# Request for *Manufactured Housing Value Report*

**Please Note:** The Value Report is for use with the Fannie Mae 1004C or Freddie Mac 70B addendum form and based on information supplied by the customer.

THIS IS NOT AN APPRAISAL REPORT FORM.

*Please double check that the information is complete on this form before submitting for processing.*
*Once requested information is submitted, changes may not be made.*

Complete this form and fax or mail it to NADAguides.com. You will receive the Manufactured Housing Value Report within two business days after we receive the completed form, Fax or Email return. For reports that are mailed, the report will be shipped by USPS and should be received within 10-days. The fee is $50 for this service.

**NADAguides.com**
**Attn: Research Dept.**
**PO Box 7800**
**Costa Mesa, CA 92628**
**Fax (714) 556-6328**

**Method of Delivery**

❑ Fax ❑ Email ❑ Mail - ($50)

❑ Same Day Fax or Email, if received by 2 PM PST Mon – Fri. - ($60)

## *BILLING INSTRUCTIONS (All Fields Required on All Transactions)*

Card Type: ❑ Visa ❑ MasterCard ❑ American Express ❑ Discover

Card Number: _____ Security Code: _____

Expiration Date: _____ (mm/dd/yyyy)

Name as Shown on Card: _____

Customer Signature: _____

## *SHIPPING/FAXING INSTRUCTIONS (Billing Address Required on All Transactions)*

Ship Attention To: _____

Billing Address:_____

City: _____State:_____ Zip: _____

Telephone:(_____) _____

Fax: (_____) _____

Email Address: _____ @ _____

## *DISCLAIMER*

This Value Request is for a retail book value based on information supplied by the customer. **Once information is submitted, changes may not be made.** *Please double check that the information is complete on this form before submitting for processing.*

The Value Report that the appraiser will receive is NOT an appraisal report form. This format is intended to be used by certified/licensed appraisers in conjunction with the Fannie Mae 1004C or Freddie Mac 70B forms. The value of a manufactured home can be significantly impacted by local market factors.

**NADAguides is not liable for any damages incurred by the use of a Manufactured Housing Value Report. Please use this value as it is intended, as a guideline only.**

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## *GENERAL INFORMATION*

Manufacturer Name:_____

Trade/Model Name: _____

State Home is Located in: _____

Date of Manufacture (Year):_____

Width: _____ x Length: _____ (Do not include tow bar/hitch)

Width: _____ x Length: _____ ❑ Tag-A-Long ❑ Expando

Please check your opinion of the quality of construction for the subject home based on the brief description listed below.

❑ Luxury

This manufactured home always exceeds all construction standards and requirements of the minimum HUD construction codes. This home contains many special features. Interiors designed for the individual home include simulated brick or stone paneling, ¼" top grade plywood, conventional home type doors, and picture or bay windows in many or all of the living areas. Exterior finishes emulate that of conventional housing. This home contains the best designs, workmanship, and construction materials available. Roof details, such as mansard or single hip, are often standard features. This category will also include individually designed COMMERCIAL BUILDINGS and MODULAR CONSTRUCTION or HUD Code homes that are individually designed in total.

❑ Deluxe

This above average manufactured home generally exceeds all HUD building standards and will include Modular (SFR) Commercial Buildings. The exterior will include an attractive architectural design utilizing aluminum, plywood or hardwood, and/or a combination of the three. The interiors are well finished, and will include many special features such as full carpeting, conventional home type entrance doors, bay or picture windows, ¼" plywood paneling and above standard fixtures. The walls are 4" to 6" thick with 8' ceiling heights. Homes of this quality will generally have a removable tow bar. This home is considered the highest priced manufactured home in mass production, excluding the luxury category or homes with individually designed floor plans.

❑ Standard

The standard quality manufactured home will typically meet or exceed all minimum construction requirements, state mobile home or federal Title 6 HUD codes. This home contains few special features. The exterior siding is usually prefininshed aluminum with the fasteners concealed, some exterior trim and detail may be found at the doors, hardware, and plumbing. Walls are typically 3" or 4" and some are 6 inches in thickness. This category is generally the most common found, manufactured in the majority of states and would include upgraded or multi-wide Mobile Office units.

❑ Economy

This is the lowest priced manufactured home in production. This home has no special features and few, if any, upgraded components. The quality of all interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Walls are typically 2" to 4" thick with 7' to 7'6" ceiling height. Wide use of plastic for plumbing, trim and fixtures. This class will include the cheapest construction used prior to the enactment of HUD construction standards (June 15, 1976), and **commercial office and older 8' wide park model type units.**

## *Overall Condition*

❑ Excellent ❑ Good ❑ Fair ❑ Poor (choose one)

**Excellent** – New or like new, very attractive, highly desirable.

**Good** – Normal wear and tear, well maintained, still attractive, desirable and useful.

**Fair** – Minor deterioration apparent due to climate and deferred maintenance, less attractive but useful.

**Poor** – Signs of structural deterioration obvious, missing or broken components, undesirable and marginally useful.

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## *A NOTE ON FOUNDATIONS (HUD/FHA, FNMA, FHLMC REQUIRED)*

Appraisers should refer to HUD Handbook 4930.0 (aka the "Green Book") for manufactured housing approved foundation systems.

Installations meeting this criteria permits a HUD coded manufactured home to qualify for a 30-year real estate-type mortgage using one of the below listed HUD approved systems that are based on the site, climate conditions, soils, topography, etc.

The samples shown in the 4930.0 Handbook show some of the documentation required for a HUD approved foundation installation that are submitted to a local building and safety department agency for approval.

This should leave a paper trail for the appraiser to be able to ascertain that, in fact, the subject property's foundation meets the necessary HUD criteria.

We are told, a stand-alone letter submitted by a professional engineer (PE) or certified home inspector may not meet the criteria. Supporting documentation form the HUD 4930.0 Handbook may also be required.

We also caution that this foundation documentation (paper-trail) is required for new factory ordered homes (proposed construction), new existing homes (never lived in), and especially existing (previously lived in) homes.

**FOUNDATION SYSTEMS (HUD APPROVED)**

*(See HUD Handbook 4930.3 for Type Acceptance)*
*HUD Approved Types 'C', 'E', or 'I' (Requires homes, chassis/frame)*

**C1** – Reinforced masonry piers w/wire tie-downs & diagonal tie
**C2** – Reinforced masonry or concrete piers
**C3** – Isolated deep piers
**C4** – Mat slab w/isolated piers

**E1** – Reinforced perimeter wall, non-reinforced piers at chassis
**E2** – Treated wood perimeter wall on gravel, non-anchored metal piers
**E3** – Reinforced masonry or concrete perimeter walls & piers
**E4** – Perimeter walls & piers w/transverse footings
**E5** – Perimeter basement wall w/transverse steel girders
**E6** – Perimeter grade beam on deep piers w/transverse steel girders
**E7** – Reinforced concrete perimeter wall w/transverse steel girders
**E8** – treated wood perimeter wall on concrete footing w/non-anchored metal pier

**I** – No systems currently approved

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# NADA APPRAISAL GUIDES
## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Components** | | |
| ***BATH FIXTURES*** | | |
| Fiberglass Shower Stall | ea. _____ | Age: _____ |
| Fiberglass Tub - Combo | ea. _____ | Age: _____ |
| Garden Tub | ea. _____ | Age: _____ |
| Garden Tub w/Jets | ea. _____ | Age: _____ |
| Tub Enclosure | ea. _____ | Age: _____ |
| ***BUILT-INS*** | | |
| Deluxe Buffet/Hutch | ea. _____ | Age: _____ |
| ***CABINETS*** | | |
| Drawers w/Roller Guides | all _____ | Age: _____ |
| Overhead Cabinet-Utility Room | ea. _____ | Age: _____ |
| Solid Hardwood Cabinets - Single-wide | home _____ | Age: _____ |
| Solid Hardwood Cabinets - Double-wide | home _____ | Age: _____ |
| Solid Hardwood Cabinets - Tag/Third Section | home _____ | Age: _____ |
| ***CARPETING COMPLETE*** | | |
| Single-wide | home _____ | Age: _____ |
| Multi-wide | home _____ | Age: _____ |
| Third/Tag-A-Long Section | home _____ | Age: _____ |
| ***COUNTER TOPS*** | | |
| Kitchen Counters - Coved | ea. _____ | Age: _____ |
| Kitchen Counters - Tile | ea. _____ | Age: _____ |
| Kitchen Counters - Granite | ea. _____ | Age: _____ |
| Lavy Top Coved | ea. _____ | Age: _____ |
| Lavy Top Double Bowl | ea. _____ | Age: _____ |
| Lavy Top Marble | ea. _____ | Age: _____ |
| ***DOORS*** | | |
| Deluxe House Type Exterior Door | ea. _____ | Age: _____ |
| Sliding Glass Door (6' x 6') | ea. _____ | Age: _____ |
| Storm Doors - Single-wide | all _____ | Age: _____ |
| Storm Doors - Multi-wide | all _____ | Age: _____ |
| Storm Doors - Third/Tag-A-Long Section | all _____ | Age: _____ |
| Wardrobe Doors (Mirrored) | pair _____ | Age: _____ |

*Age: New, 1-2 years, 3-4 years, 5+ years

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## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Components** | | |
| ***ELECTRICAL*** | | |
| 100 Amp Main | ea. _____ | Age: _____ |
| 200 Amp Main | ea. _____ | Age: _____ |
| 220v Dryer Wiring (incl. Vent) | ea. _____ | Age: _____ |
| Electric Furnace - Only | ea. _____ | Age: _____ |
| Electric Home - Total | ea. _____ | Age: _____ |
| Electric Kitchen - Only | ea. _____ | Age: _____ |
| Electric Range - Only | ea. _____ | Age: _____ |
| Electric Water Heater - Only | ea. _____ | Age: _____ |
| Fire/Security System | ea. _____ | Age: _____ |
| Intercom | ea. _____ | Age: _____ |
| Phone/TV Jack | ea. _____ | Age: _____ |
| ***EXTERIOR*** | | |
| 2 x 6 Ext. Walls on 16" Centers | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Dormer | ea. _____ | Age: _____ |
| Eaves | all _____ | Age: _____ |
| Gutters/Downspouts | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Removable Hitch/Tow Bar | ea. _____ | Age: _____ |
| Shutters | pair _____ | Age: _____ |
| ***FAN*** | | |
| Bath Exhaust Ceiling Fan | ea. _____ | Age: _____ |
| Bath Heater-Light/Fan Ceiling | ea. _____ | Age: _____ |
| Ceiling Paddle Fan | ea. _____ | Age: _____ |
| Kitchen Stove Exhaust Wall Fan | ea. _____ | Age: _____ |
| ***FLOOR COVERING*** | | |
| 1/2" Rebond Carpet Pad | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Tiled Entry Way | ea. _____ | Age: _____ |

*Age: New, 1-2 years, 3-4 years, 5+ years

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## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Components** | | |
| ***FLOORING*** | | |
| Hardwood Flooring | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Laminate Flooring | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Tile Flooring | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| T & G Plywood Sub-Flooring | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***HEATING*** | | |
| Baseboard Heating | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Oil Gun Furnace | ea. _____ | Age: _____ |
| Wall Heater | ea. _____ | Age: _____ |
| Wood Burning Stove (Factory Installed) | ea. _____ | Age: _____ |
| ***HOUSE TYPE ROOFING*** | | |
| Single-wide | home _____ | Age: _____ |
| Multi-wide | home _____ | Age: _____ |
| Third/Tag-A-Long Section | home _____ | Age: _____ |
| ***HOUSE TYPE SIDING*** | | |
| Single-wide | home _____ | Age: _____ |
| Multi-wide | home _____ | Age: _____ |
| Third/Tag-A-Long Section | home _____ | Age: _____ |
| ***INTERIOR*** | | |
| 1/4" Natural Wood Paneling | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Beamed Ceiling Rooms | ea. _____ | Age: _____ |
| Cathedral/Vaulted Ceiling Rooms | ea. _____ | Age: _____ |
| Drywall/Gypsum Walls | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |

*Age: New, 1-2 years, 3-4 years, 5+ years

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# NADA APPRAISAL GUIDES

## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Components** | | |
| ***KITCHEN APPLIANCES*** | | |
| 14 CF Refrigerator | ea. _____ | Age: _____ |
| 15 CF Refrigerator | ea. _____ | Age: _____ |
| 17 CF Refrigerator | ea. _____ | Age: _____ |
| 18 CF Refrigerator | ea. _____ | Age: _____ |
| 20 CF Refrigerator | ea. _____ | Age: _____ |
| 22 CF Refrigerator | ea. _____ | Age: _____ |
| Cook Top & Oven (Built-In) | ea. _____ | Age: _____ |
| Dishwasher | ea. _____ | Age: _____ |
| Garbage Disposal | ea. _____ | Age: _____ |
| Microwave Oven | ea. _____ | Age: _____ |
| Range Over/Under (Eye Level) | ea. _____ | Age: _____ |
| Trash Compactor | ea. _____ | Age: _____ |
| ***MISCELLANEOUS*** | | |
| Clothes Dryer | ea. _____ | Age: _____ |
| Clothes Washer | ea. _____ | Age: _____ |
| Fireplace (Permanent) | ea. _____ | Age: _____ |
| Freezer | ea. _____ | Age: _____ |
| Water Softener | ea. _____ | Age: _____ |
| ***OMIT VALUES (Subtract) Deduct from Base Value*** | | |
| 12 CF Single Door Refrigerator | ea. _____ | Age: _____ |
| 30" Freestanding Cooking Range | ea. _____ | Age: _____ |
| Axle w/Hub (12 to 18 Widths) | ea. _____ | Age: _____ |
| Brake Axle w/Hub (12 to 18 Widths) | ea. _____ | Age: _____ |
| Drapes/Curtains | all _____ | Age: _____ |
| Frame - Removal may not be legal | ea. _____ | Age: _____ |
| Furnace - Only (69,000 BTU or Less) | ea. _____ | Age: _____ |
| Heating System (including Furnace) | ea. _____ | Age: _____ |
| Plumbing System (including Water Heater) | ea. _____ | Age: _____ |
| Rim w/Tire (8 to 10 Ply) | ea. _____ | Age: _____ |
| Tow Bar | ea. _____ | Age: _____ |
| Water Heater - Only (20 gal.) | ea. _____ | Age: _____ |

*Age: New, 1-2 years, 3-4 years, 5+ years

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## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
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| **Components** | | |
| ***OSB INNER-SEAL SIDING & SHEATHING (Flooring, Siding, Roofing)*** | | |
| Single-wide | ea. _____ | Age: _____ |
| Multi-wide | ea. _____ | Age: _____ |
| Third/Tag-A-Long Section | ea. _____ | Age: _____ |
| ***OVERHEAD COOLER DUCTS*** | | |
| 17 x 17 Roof/Ceiling Vent - Only | ea. _____ | Age: _____ |
| 5-Way Electric Cooler Switch | ea. _____ | Age: _____ |
| Ceiling Duct (w/Roof Vent/5-Way Elect. Switch) | ea. _____ | Age: _____ |
| ***PLUMBING*** | | |
| 3 Stage Sink - Porcelain | ea. _____ | Age: _____ |
| Gas Tee for Dryer (incl. Vent) | ea. _____ | Age: _____ |
| Hot Water Baseboard Heater | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Laundry Tub/Sink | ea. _____ | Age: _____ |
| Plumb for Washer | ea. _____ | Age: _____ |
| Pop-up Valve | ea. _____ | Age: _____ |
| Sauna | ea. _____ | Age: _____ |
| Single Lever Faucet | ea. _____ | Age: _____ |
| Sink Kitchen Double Bowl | ea. _____ | Age: _____ |
| Spa/Hot Tub | ea. _____ | Age: _____ |
| Stainless Steel Sink | ea. _____ | Age: _____ |
| Water Shut-Off Valve | ea. _____ | Age: _____ |
| ***RETROFIT ROOF (only if verified) Not Coatings, All types and mfg.*** | | |
| Contractor Installed | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |

*Age: New, 1-2 years, 3-4 years, 5+ years

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## Additional Features Checklist

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| | Quantity | Age* |
|---|---|---|
| **Components** | | |
| ***RETROFITS SIDING (only if verified) Not Skirting, All mfg., Contractor Installed*** | | |
| Insulated Backing (All Types) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Shiplap (8" Horizontal) Aluminum | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Steel | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Vinyl | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***ROOF PITCH (Multi-wide Homes)*** | | |
| 4/12 | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| 5/12 | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| 7/12 | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| 9/12 | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| ***SPRINKLER SYSTEMS (Fire)*** | | |
| Area of Coverage | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***WATER HEATER Gas/Electric*** | | |
| 30 Gal. | ea. _____ | Age: _____ |
| 40 Gal. | ea. _____ | Age: _____ |
| 50 Gal. | ea. _____ | Age: _____ |
| Tankless Water Heater | ea. _____ | Age: _____ |
| ***WET BARS*** | | |
| Walk Behind | ea. _____ | Age: _____ |
| Walk Up | ea. _____ | Age: _____ |

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## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
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| **Components** | | |
| ***WINDOWS*** | | |
| Bay Window | ea. _____ | Age: _____ |
| Bow Window | ea. _____ | Age: _____ |
| Garden Window | ea. _____ | Age: _____ |
| Skylight | ea. _____ | Age: _____ |
| Dual Glazed Windows - Single-wide | all _____ | Age: _____ |
| Dual Glazed Windows - Multi-wide | all _____ | Age: _____ |
| Dual Glazed Windows - Third/Tag-A-Long Section | all _____ | Age: _____ |
| Storm Windows (Std or Self-Storing) - Single-wide | all _____ | Age: _____ |
| Storm Windows (Std or Self-Storing) - Multi-wide | all _____ | Age: _____ |
| Storm Window (Std or Self-Storing) - Third/Tag-A-Long Sect. | all _____ | Age: _____ |

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# NADA APPRAISAL GUIDES
## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Accessories** | | |
| ***AWNINGS (Aluminum w/Metal Roofing)*** | | |
| Carport | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Free Standing | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| House Type Roofing (additional) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Patio | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Unitizing (Awning Trim) | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Window | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***AWNINGS (Wood Type w/House-type Roof)*** | | |
| Free Standing | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Attached to Home | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Unitizing (Awning Trim) | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| ***CANOPIES (Fabric) Width x Projections*** | | |
| 30" x 30" | ea. _____ | Age: _____ |
| 36" x 30" | ea. _____ | Age: _____ |
| 42" x 30" | ea. _____ | Age: _____ |
| 48" x 30" | ea. _____ | Age: _____ |

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# NADA APPRAISAL GUIDES
## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Accessories** | | |
| ***CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton) All Types*** | | |
| 1 Ton Electric | ea. _____ | Age: _____ |
| 1 1/2 Ton Electric | ea. _____ | Age: _____ |
| 2 Ton Electric | ea. _____ | Age: _____ |
| 2 1/2 Ton Electric | ea. _____ | Age: _____ |
| 3 Ton Electric | ea. _____ | Age: _____ |
| 3 1/2 Ton Electric | ea. _____ | Age: _____ |
| 4 Ton Electric | ea. _____ | Age: _____ |
| 5 Ton Electric | ea. _____ | Age: _____ |
| 3 Ton Gas | ea. _____ | Age: _____ |
| 4 Ton Gas | ea. _____ | Age: _____ |
| 2 1/2 Ton Heat Pump & Self Contained | ea. _____ | Age: _____ |
| 3 Ton Heat Pump & Self Contained | ea. _____ | Age: _____ |
| 3 1/2 Ton Heat Pump & Self Contained | ea. _____ | Age: _____ |
| 4 Ton Heat Pump & Self Contained | ea. _____ | Age: _____ |
| 5 Ton Heat Pump & Self Contained | ea. _____ | Age: _____ |
| ***ENCLOSURE ROOMS - THREE SIDED (Attached to Home, Requires Porch or Slab)*** | | |
| Doors (People) | ea. _____ | Age: _____ |
| Honeycomb Insulated Wall (w/Windows & Doors) | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Screen Only (w/Kickplate & Door) | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Suspended Ceiling | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)*** | | |
| Elevated - Aluminum | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Wood w/Rails | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |

*Age: New, 1-2 years, 3-4 years, 5+ years

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## Additional Features Checklist

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| | Quantity | Age* |
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| **Accessories** | | |
| ***SKIRTING TO 30" HIGH (Measure Around Perimeter)*** | | |
| Brick Ornamental 24" to 36" High | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Concrete Block 24" to 36" High | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Masonite | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Metal or Vinyl (Vertical) | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Shiplap (Horizontal) | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Simulated Stone (Fiberglass) | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| ***STEPS*** | | |
| Aluminum w/Rail - Set | ea. _____ | Age: _____ |
| Brick - 3 Steps | ea. _____ | Age: _____ |
| Brick - 4 Steps | ea. _____ | Age: _____ |
| Pre-cast Concrete - 3 Steps | ea. _____ | Age: _____ |
| Pre-cast Concrete - 4 Steps | ea. _____ | Age: _____ |
| Wood - 3 Steps | ea. _____ | Age: _____ |
| Wood - 4 Steps | ea. _____ | Age: _____ |
| Wood - Rail | ea. _____ | Age: _____ |
| ***WATER COOLERS (Roof or Window Mount)*** | | |
| Evaporative Coolers (All CFMS) | ea. _____ | Age: _____ |
| ***WINDOW AIR UNITS - All Types*** | | |
| 8,000 BTU | ea. _____ | Age: _____ |
| 12,000 BTU | ea. _____ | Age: _____ |
| 18,000 BTU | ea. _____ | Age: _____ |

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# NADA APPRAISAL GUIDES
## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Additive Values** | | |
| ***ADD-A-ROOMS - Site Built to Local Code, with Wood or metal Exterior Sides (Includes Foundation)*** | | |
| Doors - People | ea. _____ | Age: _____ |
| Electrical (110 or 220 Volts) | ea. _____ | Age: _____ |
| Finished Interior (All Types) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| House Type Roofing/Siding | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Metal Roof/Siding | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Plumbing (Water, Drain & Fixtures) | ea. _____ | Age: _____ |
| Windows | ea. _____ | Age: _____ |
| ***BASEMENT*** | | |
| Concrete - Single Section | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Concrete - Multi Section | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Wood - Single Section | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Wood - Multi Section | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Ceiling (Drywall) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Ceiling (Panel) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Finished Interior (w/electric) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Insulation (Wall/Ceiling) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Stairway (Interior) Finished | ea. _____ | Age: _____ |
| Stairway (Exterior) Grade/Below Grade | ea. _____ | Age: _____ |
| ***CONCRETE*** | | |
| Concrete Blocks | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Concrete Slab | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |

*Age: New, 1-2 years, 3-4 years, 5+ years

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# NADA APPRAISAL GUIDES

## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Additive Values** | | |
| ***DRIVEWAY*** | | |
| Asphalt | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Concrete | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Crushed Rock | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***EARTHQUAKE RESISTANT SYSTEMS (Parts & Labor) - All Types and Mfg.*** | | |
| Single Section | ea. _____ | Age: _____ |
| Multi Section | ea. _____ | Age: _____ |
| Third/Tag-A-Long Section | ea. _____ | Age: _____ |
| ***EMERGENCY SHELTERS (Underground Fiberglass/Steel) up to 6' tall*** | | |
| 6' x 8'6" | ea. _____ | Age: _____ |
| Installation incl. Excavation, concrete base, back filling, etc. | ea. _____ | Age: _____ |
| ***ENERGY*** | | |
| Water Heater Insulation Blanket | ea. _____ | Age: _____ |
| Window Film Coatings | sq. in. _____ | Age: _____ |
| Length x Width | _____ | |
| ***ENERGY STAR CERTIFIED HOME (only if verified) includes upgrades and equipment required for Energy Star qualification*** | | |
| Single-wide | home _____ | Age: _____ |
| Multi-wide | home _____ | Age: _____ |
| Third/Tag-A-Long Section | home _____ | Age: _____ |
| ***FOUNDATION SYSTEMS*** | | |
| Concrete - Single Section | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Concrete - Multi Section | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Wood - Single Section | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Wood - Multi Section | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |

*Age: New, 1-2 years, 3-4 years, 5+ years

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# NADA APPRAISAL GUIDES
## Additional Features Checklist

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| | Quantity | Age* |
|---|---|---|
| **Additive Values** | | |
| ***GARAGE - Site Built to Local Code, with Wood or Metal Exterior Sides (Includes Foundation)*** | | |
| Doors - Auto | ea. _____ | Age: _____ |
| Doors - People | ea. _____ | Age: _____ |
| Electrical (110 or 220 Volts) | ea. _____ | Age: _____ |
| Finished Interior (All Types) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| House Type Roofing/Siding | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Metal Roof/Siding | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Plumbing (Water, Drain & Fixtures) | ea. _____ | Age: _____ |
| Windows | ea. _____ | Age: _____ |
| ***INSULATION UPGRADED PACKAGE - A (only if verified)*** | | |
| Floor - Single-wide | all _____ | Age: _____ |
| Floor - Multi-wide | all _____ | Age: _____ |
| Floor - Third/Tag-A-Long Section | all _____ | Age: _____ |
| Roof - Single-wide | all _____ | Age: _____ |
| Roof - Multi-wide | all _____ | Age: _____ |
| Roof - Third/Tag-A-Long Section | all _____ | Age: _____ |
| Walls - Single-wide | all _____ | Age: _____ |
| Walls - Multi-wide | all _____ | Age: _____ |
| Walls - Third/Tag-A-Long Section | all _____ | Age: _____ |
| ***INSULATION UPGRADED PACKAGE - B - Built from Oct. 25, 1994 to date (Super Good Cents/Natural Choice Lbl)*** | | |
| Single Section with vinyl frame windows - low "e" glass | all _____ | Age: _____ |
| Single Sect w/vinyl frame windows - low "e" glass/Argonne | all _____ | Age: _____ |
| Multi Section with vinyl frame windows - low "e" glass | all _____ | Age: _____ |
| Multi Sect w/ vinyl frame windows - low "e" glass/Argonne | all _____ | Age: _____ |
| Third/Tag-A-Long Section ("e" or Argonne) | all _____ | Age: _____ |

*Age: New, 1-2 years, 3-4 years, 5+ years

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# NADA APPRAISAL GUIDES

## Additional Features Checklist

**Reference Number** _____

| | Quantity | Age* |
|---|---|---|

## Additive Values

***INSULATION UPGRADED PACKAGE - B - Built prior to Oct. 24, 1994 (Super Good Cents/Natural Choice Label)***

| | | |
|---|---|---|
| Single Section with vinyl frame windows - low "e" glass | all _____ | Age: _____ |
| Single Sect w/vinyl frame windows - low "e" glass/Argonne | all _____ | Age: _____ |
| Multi Section with vinyl frame windows - low "e" glass | all _____ | Age: _____ |
| Multi Sect w/vinyl frame windows - low "e" glass/Argonne | all _____ | Age: _____ |
| Third/Tag-A-Long Section | all _____ | Age: _____ |

***INSULATION UPGRADED PACKAGE - C - Built between 1985 - 1994 - Zone 1 (Energy Qualified E.Q. Label)***

| | | |
|---|---|---|
| Single Section with Dual Glazed Windows | all _____ | Age: _____ |
| Single Section with Storm Windows | all _____ | Age: _____ |
| Multi Section with Dual Glazed Windows | all _____ | Age: _____ |
| Multi Section with Storm Windows | all _____ | Age: _____ |
| Third/Tag-A-Long Section | all _____ | Age: _____ |

***INSULATION UPGRADED PACKAGE - C - Built between 1985 - 1994 - Zone 2 (Energy Qualified E.Q. Label)***

| | | |
|---|---|---|
| Single Section with Dual Glazed Windows | all _____ | Age: _____ |
| Single Section with Storm Windows | all _____ | Age: _____ |
| Multi Section with Dual Glazed Windows | all _____ | Age: _____ |
| Multi Section with Storm Windows | all _____ | Age: _____ |
| Third/Tag-A-Long Section | all _____ | Age: _____ |

***INSULATION UPGRADED PACKAGE - D - All types, mfg., years or zones (Weather Barrier Sheathing Label)***

| | | |
|---|---|---|
| Single Section House Type Roof | all _____ | Age: _____ |
| Single Section Metal Roof | all _____ | Age: _____ |
| Multi Section House Type Roof | all _____ | Age: _____ |
| Multi Section Metal Roof | all _____ | Age: _____ |
| Third/Tag-A-Long Section (House or Metal Roof) | all _____ | Age: _____ |

*Age: New, 1-2 years, 3-4 years, 5+ years

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# NADA APPRAISAL GUIDES
## Additional Features Checklist

**Reference Number** _____

| | | Quantity | Age* |
|---|---|---|---|
| **Additive Values** | | | |
| ***LANDSCAPING*** | | | |
| Edging (All Types) | lin. ft. | _____ | Age: _____ |
| Length + Length + Width + Width | | _____ | |
| Lawns | sq. ft. | _____ | Age: _____ |
| Length x Width | | _____ | |
| Rock (All Types) | sq. ft. | _____ | Age: _____ |
| Length x Width | | _____ | |
| Shrubs/Hedges (Medium) | ea. | _____ | Age: _____ |
| Sprinkler Systems | sq. ft. | _____ | Age: _____ |
| Length x Width | | _____ | |
| Trees (Medium 26" - 36" Box) | ea. | _____ | Age: _____ |
| ***PATIO SLABS*** | | | |
| Brick | sq. ft. | _____ | Age: _____ |
| Length x Width | | _____ | |
| Flagstone | sq. ft. | _____ | Age: _____ |
| Length x Width | | _____ | |
| ***RUNNING GEAR (By Each Floor - Not Installed)*** | | | |
| Axle w/Hub (12 to 18 Widths) | ea. | _____ | Age: _____ |
| Brake Axle w/Hub (12 to 18 Widths) | ea. | _____ | Age: _____ |
| Frame (Removal may not be legal) | ea. | _____ | Age: _____ |
| Rim w/Tire (8 to 10 Ply) | ea. | _____ | Age: _____ |
| Tow Bar | ea. | _____ | Age: _____ |
| ***SEPTIC TANK (750-1500 gal.) w/Plumbing*** | | | |
| Fiberglass (FRP)-dbl. Compartment | ea. | _____ | Age: _____ |
| Polyethylene-single compartment | ea. | _____ | Age: _____ |
| Concrete-Double Compartment | ea. | _____ | Age: _____ |
| Drain Leaching Fields (incl. Gravel Base) - Avg. 24" Base | lin. ft. | _____ | Age: _____ |
| Length + Length + Width + Width | | _____ | |

*Age: New, 1-2 years, 3-4 years, 5+ years

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| | Quantity | Age* |
|---|---|---|
| **Additive Values** | | |
| ***SNOW LOAD ROOF (Use only if upgraded over standard HUD Roof Load Zone Factory Installed)*** | | |
| South Zone (min 20 psf) upgraded, 20 - 30 | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Middle Zone (min 30 psf) upgraded, 31 - 40 | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| North Zone (min 40 psf) upgraded, 41+ | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| 61-70 psf Upgrade | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| 71-99 psf Upgrade | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| 100+ psf Upgrade | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***STORAGE BUILDINGS/SHEDS*** | | |
| Aluminum (Vertical) | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Masonite or Wood | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Shiplap | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Steel | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***TRANSPORTATION (Current Costs Only)*** | | |
| Freight Charges - per Floor (Over 300 miles) | ea. mile _____ | Age: _____ |
| Permits - check with your state highway department | ea. _____ | Age: _____ |
| Pilot/Escort Cars - per Floor | ea. mile _____ | Age: _____ |
| Sea Transport (running gear attached) Wa to AK | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Sea Transport (running gear attached) Wa to HI | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |

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# NADA APPRAISAL GUIDES
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| | Quantity | Age* |
|---|---|---|
| **Additive Values** | | |
| ***WALKS*** | | |
| Asphalt | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Concrete | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| Crushed Rock | sq. ft. _____ | Age: _____ |
| Length x Width | _____ | |
| ***WALLS/FENCES*** | | |
| Brick 6" to 12" thick | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Chain Link | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Gates 3' to 5' wide | ea. _____ | Age: _____ |
| Masonry | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Metal | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| Wood | lin. ft. _____ | Age: _____ |
| Length + Length + Width + Width | _____ | |
| ***WATER WELL WITH CASING*** | | |
| Drilling to 1000' deep | ea. _____ | Age: _____ |
| Casing & Sealing | ea. _____ | Age: _____ |
| Pumping System/Pressure Tank | ea. _____ | Age: _____ |
| ***WIND TIE DOWN SYSTEMS (Parts & Labor) - All Types and Mfg. Not Zones 2 or 3*** | | |
| Single Section | ea. _____ | Age: _____ |
| Multi Section | ea. _____ | Age: _____ |
| Third/Tag-A-Long Section | ea. _____ | Age: _____ |
| ***WIND ZONE 1 COSTS - 90 mph and Under (This HUD code effective July 13, 1994)*** | | |
| Included in base cost of home | all _____ | Age: _____ |

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**Reference Number** _____

| | Quantity | Age* |
|---|---|---|
| **Additive Values** | | |
| ***WIND ZONE 2 COSTS - 91 to 100 mph (This HUD code effective July 13, 1994)*** | | |
| Single Section 40'-50' | all _____ | Age: _____ |
| Single Section 51'-60' | all _____ | Age: _____ |
| Single Section 61' & up | all _____ | Age: _____ |
| Single Section Anchorage Costs | all _____ | Age: _____ |
| Single Section Expando Room | all _____ | Age: _____ |
| Multi Section 40'-50' | all _____ | Age: _____ |
| Multi Section 51'-60' | all _____ | Age: _____ |
| Multi Section 61' & up | all _____ | Age: _____ |
| Multi Section Anchorage Costs | all _____ | Age: _____ |
| Third/Tag-A-Long Section | all _____ | Age: _____ |
| ***WIND ZONE 3 COSTS - 101 to 110 mph (This HUD code effective July 13, 1994)*** | | |
| Single Section 40'-50' | all _____ | Age: _____ |
| Single Section 51'-60' | all _____ | Age: _____ |
| Single Section 61' & up | all _____ | Age: _____ |
| Single Section Anchorage Costs | all _____ | Age: _____ |
| Single Section Expando Room | all _____ | Age: _____ |
| Multi Section 40'-50' | all _____ | Age: _____ |
| Multi Section 51'-60' | all _____ | Age: _____ |
| Multi Section 61' & up | all _____ | Age: _____ |
| Multi Section Anchorage Costs | all _____ | Age: _____ |
| Third/Tag-A-Long Section | all _____ | Age: _____ |

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