Installed

Functional



The inspector noted that the structure is equipped with AFCI breakers and protected outlets. Arc Fault Circuit Interrupter (AFCI) is a residential circuit breaker with an integrated processor that recognizes the unique current and/or voltage signatures associated with arcing faults and acts to interrupt the circuit to reduce the likelihood of an electrical fire. Testing these devices is outside the scope of a home inspection.

#### 4.8 Electrical > Fixtures, Switches, and Receptacles

##### Electrical Fixtures And Switches Evaluated

Functional

The inspection assessed the condition of outlets, switches, and junction boxes that were visible and accessible at the time. All outlet, switches and junction boxes appeared functionally the time of inspection.

#### 5.1 HVAC > Heating Equipment

##### About the Heating Equipment

Location of Heating System: Kneewall

Heating Method: Forced Air

Heating System Energy Source: Gas

Approximate Age of Heating System: 5 Yrs

Service Notes: None Visible

##### Gas Forced Air Heater Evaluated

Functional

The gas-forced air heating system was evaluated and found to be in working condition. No issues were noted during the inspection. We recommend regular maintenance by a qualified HVAC technician to ensure continued optimal performance.

##### No Service Notes

 (Included in Summary)

Repairs Recommended

There are no visible posted service notes attached to the heating unit. It is recommended to inquire with the seller about the last servicing of the unit. If not serviced recently, a qualified technician should perform a service cleaning and review of the entire unit. Heating units require annual service and cleaning for health and safety reasons.

#### 5.2 HVAC > Cooling Equipment

##### About the Cooling Equipment

Location of Cooling System: Knee Wall

Cooling Method: Central Air Conditioner

Approximate Age of Cooling System: 5 Yrs

Service Notes : None Visible

##### No Service Record

 (Included in Summary)

Repairs Recommended

There is no service record indicating the cooling system has had a complete, technically exhaustive service within the last year. Review any available disclosure or other provided paperwork to determine if this maintenance has been performed. If no service records are available within the last year showing a service, a qualified heating/cooling contractor should perform a complete service on the system prior to closing and get on a regular maintenance schedule.

### 5.3 HVAC > Thermostats and Controls

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#### Generally Serviceable

Functional

The thermostats and controls appeared to be serviceable at the time of inspection.

### 5.4 HVAC > Distribution/Return Ducts and Systems

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#### About the Distribution/Return Ducts and Systems

#### Visible Ducts And Returns Inspected

Functional

The visible portions of the ducts/returns appear to be in satisfactory condition. Dust and debris can reside inside air ducts, if the occupants have allergies or other breathing-related issues, a duct cleaning may be warranted by a qualified contractor.

### 5.5 HVAC > Exhaust Vents and Flues

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#### Vents And Flues Evaluated

Functional

The heating system's venting appeared to be in functional condition at the time of the inspection. The scope of this inspection does not cover proper clearances or code conformance.

### 6.1 Plumbing > Water Supply and Piping

#### About the Water Supply and Piping

Structure Pipe Material: PEX, Copper

Incoming Water Line Pipe Material: PEX

Water Source: Public

#### Water Supply System Evaluated

Functional

The water supply and piping were functional during the evaluation, with no signs of leaks or damage. It is important to continue routine maintenance to ensure the efficient operation of the plumbing system.

#### Water Submeter Installed

Informational

This property is equipped with a submeter which subtracts the exterior water usage from the sewage bill. These are typically installed for landscaping purposes.



## Irrigation System

Informational

The property is equipped with an irrigation system. Testing these systems is not within the scope of practice for a standard home inspection. An unknown condition may exist. For further information, recommend contacting the owner or for further evaluation contact a qualified irrigation specialist.



## 6.2 Plumbing > Main Water Shutoff

### About the Main Water Shutoff

Water Meter Location: Bedroom Closet

Water Shutoff Location: Bedroom Closet

## Generally Serviceable

Functional

The main water shutoff appeared to be serviceable at the time of inspection.

## 6.3 Plumbing > Drain, Waste, and Vent Systems

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### About the Drain, Waste, and Vent Systems

Waste Pipe Material: PVC

Main Sewer Clean-out Location: Not Located

Sewer Type: Community Sewer

#### Visual Inspection Of Drain Pipes

Informational

This is a visual examination of the exterior piping. We recommend questioning the seller regarding their knowledge of any slow draining or other plumbing-related issues. Also, a video examination of your waste system is recommended to determine if any obstructions exist inside the waste lines.

## 6.4 Plumbing > Gas Fuel Supply/Meter

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### About the Gas Fuel Supply/Meter

Gas Service: Propane

Propane: Gas line inspections are typically conducted only if problems are suspected. Corrosion on visible lines should prompt an inspection by the utility provider.

Fuel Shut off location: At fuel Tank

#### Visible Gas Supply Lines Inspected

Functional

The gas plumbing system was evaluated during the home inspection and was found to be in functional working condition. No issues were identified with the gas plumbing system, assuring its functionality and safety for the occupants. Regular maintenance and inspection are recommended to ensure continued optimal performance.

## 6.5 Plumbing > Toilets

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#### Toilet(S) Tested And Inspected

Functional

The toilets at the property were tested and evaluated during the home inspection. They were found to be in functional working condition with no issues identified. We recommend regular maintenance such as checking for leaks, mounting issues, and ensuring proper flushing mechanisms to keep them functioning smoothly.

## 6.6 Plumbing > Tubs, Showers, and Fixtures

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#### Generally Serviceable

Functional

The tubs and showers appeared to be serviceable at the time of inspection.

#### Sink Faucets Condition

Functional

The sink faucets are serviceable and in good working condition. It is recommended to continue regular maintenance to ensure longevity and prevent any potential leaks in the future.

## 7.1 Water Heating Equipment > Water Heater

### About the Water Heater

Water Heater Location: Bedroom Closet

Water Heater Type: Gas Tankless

Approximate Age of Water Heater: 5 Yrs

Approximate Water Temperature: 102°F

#### Water Heater General Statement

Functional

The gas on demand water heater was evaluated during the inspection and found to be in functional working condition.



## 7.2 Water Heating Equipment > TPR Valve/Discharge Pipe

#### TPR Valve And Discharge Pipe Evaluated

Functional

The water heater's temperature/pressure relief valve is equipped with an approved discharge pipe. The pipe serves the purpose of preventing someone from being sprayed with scalding water in the event that the valve were to discharge. These components were in satisfactory condition at the time of the inspection.

## 7.3 Water Heating Equipment > Exhaust Flue Piping

#### Exhaust Flue Piping Evaluated

Functional

The exhaust flue piping of the water heater was visually examined to ensure it was properly installed. The piping appeared secure, free from obstruction, and correctly venting exhaust gases outside.

## 8.1 Interior > Walls, Ceilings, and Floors

#### Walls, Ceilings, And Floors Evaluated

Functional

The walls, ceilings, and floors were inspected and appeared to be in functional condition at the time of the inspection. It should be noted that blemishes and minor wear are typical and are not a concern at this time.



## 8.2 Interior > Steps, Stairways, and Railings

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### Steps, Stairways, And Railings Evaluated

Functional

The steps, stairways, and railings were visually inspected for any signs of damage or wear, ensuring all components were securely attached and stable. Regular inspections are advised to maintain safety over time.

## 8.3 Interior > Doors

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### Interior Doors Tested

Functional

All accessible doors were examined for proper alignment, secure fitting, and ease of operation. No functional defects were identified at the time of the inspection.

## 8.4 Interior > Smoke Alarms

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### Smoke Alarms Evaluated

Functional

The visible smoke alarms in the home were evaluated during the inspection. To ensure safety, smoke alarms should be tested regularly, and it is advisable to maintain consistent checks and replace batteries periodically.

## 8.5 Interior > Carbon Monoxide Alarms

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### CO Alarms Present

Functional

The carbon monoxide alarms are installed in the appropriate locations throughout the property. It is recommended to regularly test and replace the batteries in the alarms to ensure they are functioning properly. In case of any malfunction or consistent beeping, evaluate and repair as needed to maintain safety.

## 8.6 Interior > Countertops and Installed Cabinets

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### Countertops And Cabinets Tested

Functional

The accessible countertops and installed cabinets were evaluated to assess their stability, surface condition, and functionality. No significant signs of wear or damage were observed on the inspected components, confirming their suitability for continued use.

## 8.7 Interior > Caulking, Grout, and Enclosures

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### Caulking, Grout, And Enclosures Evaluated

Functional

The caulking, grout, and enclosures in wet areas were evaluated for signs of cracking, wear, and general deterioration. The inspected areas were found to be intact and functional, showing no immediate need for repair.

## 8.8 Interior > Windows

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### Interior Windows Tested

Functional

A representative number of accessible windows were evaluated to assess their condition and functionality. Each window in this sample was tested for ease of operation, including opening, closing, and locking mechanisms. Frames and seals were also checked for any signs of damage or potential air leakage. The windows inspected were found to be in working order at the time of the inspection.

## 9.1 Appliances > Stove, Cooktop

### About the Stove, Cooktop

Energy Source: Electric

#### Cooktop Tested

Functional

An on-off test was performed to determine if the cooktop was functioning. Periodic cleaning and maintenance is recommended for continued use.

## 9.2 Appliances > Oven

### About the Oven

Energy Source: Electric

#### Oven Tested

Functional

The bake and broil cycles were functional at the time of the inspection. This is an on/off test conducted on the oven.

## 9.3 Appliances > Dishwasher

#### Dishwasher Tested

Functional

The dishwasher appears to be working. A simple on/off check of the dishwasher was performed to determine if it was operational. A full cycle check is often not possible at the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean.

## 9.4 Appliances > Refrigerator

#### Refrigerator Evaluated

Functional

The interior of the refrigerator and freezer were cold when opened and functional at the time of inspection.

## 9.5 Appliances > Microwave

#### Microwave Tested

Functional

Inspector conducted an on/off test on the microwave oven.

## 9.6 Appliances > Washer, Hookups, and Drains

### Washer General Statement

Informational

Testing the washer drain is not within the scope of a home inspection. The inspector does not run the clothes washer or drain water. We recommend you ask the current owner if the drain is working properly, or if any past or present issues exist.

## 9.7 Appliances > Dryer, and Vent System

### About the Dryer, and Vent System

Dryer Energy Source: Electric

### Dirty Dryer Vent

 (Included in Summary)

Repairs Recommended

The dryer vent is in need of cleaning. A clogged dryer vent can pose a fire hazard and reduce the efficiency of your dryer. It is recommended to have a qualified HVAC technician or dryer vent cleaning service evaluate and clean the vent system to ensure proper functioning and safety. Regularly cleaning the dryer vent can also help improve the performance and lifespan of the dryer.



### Dryer Vent Recommendations

Informational

The entire dryer ventilation system is often not completely visible for examination. We recommend the dryer ventilation system be cleaned periodically. A build-up of debris can be a safety hazard if left unchecked.

## 10.1 Fireplace > Fuel-burning Equipment

### Gas Fireplace

Functional

There is a gas fireplace in the living room that was tested and functioned appropriately at the time of the inspection.

## 11.1 Structural Components > Foundation and Slab

### About the Foundation and Slab

Foundation Type: Slab on Grade, Poured Concrete

Slab Floor Covered      Limitation

The slab floor has been covered with tile, wood and/or carpet preventing direct observation of the slab.

11.2    Structural Components > Beams, Columns, and Posts

Not Visible      Not Inspected

The beams, columns, and posts were not visible or readily accessible during the inspection.

11.3    Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood  
Floor Structure: Wood  
Ceiling Structure: Wood Framing

Not Visible      Not Inspected

The joists and framing were not visible or readily accessible during the inspection.

11.4    Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

Roof Structure Type: Not Visible

No Attic Access      Limitation

There was no attic access for this home. Therefore, the roof structure and associated components could not be evaluated.

12.1    Insulation and Ventilation > Insulation, and Ventilation in Attic

About the Insulation, and Ventilation in Attic

Attic Access Location: Rear Knee Wall Only  
Attic Evaluation Method: Partial Entrance  
Partial Entrance: The attic areas were partially entered and inspected.  
Insulation Type: Battens

Attic Ventilation Assessment Limitation      Limitation

The attic ventilation could not be fully assessed due to no attic access. Proper attic ventilation is important to prevent moisture buildup and maintain a consistent temperature in the attic space. As viewed from the exterior, current ventilation methods for the space appeared to be ridge and soffit vents.

12.2    Insulation and Ventilation > Mechanical Exhaust Systems

Exhaust Systems Evaluated      Functional

The exhaust systems in the home were evaluated and appeared to be serviceable at the time of the inspection.

## Explanation Of Terms for Home Inspection:

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

### Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

### Preventive Measures

Items marked Preventive appears to need preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately to provide additional clarification and/or insight into the item's condition.

### Repairs Recommended

Items marked Repairs Recommended need repair or replacement to make the item functional and/or prevent further deterioration.

### Action Required

Items marked Action Required appear to need immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

### Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

### Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

### Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.



# Digs Report



## APPRAISAL ANALYSIS

*Property Address: Anytown, USA*



The range in value of this comparative analysis is between **\$511,000 to \$568,000**

There are a number of upgrades that increase the value of this home compared to other similar homes including taller vanities, cabinet lighting, levered door handles, vinyl flooring, pantry closet, larger refrigerator, oak stairs, gas fireplace, expanded patio and wired shed.



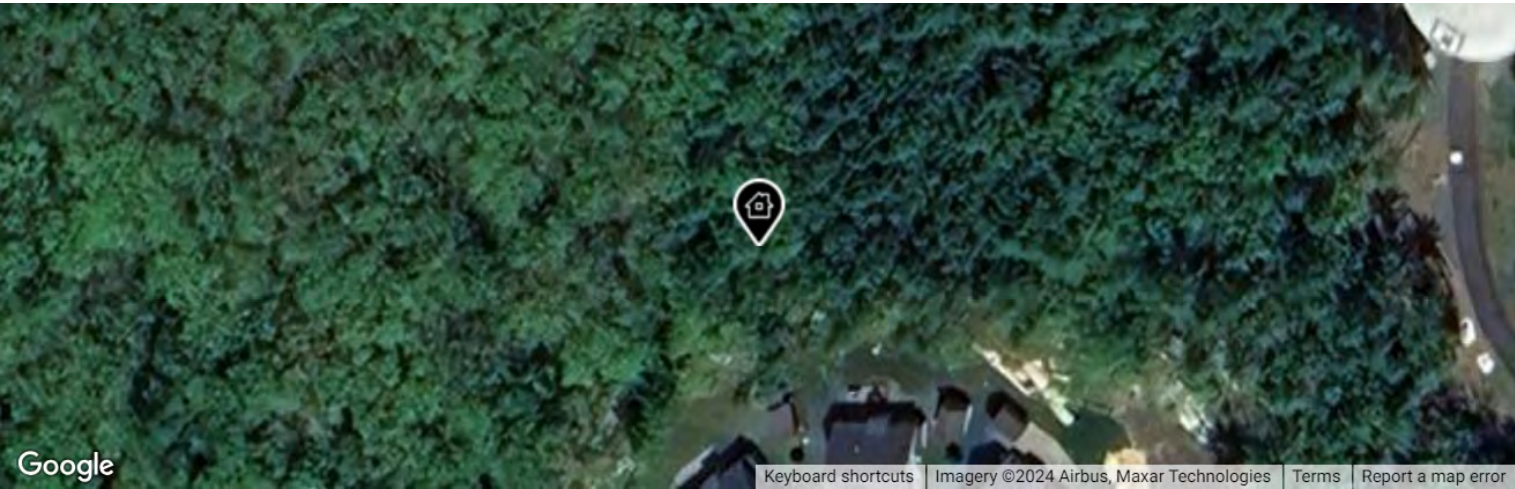
Home Facts

| Home Facts            | Public Facts                   | Listing Facts | Realtor Refinements |
|-----------------------|--------------------------------|---------------|---------------------|
| Property Type         | Condo/Townhouse/Apt.           | -             | -                   |
| Property Subtype      | Condominium Unit (Residential) | -             | -                   |
| Bedrooms              | 2                              | -             | -                   |
| Total Baths           | 2                              | -             | -                   |
| Full Baths            | 2                              | -             | -                   |
| Partial Baths         | -                              | -             | -                   |
| Living Area (sq ft)   | 1,608                          | -             | -                   |
| Building Area (sq ft) | 1,608                          | -             | -                   |
| Lot Size              | -                              | -             | -                   |
| Garage (spaces)       | 0                              | -             | -                   |
| Year Built            | 2019                           | -             | -                   |
| Total Rooms           | 7                              | -             | -                   |
| Heating               | Forced Air Unit                | -             | -                   |
| Cooling               | Yes                            | -             | -                   |
| Number of Buildings   | 1                              | -             | -                   |
| Number of Units       | 0                              | -             | -                   |
| Number of Stories     | 2                              | -             | -                   |

Homeowner Facts

|                     |     |
|---------------------|-----|
| Owner Name (Public) |     |
| Mailing Address     |     |
| Owner Occupied      | Yes |

# Extended Home Facts



Legend:  Subject Property

## Interior Details

|                   |            |
|-------------------|------------|
| Gross Area        | 3070 sq ft |
| Heating Fuel Type | Gas        |

## Other Details

|                    |      |
|--------------------|------|
| Building Condition | Good |
|--------------------|------|

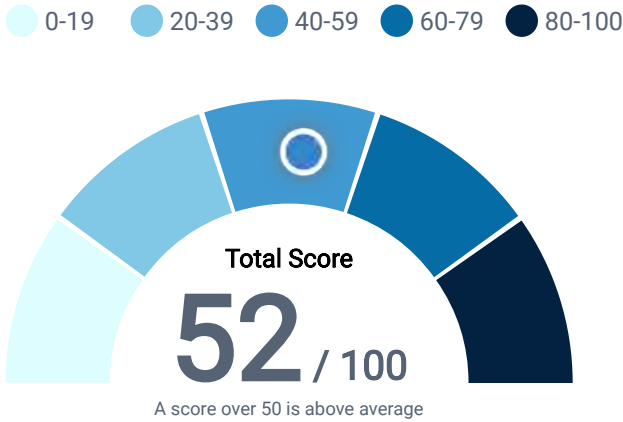
## Schools (based on location)

|                 |                       |
|-----------------|-----------------------|
| High School     | Kennebunk High School |
| School District | Rsu 21                |

## AARP Livability™ Index for 04046

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Update Frequency: Annual



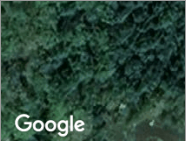
|                              |    |
|------------------------------|----|
| Housing                      | 42 |
| Affordability & Access       |    |
| Neighborhood                 | 37 |
| Access to Life, Work & Play  |    |
| Transportation               | 46 |
| Safe & Convenient Options    |    |
| Environment                  | 46 |
| Clean Air & Water            |    |
| Health                       | 53 |
| Prevention, Access & Quality |    |
| Engagement                   | 64 |
| Civic & Social Involvement   |    |
| Opportunity                  | 78 |
| Inclusion & Possibilities    |    |

# Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

## This Property

|                                                                                    |                                                                                            |         |      |      |        |                      |               |      |       |       |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------|------|------|--------|----------------------|---------------|------|-------|-------|
|  |  Closed | Proxim. | Days | Date | Amount | \$/sq ft Living Area | Lot Size      | Beds | Baths | Built |
|                                                                                    |                                                                                            | —       | —    | —    | —      | \$334                | 1,608 sq ft — | 2    | 2     | 2019  |

## Listings

| Address                                                                            |                                                                                            | Proxim.   | Days   | Date      | Amount     | \$/sq ft Living Area | Lot Size      | Beds | Baths | Built     | Comp vs Subject                                                                       |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------|--------|-----------|------------|----------------------|---------------|------|-------|-----------|---------------------------------------------------------------------------------------|
|  |  Active | .37 Mi. S | 9 days | 8/26/2024 | \$555,000  | \$345                | 1,608 sq ft — | 2    | 2     | 2018 Same |  |
|                                                                                    |                                                                                            |           |        | List Date | List Price |                      |               |      |       |           |                                                                                       |



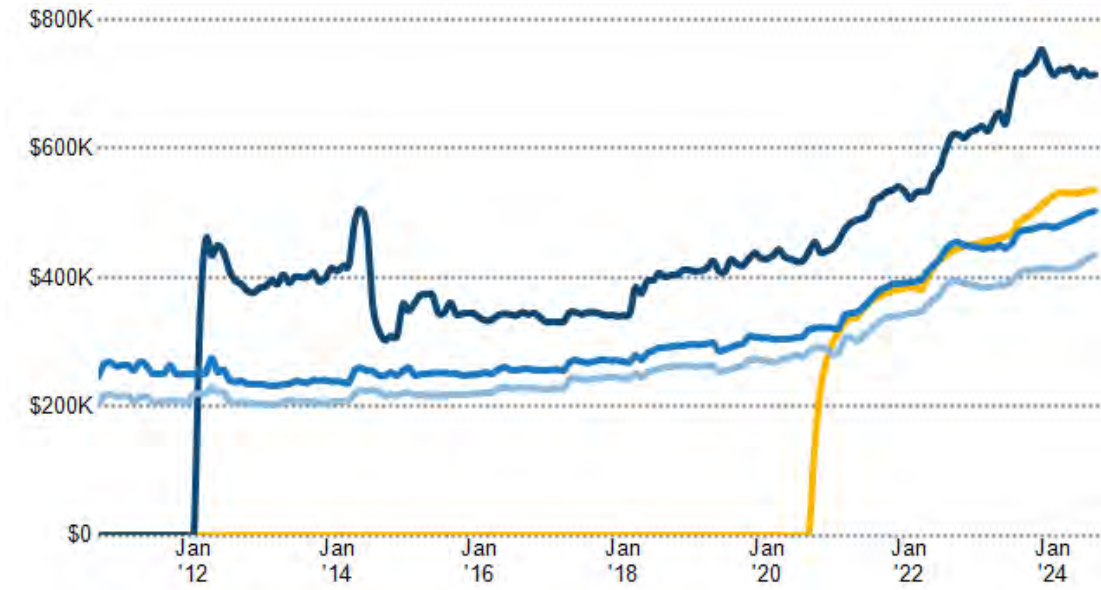
# Property History

## Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Update Frequency: Monthly

- This Property
- Town
- County
- State



## Sales History

| Sales Date | Sales Amount | Price per sq. ft. |
|------------|--------------|-------------------|
|            | \$440,000    | \$273             |

## Assessed Values

| Date | Improvements | Land      | Total     | Tax     |
|------|--------------|-----------|-----------|---------|
| 2023 | \$144,000    | \$160,000 | \$304,000 | \$5,168 |
| 2022 | \$144,000    | \$116,000 | \$260,000 | \$4,394 |
| 2021 | \$144,000    | \$116,000 | \$260,000 | \$4,394 |
| 2020 | \$144,000    | \$116,000 | \$260,000 | \$4,350 |
| 2019 | \$35,600     | —         | \$35,600  | \$580   |

## Legal Description

|                            |                          |
|----------------------------|--------------------------|
| APN                        | M:015 L:013-90           |
| Tax ID                     |                          |
| Census Tract               |                          |
| Abbreviated Description    | LOT:13-90 CITY/MUNI/TWP: |
| City/Municipality/Township |                          |

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Deed Records

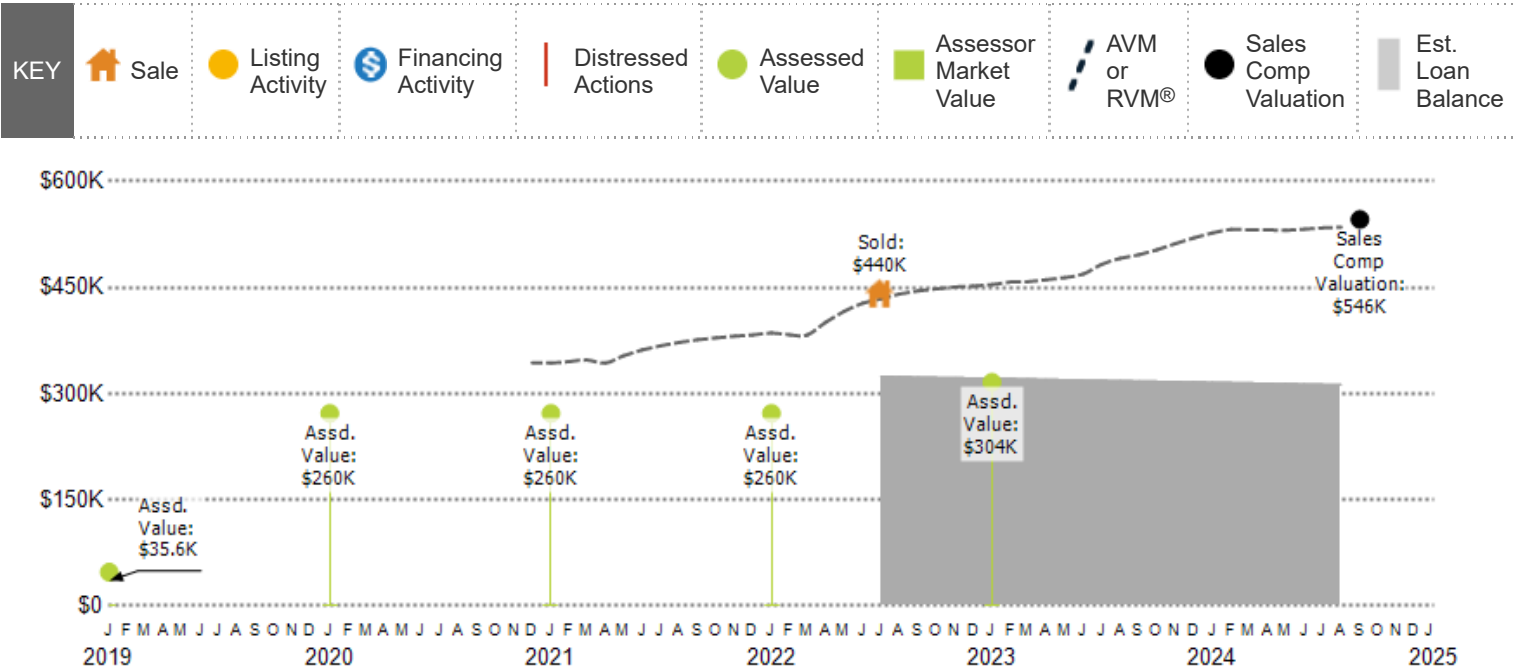
|                  |                                |
|------------------|--------------------------------|
| Recording Date   |                                |
| Document Type    | Warranty Deed                  |
| Sales Price      | \$440,000                      |
| Sales Price Code | Full amount stated on Document |
| Buyer Name       |                                |
| Buyer ID         | Individual(s)                  |
| Seller Name      |                                |
| Seller ID        | Revocable Trust                |
| Document #       |                                |
| Book #           |                                |
| Page #           |                                |
| Contract Date    |                                |

---



## Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

# Neighborhood: Housing Stats and Charts

|                                                         | Zip    | County | State   | USA    |
|---------------------------------------------------------|--------|--------|---------|--------|
| Median Estimated Home Value                             |        | \$497K | \$432K  | \$366K |
| Estimated Home Value 12-Month Change                    | +5.7%  | +9.9%  | +6.9%   | +5.8%  |
| Median List Price                                       | \$1.2M | \$597K | \$425K  | —      |
| List Price 1-Month Change                               | -20%   | +2.1%  | +3.9%   | —      |
| List Price 12-Month Change                              | +7.9%  | +8.6%  | +7.6%   | —      |
| Median Home Age                                         | 44     | 43     | 40      | 43     |
| Own                                                     | 80%    | 75%    | 73%     | 65%    |
| Rent                                                    | 20%    | 25%    | 27%     | 35%    |
| \$ Value of All Buildings for which Permits Were Issued | —      | \$355M | \$1.61B | \$365B |
| % Change in Permits for All Buildings                   | —      | -13%   | -7%     | -6%    |
| % Change in \$ Value for All Buildings                  | —      | 0%     | -3%     | -5%    |

## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Update Frequency: Monthly

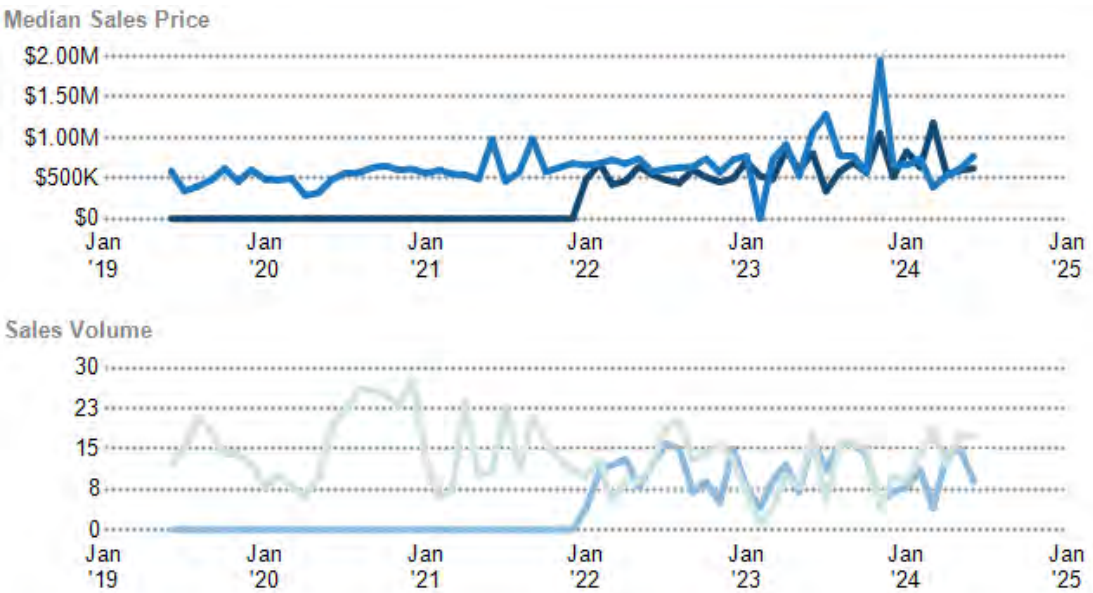


## Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

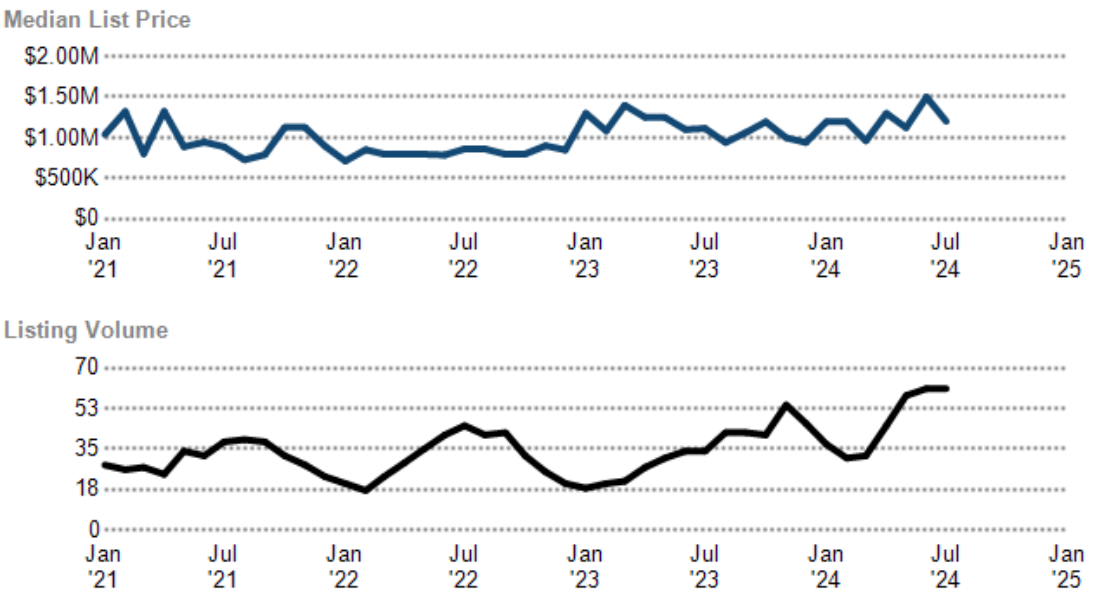


## Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Update Frequency: Monthly

- Median List Price
- Listing Volume



## Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Update Frequency: Daily

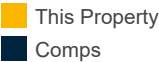
- ZIP Count Listings by PropertyType



## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

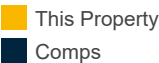
Update Frequency: Monthly



## Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

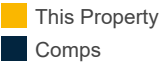
Update Frequency: Monthly



## Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

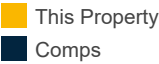
Update Frequency: Daily



### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

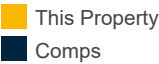
Update Frequency: Daily



### Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

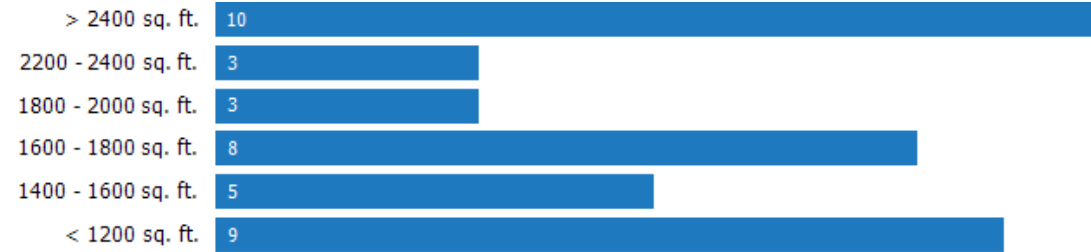
Update Frequency: Daily



### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

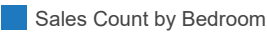
Update Frequency: Daily



### Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Update Frequency: Daily



---

# Neighborhood: People Stats and Charts

|                              | Zip   | County | State | USA   |
|------------------------------|-------|--------|-------|-------|
| Population                   | 7.43K | 213K   | 1.37M | 331M  |
| Population Density per Sq Mi | 174   | 215    | 44.3  | 93.6  |
| Population Change since 2020 | +4.3% | +2.4%  | +1.1% | +1.8% |
| Median Age                   | 47    | 45     | 45    | 39    |
| Male / Female Ratio          | 47%   | 49%    | 49%   | 50%   |

---



### Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

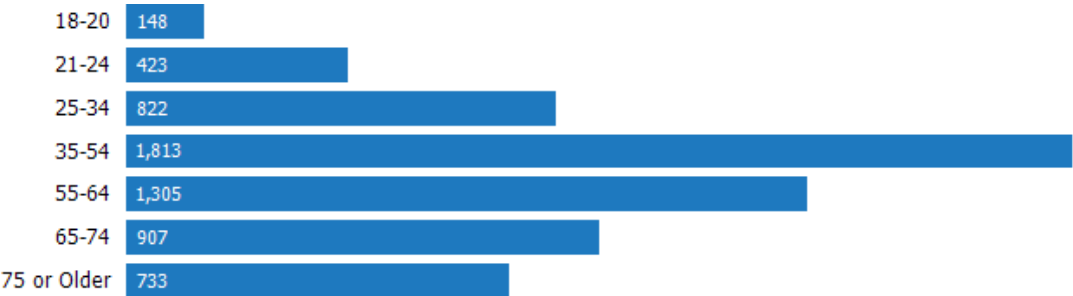


Update Frequency: Annually

Zip Code

### Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.



Update Frequency: Annually

Zip Code

### Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

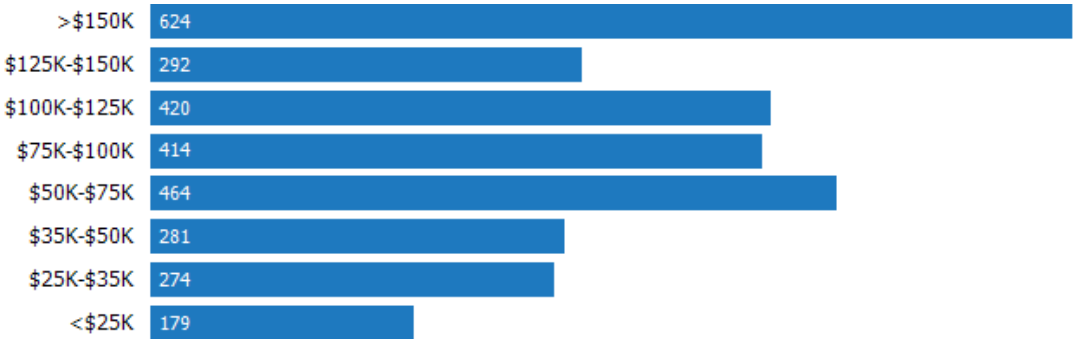


Update Frequency: Annually

Zip Code

### Household Income Brackets

This chart shows annual household income levels within an area.



Update Frequency: Annually

Zip Code

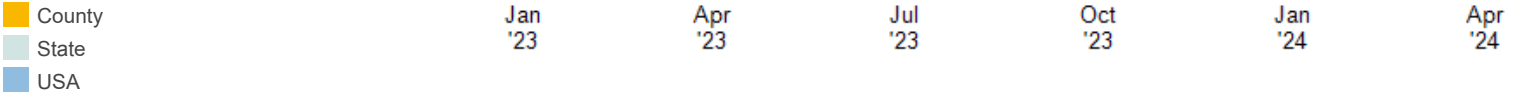
# Neighborhood: Economic Stats and Charts

|                         | Zip Code | County   | State    | USA      |
|-------------------------|----------|----------|----------|----------|
| Income Per Capita       | \$52,422 | \$42,053 | \$39,718 | \$41,261 |
| Median Household Income | \$91,667 | \$79,743 | \$68,251 | \$75,149 |
| Unemployment Rate       | —        | 3%       | 3.2%     | 3.8%     |
| Unemployment Number     | —        | 3.42K    | 22K      | 6.43M    |
| Employment Number       | —        | 111K     | 666K     | 161M     |
| Labor Force Number      | —        | 114K     | 688K     | 168M     |

## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Update Frequency: Monthly



## Occupational Categories

This chart shows categories of employment within an area.

Update Frequency: Annually



# Neighborhood: Quality of Life Stats and Charts

## Quality of Life

|                                                  | Zip Code | County | State | USA   |
|--------------------------------------------------|----------|--------|-------|-------|
| Elevation (in feet)                              | 125      | 299    | 777   | —     |
| Annual Rainfall (in inches)                      | 45       | 45.37  | 42.94 | —     |
| Annual Snowfall (in inches)                      | 60.05    | 64.53  | 70.81 | —     |
| Days of Full Sun (per year)                      | 83       | 83     | 70    | —     |
| Travel Time to Work (in minutes)                 | 23       | 27     | 24    | 27    |
| Water Quality - Health Violations                | —        | —      | —     | —     |
| Water Quality - Monitoring and Report Violations | —        | —      | —     | —     |
| Superfund Sites                                  | 0        | 3      | 18    | 2,438 |
| Brownfield Sites                                 | No       | Yes    | Yes   | Yes   |

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Update Frequency: Annually



### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Update Frequency: Annually



### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Update Frequency: Annually



# School: XYZ High School

| School Details                                                                                                                                                                                                                                                                                                                                                                                                           | School Facts                   | High School                  | Regional School Unit No.     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------|------------------------------|
| Name                                                                                                                                                                                                                                                                                                                                                                                                                     | Overall Grade                  | B+                           | A-                           |
| Level<br>High                                                                                                                                                                                                                                                                                                                                                                                                            | Total Enrollment               | 735                          | 2,445                        |
| Type<br>Public                                                                                                                                                                                                                                                                                                                                                                                                           | Students per Teacher           | 12:1                         | 12:1                         |
| Grades Served<br>9-12                                                                                                                                                                                                                                                                                                                                                                                                    | Students in Free Lunch Program | 13%                          | 19%                          |
| School District<br>Regional School Unit No.                                                                                                                                                                                                                                                                                                                                                                              | Academic Grade                 | B+                           | A                            |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                  | Average GPA                    | 3.62 (out of 570 responses)  | 3.62 (out of 570 responses)  |
| Phone                                                                                                                                                                                                                                                                                                                                                                                                                    | Math Proficiency               | 95%                          | 91%                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | Reading Proficiency            | 92%                          | 94%                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | Gifted Students                | 17%                          | -                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | AP Enrollments                 | -                            | -                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | Graduation Rate                | 95%                          | 97%                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | Average ACT Score              | 32 (out of 8 responses)      | 32 (out of 8 responses)      |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | Average SAT Score              | 1,230 (out of 231 responses) | 1,230 (out of 231 responses) |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | Teacher Grade                  | A-                           | A                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | Average Teacher Salary         | \$62,277                     | \$65,833                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                          | Teachers in 1st or 2nd Year    | 7%                           | 6%                           |
| About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.<br>Update Frequency: Quarterly |                                |                              |                              |

## Community Reviews for this School

Posted: by Senior

A welcoming environment that offers plentiful resources for one's educational wellbeing, physical health, and mental health. We have resource officers always on duty, and the school performs many fire drills, lockdown drills, and practice hold in places to ensure the safety of the students and faculty. There is always a helping hand for everything and everyone. Our school also offers many job applications, and always informs us of a community service/internship/job opportunity. I love being a student at KHS because my school has a multitude of educational and recreational opportunities, including student-led clubs, sports, tutors for students in need of help, school-specific scholarships, guidance counselors to assist us with balancing our mental health, and the supportive teachers that challenge us but also assist us with questions we have. Our school has been ranked 2nd in best high schools and the college readiness index.



# Digs Report



## TITLE INFORMATION

***Property Address: Anytown, USA***



This Instrument Was Prepared By: Digs Report

Record and Return To: Digs Report

**WARRANTY DEED**

THIS WARRANTY DEED made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ between  
**A Homeowner**, (the “Grantor”), whose mailing address is \_\_\_\_\_,  
and **BETTY BUYER**, (the “Grantee”), whose mailing address is  
\_\_\_\_\_.

**WITNESSETH:**

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the “Property”) located in \_\_\_\_\_ County, State, and more particularly described as follows:

LOT 1, BLOCK 20 OF XYZ SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ABC AT PAGE 1234 OF THE PUBLIC RECORDS OF \_\_\_\_\_ COUNTY, State.

Folio No: XX-XXXX-XXX-XXXX

This warranty deed is being delivered in connection with the grant of a lessee’s ground leasehold interest in the land on which is situated the real property being conveyed hereby pursuant to that Lease Agreement between Grantor, as Lessor, and Grantee, as Lessee, a memorandum of which is being recorded concurrently herewith. Following the delivery of this warranty deed and the execution of the Lease Agreement, grantee shall be an owner of a leasehold interest in the land and a fee interest in the residential structure and any and all improvements and fixtures situated on such land.

The conveyance made under this warranty deed shall be subject to the matters listed on EXHIBIT B attached hereto and made a part hereof.

**SUBJECT TO:**

1. All easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided this instrument shall not re-impose same.
2. Real estate taxes for the year 20\_\_ and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

Witnesses:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Community Land Trust

\_\_\_\_\_  
Print Name of Witness

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Name of Witness

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )

) SS:

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 20\_\_  
by \_\_\_\_\_--SELLER, who is personally known to me or presented a  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

My Commission Expires:



## **TITLE REPORT EXAMPLE**

**Prepared for Digs Report**

**RDT FILE # 2025-00000**

**Run Through: November 10, 1969 through Current Date**

**Title held as: FEE SIMPLE**

**BY: Owner by virtue of a Warranty Deed dated July 30, 2018 and recorded in the County Registry of Deeds at Book 0000, Page 00. For further title reference see deed to Buyer by Deed of Seller and recorded at Book 0000, Page 0000 of the said registry of deeds.**

**The land referred to in this report is located at Address, County of and State of ; and is described as set forth in Exhibit "A" attached hereto and made a part hereof.**

### **FINANCIAL ENCUMBRANCES:**

A mortgage from Owner to Financial Institution, dated and recorded on June 18, 2013 in the original principal amount of \$190,000.00 and recorded in Book 0000, Page 00 of the County Registry of Deeds.

## **Exhibit A**

A certain parcel of land, with the buildings thereon, situate in Town, County of \_\_\_\_ and State of \_\_\_\_, in the Southwesterly side of Road, more particularly bounded and described as follows, viz:

Beginning in said Road at a hub in the ground at the Northeasterly corner of Lot No. 0 on the plan hereinafter referred to, said point being distant fifty (50) feet Southeasterly from a stone bound marking the Northerly corner of Lot No. 1 on said Plan; thence running Southeasterly by said Road five (5) feet to a hub in the ground at the Northerly corner of Lot No. 2 on said Plan; thence running Southwesterly by said Lot No. 5 fifteen (15) feet to a hub in the ground at the Westerly corner of said Lot No. 2; thence turning and running Northwesterly seventy-five (75) feet to a hub in the ground at the Southerly corner of Lot No. 4 on the Plan hereinafter referred to; thence turning and running Northeasterly by said Lot No. 4 one hundred (100) feet to said hub in the ground at the Easterly corner of Lot No. 4 and the point of beginning.

The above parcel is shown as Lot No. 3 on plan Development, dated July 10, 1948 and recorded in the Registry of Deeds as Plan #00001.

## **EASEMENTS/RIGHTS OF WAY/RESTRICTIONS:**

Subject to any and all matters, notes, restrictions, easements, and including setbacks, as shown on Plan entitled "Jones Development," dated and recorded in the Registry of Deeds as Plan #00001.

Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads and ways or any portion of the premises lying beyond the high water mark of any abutting body of water.

**OTHER:** None found for the period searched

This report was prepared for your sole use and benefit with the understanding that the undersigned reserves and retains the sole right to reproduce the same. Inquiry should be made as to the existence of possible liens, rights and encumbrances which may not be of record in the records searched or that may be found by an accurate survey.

This report is not intended as a guarantee or opinion of title, nor does it guarantee the boundaries of the premises or any zoning or planning regulations that would affect development of the premises.

This report reflects the result of my search after a careful examination of the records in the Registry of Deeds and the Registry of Probate and Superior Court when applicable, insofar as they relate to the title to the real estate in question. Unless otherwise noted herein, all conveyances were properly signed, sealed, witnessed and acknowledged.

