1030 Whitewood

Comp feature detection report for the work file

Live report: http://nabholz-comp-extractor.up.railway.app/jobs/20261122-134507-1030-whitewood

DETECTION AID ONLY. This tool reports what appears in the MLS data, remarks, and photos. It cannot confirm a feature is absent - a shop can sit off-frame. The appraiser owns the final call.

SUBJECT PROPERTY - appraiser inspection photos

Appraiser inspection photos: 15

REVIEW REQUIRED

- Dark staining/discoloration on attic roof sheathing (Photo 4) should be evaluated for active or past moisture intrusion/structural impact
- Heavy mold/mildew buildup in hall bath shower enclosure (Photo 10) should be evaluated as a possible moisture or ventilation issue
- Ambiguous side structure with garage-style opening (Photo 5) could not be confirmed as attached vs. a separate structure due to photo angle; appraiser should verify during inspection

SITE & VIEW

[HIGH] **Overall property condition outlier - visible deferred maintenance below typical (mold/mildew in bath, attic roof-deck staining, pervasive clutter)**

Multiple interior photos show significant mold/mildew in a bathroom shower enclosure and dark staining on attic roof sheathing, combined with heavy clutter throughout living spaces, suggesting a condition level notably below typical for the market and warranting closer appraiser inspection.

Source: Photo 4, Photo 10, Photo 9, Photo 11, Photo 14, Photo 15

IMAGE QUALITY ISSUES

- Most interior photos (7, 9, 10, 11, 12, 13, 14, 15) are dim/low-light, which limits detailed assessment of wall, ceiling, and flooring condition in those rooms
- Attic photo (4) is dark with limited lighting, making it difficult to fully characterize the extent of the staining on the roof sheathing

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

Quality: Exterior massing and detailing (simple ranch form, vinyl/hardboard lap siding, plain gable roofs, standard-size vinyl windows, attached garage with single flush door) are consistent with stock/builder-grade construction - Q4. Interior millwork, door/trim profiles, and kitchen cabinetry are plain stock units with no evidence of custom built-ins, upgraded window/door grade, or elevated design complexity, supporting the same Q4 impression holistically for the dwelling.

Condition: The dwelling shows dated, original finishes throughout (kitchen and baths not updated) layered with notable deferred maintenance: visible mold/mildew staining in a shower stall and dark staining/discoloration on attic roof sheathing consistent with past or ongoing moisture intrusion. Heavy clutter in nearly every room limits full visibility of flooring and wall conditions, but what is visible (worn carpet, dated tile, grime) points to a condition below average maintenance, roughly a C4 to C5 impression pending appraiser verification of the moisture/staining issues.

Kitchen/baths: Kitchen (Photo 8) retains original stock wood cabinetry, laminate counters, and a dated vinyl floor with no visible modernization - not updated. Hall bath (Photo 10) shows original wood vanity, dated tile-pattern vinyl flooring, and significant mold/mildew in the shower enclosure - not updated, with a condition concern. Second bath (Photo 13) shows an older wood vanity and laminate top, dated vinyl flooring, and no evidence of

remodeling - not updated.

Not visible/verified: Heavy personal clutter in living areas and bedrooms obscures portions of flooring and wall surfaces, limiting full condition verification; No clear exterior roof-covering close-up photo was provided to assess shingle age/condition despite attic staining observed; No photo of electrical panel, water heater, or HVAC equipment data plates to assess mechanical condition or age; Foundation type (crawlspace vs. slab) not clearly confirmed by available photos; Only two bathrooms were photographed; if additional baths exist they were not observed

1108 Watson Pl, Benton, 72015 MLS # 25039442

Photo count check: MATCH (38/38)

PHOTO-ONLY FINDINGS

[MEDIUM] **Fenced dog kennel/run with small wooden dog house box in rear yard**

A separately chain-link-enclosed kennel area with a small covered dog box is visible at the rear of the lot; not mentioned in structured fields or either remarks section.

Source: Photo 33

REVIEW REQUIRED

- Photo 16 shows a stained/discolored ceiling tile in a secondary bedroom, consistent with possible past or active moisture intrusion - recommend verification of roof/attic condition in that area.
- Agent Remarks note that half of the enclosed garage remains storage space accessed via the garage door; actual usable garage/parking area should be field-verified against structured 'Two Car' parking field.
- Agent Remarks indicate utilities may be off and that activation for inspection is the buyer's responsibility - HVAC, water heater, and other mechanical systems could not be confirmed operational from photos.

DETACHED OUTBUILDINGS

[HIGH] **Barn-style storage shed with gambrel metal roof, tan metal/vinyl siding, plywood double doors, with an attached open lean-to/carport structure on one side**

Public Remarks state 'a convenient storage shed.' Photos 31-32 show a sizable barn-style shed in the rear yard; Photo 32 additionally reveals an attached open-sided lean-to/carport extension with exposed framing, not separately described in remarks - likely part of same structure but construction/use of the lean-to portion could not be confirmed.

Source: Public Remarks / Photo 31 / Photo 32

SITE & VIEW

[MEDIUM] **Rear yard area enclosed with chain-link fencing, described in remarks as a large backyard space**

Public Remarks call it a 'massive, fully fenced-in backyard.' Structured Fields list fencing as 'Partially Fenced' (chain link) rather than fully enclosed, and recorded lot size is only 0.23 acres/9,815 sf - see contradictions.

Source: Public Remarks / Photo 31 / Photo 35

DATED RENOVATIONS

[HIGH] **New HVAC (2022), serviced yearly**

Public Remarks: 'Significant capital improvements offer total peace of mind: New HVAC (2022) serviced yearly.'

Source: Public Remarks

[HIGH] **New Water Heater (2023)**

Public Remarks: 'New Water Heater (2023).'

Source: Public Remarks

CONTRADICTIONS

- Public Remarks describe the backyard as 'massive, fully fenced-in,' but Structured Fields list fencing as 'Partially Fenced' (chain link), and the recorded lot size is only 0.23 acres (9,815 sf) - modest for a subdivision lot, not 'massive.'

IMAGE QUALITY ISSUES

- Interior of the attached lean-to/carport on the storage shed (Photo 32) is partially shadowed and only viewable from one angle, limiting assessment of its construction and condition.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

Quality: Consistent with Q4 (stock/builder-grade) construction: simple one-story ranch form, brick-and-frame/metal-vinyl exterior, standard window and door grade, original wood-paneled interior walls and suspended tile ceilings, and formica kitchen counters per structured fields. No custom millwork, structural complexity, or high-end material upgrades observed anywhere in the dwelling to support a Q3 call; design and materials meet code but are entry-level/economy for the era, not plain enough to drop to Q5.

Condition: Overall impression is consistent with C3-to-C4: the interior has been refreshed with new LVP flooring, fresh paint, and updated bathroom vanities/fixtures, and recent mechanical updates are claimed in remarks (HVAC 2022, water heater 2023). However, original 1970s wood paneling, suspended ceiling tile, and builder-grade kitchen cabinetry/counters remain unchanged, and one bedroom ceiling shows a visible stain/discoloration suggesting past or active moisture intrusion. Net impression is a partially modernized dwelling on dated original bones, better described as C3-to-C4 pending interior verification of the stained ceiling area.

Kitchen/baths: Kitchen retains original oak cabinetry and formica/laminate countertops (per structured field 'Kit Counter-Formica') with newer stainless appliances and tile backsplash added - net impression is 'not updated' despite cosmetic refresh, since cabinetry/counters were not replaced. Baths show replaced vanity tops (granite-look) and updated fixtures/tile surrounds without structural reconfiguration - net impression is 'updated.' Bath types may differ slightly; half bath and full bath both show similar updated finish level in available photos.

Not visible/verified: Property is vacant and photographed without furnishings, aiding visibility, but marketing photos may still omit problem areas not shown (e.g., full roof/attic, HVAC equipment, water heater condition).; Ceiling staining observed in only one bedroom (Photo 16); extent and cause of moisture issue could not be determined from photos alone.; Utility status reported as potentially off per agent remarks; mechanical system functionality (HVAC, water heater, plumbing) could not be verified from photos.; Full garage interior and storage-area condition not clearly visible; agent remarks indicate half of garage remains storage space.

504 Newcomb Drive, Benton, 72015 MLS # 26030653

Photo count check: MATCH (17/17)

PHOTO-ONLY FINDINGS

[LOW] **Possible covered patio or screened area visible through rear sliding glass door**

Through the sliding glass door in the den/living area, a covered area with brick-pattern flooring continuing outdoors is visible, along with what appears to be an animal present. No structured field or remarks reference a patio, porch, or sunroom, and the area is only partially visible/dim, so its nature and extent cannot be confirmed.

Source: Photo 3

REVIEW REQUIRED

- Visible water staining and exposed/stained subfloor in multiple rooms (Photos 10, 12, 13) - possible moisture intrusion or plumbing issue warranting inspection.
- Agent remarks reference a 'Lifetime warranty on foundation work,' indicating a history of foundation repair that should be verified for extent and current soundness.
- Extensive wall/paneling damage and peeling finishes throughout (Photos 2-3, 5, 7-9) suggest possible long-term moisture or structural issues beyond cosmetic wear.

- Only one exterior photo available - recommend additional exterior images or site visit to confirm outbuilding presence, roof condition, and overall curb appeal before finalizing quality/condition ratings.

DETACHED OUTBUILDINGS

[MEDIUM] Outside Storage Area

Listed under EXT. FEATURES as 'Outside Storage Area.' No clear photo confirmation possible; the single exterior photo (Photo 1) is heavily obscured by trees and parked vehicles, so the structure's size/construction cannot be verified.

Source: Structured Field

SITE & VIEW

[HIGH] Overall property condition is a marked outlier (significant deferred maintenance)

Extensive wall damage, missing flooring with exposed subfloor, and heavy carpet staining across multiple rooms, combined with public remarks framing the home as an investor/fixer-upper opportunity, indicate a condition well below typical for the market - relevant as a condition-based site/dwelling value driver.

Source: Photo 2, Photo 3, Photo 8, Photo 9, Photo 10, Photo 12, Photo 13; Public Remarks

IMAGE QUALITY ISSUES

- Sole exterior photo (Photo 1) is heavily shaded/obscured by tree canopy, preventing full assessment of roofline, siding, and any rear/side structures.
- Multiple interior photos (2-3, 6-10, 12-13) are dim or shot in low light, reducing ability to assess finish quality and detect additional damage.
- No photos show the rear or side exterior elevations of the home, limiting ability to confirm outbuildings, fencing extent, or additional site improvements.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

Quality: Original 1974 brick ranch with simple, builder-grade design and construction. No evidence of custom millwork, upgraded window/door grade, or architectural complexity beyond a standard tract-built ranch. Consistent with Q4.

Condition: Property shows significant deferred maintenance throughout: peeling wallpaper/paneling, water-damaged walls, missing/removed flooring sections exposing subfloor, stained carpet, and general disrepair consistent with an investor/rehab opportunity as described in remarks. Consistent with C5.

Kitchen/baths: Kitchen retains original wood cabinetry and laminate counters with no visible modernization (Photos 3-5); sole visible bathroom has original yellow tile, laminate vanity top, and dated fixtures (Photo 11). Both consistent with 'not updated.'

Not visible/verified: Only one exterior photo (Photo 1) is provided and it is heavily obscured by mature trees, limiting ability to fully assess exterior quality/condition, roof, and siding detail.; Several interior photos are dim or poorly lit (Photos 2-3, 6-10, 12-13), which may obscure additional defects or finish details.; Only one bathroom is shown in photos (Photo 11); condition of the second full bath could not be observed.; Could not verify HVAC/mechanical system age/condition beyond visual inspection of furnace and water heater closets (Photos 16-17).

303 E Conway Street, Benton, 72015-6211 MLS # 26032690

Photo count check: MATCH (30/30)

PHOTO-ONLY FINDINGS

[LOW] Fixed fabric/metal window awning over rear window

A scalloped awning is visible over a rear window of the brick/vinyl addition; not mentioned in structured fields or remarks, and material/age cannot be confirmed from the photo.

Source: Photo 7

REVIEW REQUIRED

- Ceiling water staining visible in living/dining areas (Photos 25, 29) should be inspected to confirm no active roof or plumbing leak, notwithstanding agent remarks that stains predate the 2021 roof replacement.
- Back deck has rotted boards per agent remarks - a safety/soundness concern; recommend inspection before use (Photos 5, 7).
- Garage/shop interior condition and true capacity were not photographed and should be verified in person.

DETACHED OUTBUILDINGS

[HIGH] **Detached two-car garage/shop with concrete driveway**

Vinyl-sided, gable-roofed detached garage with a single wide garage door on the front elevation and a separate side pedestrian door; concrete driveway leads to the structure (Photos 3, 4, 5).

Source: Structured Field (Garage: Two Car, Detached) / Public Remarks

DATED RENOVATIONS

[HIGH] **Furnace replacement**

"Furnace replace in 2017."

Source: Agent Remarks

[HIGH] **AC condenser replacement**

"AC Unit condenser replaced in 2022."

Source: Agent Remarks

[HIGH] **Roof replacement**

"Roof replaced in 2021 (visible water stains were prior to roof replacement)."

Source: Agent Remarks

CONTRADICTIONS

- Agent remarks state visible ceiling water stains predate the 2021 roof replacement, implying the issue was resolved, but ceiling staining is still visible in current listing photos of the living/dining area (Photos 25, 29) - unclear if this is residual cosmetic staining or an unresolved leak.
- Structured field lists fencing as 'Wood Fence' only, but a chain-link fence segment is visible near the detached garage, partially obscured by shrubs (Photo 4), suggesting mixed fencing materials not fully captured in structured data.

IMAGE QUALITY ISSUES

- Photo 5 has sun glare/lens flare obscuring part of the backyard view near the garage.
- Photos 10 and 11 show backlit windows with blown-out exposure, limiting assessment of window condition and glazing.
- No interior photos of the garage/shop structure were provided, preventing assessment of its finished condition or usable layout.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

Quality: Dwelling presents consistent with Q4 construction - a 1968 brick-and-vinyl ranch with original hardwood floors, knotty pine paneling, a simple wood mantel, and built-in shelving. These are typical mid-century tract-home features rather than custom or high-end materials; interior doors, trim, and millwork appear standard builder-grade. No structural materials, custom cabinetry, or elevated architectural detailing observed that would support a Q3 or higher call.

Condition: Overall impression is consistent with C4 - functional and lived-in but showing dated finishes and some deferred maintenance. Furnace (2017), AC condenser (2022), and roof (2021) have been updated per agent

remarks, which favorably affects effective age, but kitchen and bath finishes read as dated, original hardwood floors show wear and patching, the back deck has rotted boards per agent remarks, and ceiling water staining remains visible in living areas despite remarks stating the stains predate the 2021 roof replacement.

Kitchen/baths: Kitchen shows evidence of a prior renovation (painted cabinets, tile counters/backsplash, stainless dishwasher) that modernized it from original builder stock, but the finishes themselves are now dated - consistent with UAD 'updated.' Both bathrooms retain original-appearing marbled fiberglass tub/shower surrounds, laminate vanity tops, and dated fixtures with no visible evidence of modernization - consistent with UAD 'not updated.'

Not visible/verified: Garage/shop interior was not photographed; true two-car capacity and interior/structural condition cannot be confirmed from photos alone.; Crawl space and attic areas are not visible in any photo; mechanical and structural condition in these areas cannot be assessed.; No stated renovation date exists for the kitchen or bathrooms; apparent age of updates is inferred from style only.; Several photos are backlit or affected by glare/lens flare, limiting finish and condition assessment (Photos 5, 10, 11).

2405 Sharon Road, Benton, 72019 MLS # 26034263

Photo count check: MATCH (13/13)

REVIEW REQUIRED

- Limited photo coverage of kitchen (only 1 photo) - appraiser should confirm counter material and cabinet condition against structured field data (e.g., Kit Counter type not specified in structured fields).
- Confirm whether the fenced side-yard enclosure visible in Photo 1 is a simple pet run (consistent with structured 'Partially Fenced/Chain Link' fields) or includes any additional structure not visible in available photos.

SITE & VIEW

[MEDIUM] Cul-de-sac location cited as a setting value-driver

Public remarks state the home is 'nestled in a quiet cul-de-sac' offering 'a great setting for kids to play' - a locational feature not captured in structured fields.

Source: Public Remarks

IMAGE QUALITY ISSUES

- All photos appear to be daylight exterior/interior shots of adequate clarity; no major quality issues preventing review, though some interior shots (Photo 9, 11) have slight glare/light flare that marginally limits finish detail.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

Quality: Consistent with Q4 (stock/builder grade). The dwelling shows standard 1986-era brick veneer construction, simple gable roofline, vaulted ceiling in the living area, original wood paneling throughout, and builder-grade wood kitchen cabinetry with laminate countertops - no custom millwork, upgraded window/door grade, or high-end built-ins observed.

Condition: Consistent with C4. Kitchen and baths appear original to the 1986 construction with no visible modernization - dated tile, wallpaper borders, and fixtures - but no signs of deferred maintenance, damage, or safety issues are visible in the photos provided. Public remarks describe the home as 'well-maintained,' consistent with a dated-but-functional condition rather than a neglected one.

Kitchen/baths: Kitchen and both full baths appear original to the 1986 construction with no modernization - wood cabinetry, laminate counters, and dated tile/wallpaper finishes are present throughout; finishes are clean and functional but not updated.

Not visible/verified: Only one kitchen photo angle provided, limiting full assessment of kitchen condition/extent; No close-up roof, HVAC, or mechanical photos to confirm age/condition of major systems; Primary bedroom/bath pairing not fully clear from photo captions; baths assessed collectively; 9 of 13 photos are interior, meeting minimum threshold but coverage of all rooms (e.g., second bedroom exterior wall, garage/carport interior) is partial

1017 Watson Place, Benton, 72015 MLS # 26036154

Photo count check: MATCH (36/36)

REVIEW REQUIRED

- Confirm whether the 'Morgan' branded shed visible in Photo 36 is a separate structure from the garage/workshop referenced in remarks, or the same structure viewed from the rear.
- Verify size/square footage and construction quality of the detached garage/workshop, as interior photos were not provided.
- Verify condition and age of plumbing/fixtures in the unmodernized full bathroom (Photo 25) for functional adequacy.

DETACHED OUTBUILDINGS

[HIGH] **Detached garage/workshop**

Public remarks describe 'a separate garage/workshop for use to park your car, work on your hobbies or is a perfect area for storage.' Structured FEATURES list includes 'Shop.' Photos 2, 3, and 4 show a long detached metal/vinyl-sided building adjacent to the driveway, consistent with a garage/workshop use.

Source: Public Remarks; Structured Field (Shop); Photo 2

[MEDIUM] **Additional small outbuilding/storage shed (branded 'Morgan')**

A separate small prefab storage building labeled 'Morgan' is visible in the rear/side yard, appearing distinct from the garage/workshop shown in the front-yard photos. Not mentioned in remarks or structured fields; partially obscured by trees, so it is unclear whether this is a second structure or the same workshop viewed from the rear.

Source: Photo 36

SITE & VIEW

[HIGH] **Corner lot location**

Public remarks state the home is 'Located on a corner lot and near all the amenities the city of Benton has to offer.'

Source: Public Remarks

[MEDIUM] **Secluded covered back deck/patio**

Remarks describe 'a nice covered patio on the back that is secluded from the street.' Photos 30, 32, and 33 show a large covered wood deck enclosed by wood privacy fencing with a built-in porch swing, offering a secluded outdoor sitting area.

Source: Public Remarks; Photo 30

DATED RENOVATIONS

[HIGH] **Roof replacement**

Updates provided by the seller include a new roof in 2025.

Source: Public Remarks

CONTRADICTIONS

- Public remarks and the structured 'Patio' field describe a back patio, but photos (30, 32, 33) show a covered wood deck rather than a concrete/paved patio surface.

IMAGE QUALITY ISSUES

- Several front/side exterior photos (1-5) are heavily shaded by tree canopy, obscuring portions of the roofline and siding.
- Rear yard photos (34-36) are partially obstructed by dense tree/shrub cover, making it difficult to fully assess the rear outbuilding(s) and fence line.

QUALITY/CONDITION IMPRESSION - ADVISORY (BETA), APPRAISER ASSIGNS RATINGS

Quality: Dwelling exhibits stock/builder-grade construction characteristics consistent with Q4: simple one-story

traditional/ranch form, vinyl/metal siding, standard-grade windows and doors, crawl-space foundation, and a straightforward floor plan. No evidence of custom architectural detailing, upgraded structural materials, or high-end built-ins that would support a higher quality rating; later cosmetic additions (crown moulding, granite-look counters) reflect condition updates rather than original construction quality.

Condition: Overall condition is consistent with C3: a well-maintained home with several recent updates (new roof 2025, updated kitchen surfaces/appliances, refinished/replaced flooring, added crown moulding) layered onto original 1971 components (original hardwood floors in bedrooms, original vintage tile and fixtures in at least one bathroom). The presence of an unmodernized bathroom and original windows/doors slightly offsets the otherwise fresh cosmetic condition, but no deferred maintenance or safety issues are visible in the photos.

Kitchen/baths: Kitchen has been updated with newer countertops (granite/quartz-look laminate), tile mosaic backsplash, and stainless steel appliances layered onto original cabinet boxes - consistent with UAD 'updated' status, no structural reconfiguration evident. Bathrooms are mixed: the full bath retains original 1970s blue ceramic tile and fixtures (not updated), while the half bath shows a newer vanity top and tile backsplash (partially updated); dominant status across the two baths is 'not updated' given the unmodernized full bath.

Not visible/verified: Could not visually verify roof condition/age directly; relying on public remarks statement of 2025 replacement.; Interior of detached garage/workshop not shown in photos; size and construction quality not fully verifiable.; Only one full bath and one half bath in listing; full bath photo (25) is the only clear view, so baths_status reflects that single data point weighted against a more limited view of the half bath.; No photos of attic, crawlspace, or mechanical systems to assess age/condition of HVAC or structural components.; MLS photos are marketing images; some areas (e.g., exterior siding condition, roof) may not show deferred maintenance that would be visible in person.

SIDE-BY-SIDE COMPARISON

Finding titles only - full detail and sources on each comp's pages. Q/C row is advisory (beta); appraiser assigns ratings.

Category	SUBJECT PROPERTY inspection photos	1108 Watson Pl MLS # 25039442	504 Newcomb Drive MLS # 26030653	303 E Conway Street MLS # 26032690	2405 Sharon Road MLS # 26034263	1017 Watson Place MLS # 26036154
Q/C impression	[M] Q4 / C4-to-C5 K: not updated B: not updated	[M] Q4 / C3-to-C4 K: not updated B: updated	[M] Q4 / C5 K: not updated B: not updated	[M] Q4 / C4 K: updated B: not updated	[M] Q4 / C4 K: not updated B: not updated	[M] Q4 / C3 K: updated B: not updated
Vs. subject (advisory)	-	Q similar / C superior 1108 Watson Pl shows fresh flooring, paint, and updated bath fixtures versus the subject's original worn finishes and active-looking moisture staining, though both share a minor unresolved moisture concern.	Q similar / C similar 504 Newcomb Drive shows its own significant deferred maintenance (water-stained walls, exposed subfloor) comparable in severity to the subject's mold and moisture-related staining, keeping the two impressions close.	Q similar / C superior 303 E Conway Street presents dated but well-maintained finishes with no visible moisture or mold issues, contrasting with the subject's bathroom mold and attic staining.	Q similar / C superior 2405 Sharon Road is dated but clean and well-maintained with no deferred maintenance observed, unlike the subject's moisture-related concerns and clutter-obscured wear.	Q similar / C superior 1017 Watson Place benefits from a recently replaced roof and updated kitchen surfaces, giving it a materially fresher overall impression than the subject's original, moisture-affected finishes.
Detached outbuildings	-	[H] Barn-style storage shed with gambrel metal roof, tan metal/vinyl siding, plywood double doors, with an attached open lean-to/carport structure on one side	[M] Outside Storage Area	[H] Detached two-car garage/shop with concrete driveway	-	[H] Detached garage/workshop [M] Additional small outbuilding/storage shed (branded 'Morgan')
Photo-only findings	-	[M] Fenced dog kennel/run with small wooden dog house box in rear yard	[L] Possible covered patio or screened area visible through rear sliding glass door	[L] Fixed fabric/metal window awning over rear window	-	-
Pools & site improvements	-	-	-	-	-	-
Site & view	[H] Overall property condition outlier - visible deferred maintenance below typical (mold/mildew in bath, attic roof-deck staining, pervasive clutter)	[M] Rear yard area enclosed with chain-link fencing, described in remarks as a large backyard space	[H] Overall property condition is a marked outlier (significant deferred maintenance)	-	[M] Cul-de-sac location cited as a setting value-driver	[H] Corner lot location [M] Secluded covered back deck/patio
Dated renovations	-	[H] New HVAC (2022), serviced yearly [H] New Water Heater (2023)	-	[H] Furnace replacement [H] AC condenser replacement [H] Roof replacement	-	[H] Roof replacement

Category	SUBJECT PROPERTY inspection photos	1108 Watson Pl MLS # 25039442	504 Newcomb Drive MLS # 26030653	303 E Conway Street MLS # 26032690	2405 Sharon Road MLS # 26034263	1017 Watson Place MLS # 26036154
Review required	- Dark staining/discoloration on attic roof sheathing (Photo 4) should be evaluated for active or past moisture ... - Heavy mold/mildew buildup in hall bath shower enclosure (Photo 10) should be evaluated as a possible moisture or ... - Ambiguous side structure with garage-style opening (Photo 5) could not be confirmed as attached vs. a separate ...	- Photo 16 shows a stained/discolored ceiling tile in a secondary bedroom, consistent with possible past or active ... - Agent Remarks note that half of the enclosed garage remains storage space accessed via the garage door; actual usable ... - Agent Remarks indicate utilities may be off and that activation for inspection is the buyer's responsibility - HVAC ...	- Visible water staining and exposed/stained subfloor in multiple rooms (Photos 10, 12, 13) - possible moisture intrusion ... - Agent remarks reference a 'Lifetime warranty on foundation work,' indicating a history of foundation repair that should ... - Extensive wall/paneling damage and peeling finishes throughout (Photos 2-3, 5, 7-9) suggest possible long-term moisture ... - Only one exterior photo available - recommend additional exterior images or site visit to confirm outbuilding presence ...	- Ceiling water staining visible in living/dining areas (Photos 25, 29) should be inspected to confirm no active roof or ... - Back deck has rotted boards per agent remarks - a safety/soundness concern; recommend inspection before use (Photos 5 ... - Garage/shop interior condition and true capacity were not photographed and should be verified in person.	- Limited photo coverage of kitchen (only 1 photo) - appraiser should confirm counter material and cabinet condition ... - Confirm whether the fenced side-yard enclosure visible in Photo 1 is a simple pet run (consistent with structured ...	- Confirm whether the 'Morgan' branded shed visible in Photo 36 is a separate structure from the garage/workshop ... - Verify size/square footage and construction quality of the detached garage/workshop, as interior photos were not ... - Verify condition and age of plumbing/fixtures in the unmodernized full bathroom (Photo 25) for functional adequacy.
Contradictions	-	- Public Remarks describe the backyard as 'massive, fully fenced-in,' but Structured Fields list fencing as 'Partially ...	-	- Agent remarks state visible ceiling water stains predate the 2021 roof replacement, implying the issue was resolved ... - Structured field lists fencing as 'Wood Fence' only, but a chain-link fence segment is visible near the detached ...	-	- Public remarks and the structured 'Patio' field describe a back patio, but photos (30, 32, 33) show a covered wood deck ...

RELATIVE QUALITY & CONDITION - ADVISORY (BETA)

CONDITION

From best to worst condition: 1017 Watson Place presents best, with a recently replaced roof, updated kitchen surfaces, and added crown moulding giving it the freshest overall impression. 1108 Watson Pl follows a step below - also refreshed with new flooring and updated bathroom fixtures, but an unresolved ceiling stain in one bedroom tempers the impression. 303 E Conway Street and 2405 Sharon Road present similarly to each other, both reading as dated-but-well-maintained with no deferred maintenance evident, just original unmodernized kitchens and baths. The subject trails this group, showing mold/mildew staining in a bathroom shower and attic sheathing discoloration suggestive of moisture intrusion layered on worn, cluttered original finishes. 504 Newcomb Drive sits at the bottom of the set, with clear deferred maintenance including water-stained walls, exposed subfloor, and heavily soiled carpet.

QUALITY

All properties, including the subject, present consistent with Q4 stock/builder-grade construction - simple ranch forms, standard siding and window/door grades, and original

builder cabinetry with no custom millwork or elevated architectural detailing anywhere in the set. The quality impression across the comparable set is essentially homogeneous with no material separation between properties.

VERSUS SUBJECT

The subject's condition impression trails most of the comparable set, which otherwise clusters in dated-but-maintained territory, with two comparables (1017 Watson Place and 1108 Watson Pl) showing materially fresher updates. Only 504 Newcomb Drive presents a condition impression similar to or marginally below the subject, both reflecting notable deferred-maintenance or moisture-related concerns. Quality is consistent across the entire set, with the subject and all comparables presenting at a stock/builder-grade level with no meaningful separation.

- 1108 Watson Pl: quality similar, condition superior - 1108 Watson Pl shows fresh flooring, paint, and updated bath fixtures versus the subject's original worn finishes and active-looking moisture staining, though both share a minor unresolved moisture concern.
- 504 Newcomb Drive: quality similar, condition similar - 504 Newcomb Drive shows its own significant deferred maintenance (water-stained walls, exposed subfloor) comparable in severity to the subject's mold and moisture-related staining, keeping the two impressions close.
- 303 E Conway Street: quality similar, condition superior - 303 E Conway Street presents dated but well-maintained finishes with no visible moisture or mold issues, contrasting with the subject's bathroom mold and attic staining.
- 2405 Sharon Road: quality similar, condition superior - 2405 Sharon Road is dated but clean and well-maintained with no deferred maintenance observed, unlike the subject's moisture-related concerns and clutter-obscured wear.
- 1017 Watson Place: quality similar, condition superior - 1017 Watson Place benefits from a recently replaced roof and updated kitchen surfaces, giving it a materially fresher overall impression than the subject's original, moisture-affected finishes.

- 504 Newcomb Drive's condition impression is notably worse than the center of the set, reflecting water-stained walls, exposed subfloor, and heavy soiling consistent with deferred maintenance beyond the other comparables.

- 1017 Watson Place's condition impression is notably better than the center of the set, reflecting a recently replaced roof, updated kitchen surfaces, and added moulding not seen elsewhere.

- All property assessments in this set carry MEDIUM confidence, so none of the condition or quality calls should be treated as highly certain; differences near the half-step threshold are hedged toward 'similar' rather than asserting a gap.

- The subject's own condition assessment is limited by heavy clutter in nearly every room obscuring flooring and wall surfaces, and by the absence of close-up roof or mechanical photos despite observed attic staining - this caps how confidently the subject's position in the ranking can be asserted.

- 504 Newcomb Drive's assessment relies on a single obscured exterior photo and several dim interior photos, which may understate or overstate its true condition relative to the rest of the set.

- No appraiser first-hand comments on the subject were provided in this case, so the subject comparison relies solely on the MLS-style photo assessment of the subject.