

Factual record of completed, permitted work. Appraiser to verify on site.
Not a condition rating, C/Q score, or value opinion.

PROPERTY

STREET ADDRESS

INVESTOR / SELLER

WORK COMPLETED (MONTH / YEAR)

PHOTO / PERMIT FOLDER URL (DROPBOX, DRIVE, OR ICLOUD — PASTE FULL LINK)

UTILITIES ON? Y / N

ACCESS / LOCKBOX

YEAR BUILT (IF KNOWN)

WHO DID THE WORK

GC or person who supervised. Other trades can be named in the systems rows.

GC / COMPANY

LICENSE #

PHONE

WHAT WAS DONE

One or two sentences — kitchen, baths, systems, additions. Work is complete at listing.

SYSTEMS AND UPDATES

Year new or fully replaced. If not touched this job, write existing year or unk. This job? Y / N. Permit: Y / N / n/a (cosmetic).

Item	Year	This job?	Permit Y/N/n/a	Brand / what was done
Roof covering				
Heating				
Cooling				
Water heater				
Electrical panel (amps)				
Windows				
Plumbing (supply)				
Kitchen				
Primary bath				
Other baths				
Flooring				
Addition / conversion / ADU				

Examples: Kitchen — cabinets, quartz, island plumbing. Roof — architectural shingles. Primary bath — full gut. Addition — sf + permit #.

PERMITS AND INSPECTIONS

Closed permits only. If an addition or alteration was done without a required permit, say so in the notes box.

Jurisdiction	Permit #	Trade / type	Final date	Status

NOTES FOR THE APPRAISER

Materials not obvious from photos, systems not touched this job, addition / ADU detail. Do not list punch-list items — work is complete.

WHAT IS IN THE FOLDER

Documents

Closed permits / finals
Paid invoices or receipts
Warranties
Scope / contract summary

Photographs

Kitchen before / after
Baths before / after
Living areas and bedrooms
Roof / HVAC / panel if replaced
Exterior — all sides
Addition / ADU / converted space (if any)

GENERAL CONTRACTOR CERTIFICATION

I completed or supervised the work described in this package at the property listed on page 1. Photographs are of this property. Permit numbers and system years are accurate to the best of my knowledge. Where a permit was not required, the item is marked n/a or cosmetic.

Work described in this package is complete. No known incomplete work or required repairs as of the date below.

PRINTED NAME (GC OR PERSON WHO SUPERVISED)

DATE

SIGNATURE (TYPE FULL NAME OR SIGN ON A TABLET)

This package is documentation for the investor, listing broker, and appraiser. It is not an appraisal or a code opinion. Chase Real Estate LLC does not hire the contractor and is not affiliated with Chase Bank. Contractor referrals are a courtesy only.