

PROPERTY INFORMATION			
Street Address: 2623 Hugh St		# Bed: 2.0	Lot Size: 7250 Sq. ft.
City, State ZIP: Parkersburg, WV 26101		# Bath: 0.5	Living Area: 1248 Sq. ft.
APN:	# Units: 1	# Room: 0	Garage: No
Type: Siding	Access Code/Key:		
Other/Notes:			
The subject property sits at the back of its lot and has a very nice front yard with a parking area.			

PROPERTY CONDITION			
Mold: Yes	Fire Damage: No	Water Damage: Yes	Roof Leak: Yes
Additional Information/Comments:			
The subject property has a lot of mold growing inside because of a roof leak. There is interior ceiling damage and the roof is tarped in the area where there was an apparent leak.			
Any Apparent Vandalism:			
none noted.			
Overall Condition:			
Fair. The subject needs the roof repaired. The big picture window in the front of the house is missing with plastic covering the hole. The kitchen and most of the flooring throughout the house needs updated. The property could also use some paint and patch in the interior.			

Property will be sold in AS IS condition. List repairs if any that are necessary so it is Not a Health or Safety Hazard

Description	Est. Cost
roof repair	\$500.00
ceiling repair and mold removal (interior)	\$1,500.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
Total Estimated Cost:	\$2,000.00
Any factors that will adversely affect marketability:	
The subjects roof condition and the growth of mold on ceiling and walls of the interior.	

Value Conclusion				
Neighborhood Condition:				
Excellent pride of ownership - all well manicured				
Comments/Neighborhood Description:				
The subject property sits in a highly maintained area with all properties being well maintained with an above average pride of ownership when compared to similar neighborhoods in the city.				
Market Value	Est. Listing Time (Days)	Market Value	Suggested Listing	Monthly Rent in Area
As-Is:	90	\$30,000	\$34,900	\$450
As-Repaired:	90	\$55,000	\$59,900	\$450
Pricing Strategy:				
The repaired price is based upon it being fully repaired. The subject should be priced for an as-is quick sale with no repairs to be made.				

Subject Photos - 2623 Hugh St, Parkersburg, WV 26101



front



living room



bedroom 1



bathroom



kitchen



family room



laundry area and floor



ceiling in laundry area



another view of family room



mold and ceiling damage in family room



damaged and damp floor area in family room



another ceiling damage area in family room

Subject Photos - 2623 Hugh St, Parkersburg, WV 26101



another view of kitchen from family room



stairs to 2nd floor bedrooms



bedroom 2 (2nd floor)



bedroom 3 (2nd floor)



damaged area in 3rd bedroom



for sale sign in window



enclosed storage area on front patio



peeling paint on exterior awnings



left side of exterior



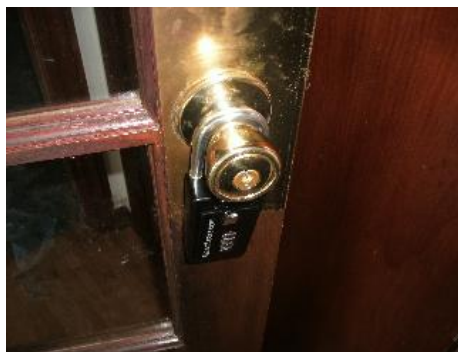
rear of subject



right side of subject



tarped roof



SUPPLEMENTAL ADDENDUM

Unless otherwise stated in the inspection report, the agent has no knowledge of any hidden or risk conditions of the property that would make the property more or less valuable and makes no guarantees or warranties, express or implied, regarding the condition of the property.

This inspection is not a home inspection or an environmental inspection and can not be relied upon to disclose certain defects or conditions in the subject property. The real estate agent is not an expert in foundations, mechanical systems (plumbing and electrical), roofs, siding or other home components that are not readily observable.

A professional inspection is recommended to determine the status of these items. All costs are estimates only and a professional contractor is recommended to provide a more accurate opinion of actual repair costs.

CustomREO.com LLC will not be held responsible for cost discrepancies between this inspection and a professional estimate provided by any or all of the following: Licensed Contractor, Plumbing or electrical specialist and foundation experts.

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Property Pre-Inspections are completed by licensed real estate professionals. This report is not the same as a professional home inspection as completed by a professional home inspector. The purpose and scope of this report is to determine an estimated cost to cure damages to the subject property in compliance with lending guidelines.