

Property Appraisal Report

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****Property Address:**** 456 Hazard Lane, Anytown, USA

****Report Date:**** July 20, 2025

****Inspector:**** John Doe

****1. Executive Summary**** This report details the current condition of the property at 456 Hazard Lane. The inspection revealed several critical risk factors in the roofing and electrical systems that violate standard underwriting guidelines. While the plumbing is updated, the overall risk profile of the property is high.

****2. Roof System**** The roof is constructed with asphalt shingles and is estimated to be approximately ****25 years old****. A visual inspection shows significant granule loss on the west-facing slope and several shingles are curling at the edges. This indicates the roof is well past its expected service life and is vulnerable to leaks.

****3. Foundation**** The foundation is poured concrete. On the north-facing wall, two minor ****hairline cracks**** were observed. These cracks appear stable and there is no sign of water intrusion or bowing in the foundation wall.

****4. Electrical System**** The main service panel is a modern 200-amp circuit breaker. However, a significant portion of the wiring in the attic and connecting to the second-floor outlets was identified as legacy ****knob-and-tube wiring****. Although it is currently functional, this type of wiring is a known fire hazard and does not meet modern safety standards.

****5. Plumbing System**** The property's supply lines have been updated to ****Copper and PEX tubing****. All faucets and fixtures were tested and found to be in good working order. No leaks were detected during the inspection.