



Due Diligence Partners

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DDP RECON REPORT COPY

Sample Recon Report - 691 San Marcos St
Giddings, TX 78942

Bob Testerson

APRIL 29, 2021



Inspector

Recon Coordinator

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Inspector

Spencer Dryer

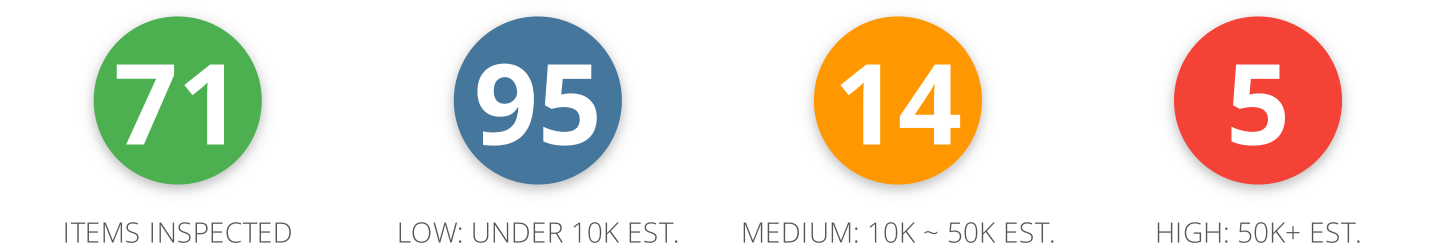
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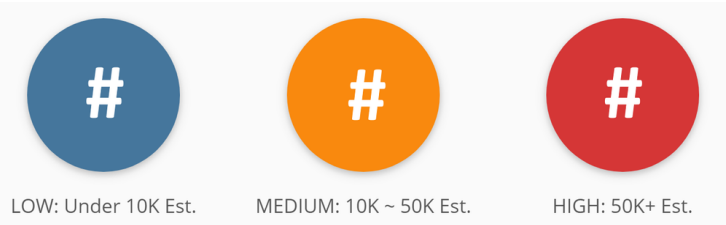
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SUMMARY



In this report you will find certain categories of infrastructure or individual items (deferred maintenance) with a cost range. Depending on the severity observed, a low, medium or high will be displayed.




Certain categories such as homes are given a condition grade in addition to industry average costs (if deferred maintenance items are observed), as shown below.

New	Good	Fair	Poor	Replace
		X		

Note, all cost ranges shown is a per item industry average cost. Industry average costs are **only** provided for common deferred maintenance items. Costs references can be found in the 'Standards of Practice' section of each category. This industry average cost range can be found in the lower right hand corner of the deferred maintenance item as shown.

5.1.1 - Road Condition



POT HOLES

Number of pot holes counted
and average severity description:
23

Small (diameter of less than a

\$100 - \$300

- 2.1.1

LOT MAP AUDITED - Lot Usability: Lost Lot (configuration, etc)
- 2.1.2

LOT MAP AUDITED - Lot Usability: Lost Lot (short/narrow)
- 4.1.1

PERIMETER FENCE - Fence Condition: Broken Fence (more than 20%)
- 4.1.2

PERIMETER FENCE - Fence Condition: Fence (overtaken by brush)
- 5.1.1

ROADS - Road Condition: Pot Holes
- 5.1.2

ROADS - Road Condition: Spider Cracking
- 5.1.3

ROADS - Road Condition: Bad Area
- 7.1.1

SEWER SYSTEM - Conditions: Seperation(s)
- 7.1.2

SEWER SYSTEM - Conditions: Ground Discharge
- 7.1.3

SEWER SYSTEM - Conditions: Jetting Needed
- 7.1.4

SEWER SYSTEM - Conditions: Old Sewer Line Type(s)
- 7.1.5

SEWER SYSTEM - Conditions: Broken or Filled Cleanout(s)
- 7.1.6

SEWER SYSTEM - Conditions: Cleanouts Not Capped
- 8.1.1

WATER SYSTEM - Problems(reported): Bad water lines reported
- 9.1.1

ELECTRIC - Condition of Electric: Bad Box(es): Hazard or Other
- 10.1.1

PARK OWNED MH(s) - POH SUMMARY: OVERALL POH CONDITION
- 10.2.1

PARK OWNED MH(s) - LOT 1, Vacant: INT/EXT: Leak or Mold
- 10.2.2

PARK OWNED MH(s) - LOT 1, Vacant: INT: Flooring Problem
- 10.2.3

PARK OWNED MH(s) - LOT 1, Vacant: INT: Wall or Ceiling
- 10.2.4

PARK OWNED MH(s) - LOT 1, Vacant: INT: Missing Appliances
- 10.2.5

PARK OWNED MH(s) - LOT 1, Vacant: EXT: Broken Door/Window/Deck
- 10.2.6

PARK OWNED MH(s) - LOT 1, Vacant: Scrap Home
- 10.3.1

PARK OWNED MH(s) - LOT 3, Occupied: EXT: Bad/Missing Skirting(over 10%)

- 🔧 10.3.2 PARK OWNED MH(s) - LOT 3, Occupied: EXT: Broken Door/Window/Deck
- 🔧 10.5.1 PARK OWNED MH(s) - LOT 6, Vacant: INT/EXT: Leak or Mold
- 🔧 10.5.2 PARK OWNED MH(s) - LOT 6, Vacant: INT: Missing Appliances
- 🔧 10.5.3 PARK OWNED MH(s) - LOT 6, Vacant: EXT: Broken Door/Window/Deck
- 🔧 10.6.1 PARK OWNED MH(s) - LOT 94, Occupied: INT/EXT: Leak or Mold
- 🔧 10.6.2 PARK OWNED MH(s) - LOT 94, Occupied: INT: Bug/Rodent Infested
- 🔧 10.6.3 PARK OWNED MH(s) - LOT 94, Occupied: INT: Flooring Problem
- 🔧 10.6.4 PARK OWNED MH(s) - LOT 94, Occupied: EXT: Bad/Missing Skirting(over 10%)
- 🔧 10.6.5 PARK OWNED MH(s) - LOT 94, Occupied: EXT: Broken Door/Window/Deck
- 🔧 10.7.1 PARK OWNED MH(s) - LOT 24, Vacant: INT/EXT: Leak or Mold
- 🔧 10.7.2 PARK OWNED MH(s) - LOT 24, Vacant: INT: Flooring Problem
- 🔧 10.7.3 PARK OWNED MH(s) - LOT 24, Vacant: INT: Wall or Ceiling
- 🔧 10.7.4 PARK OWNED MH(s) - LOT 24, Vacant: INT: Missing Appliances
- 🔧 10.7.5 PARK OWNED MH(s) - LOT 24, Vacant: EXT: Bad/Missing Skirting(over 10%)
- 🔧 10.7.6 PARK OWNED MH(s) - LOT 24, Vacant: EXT: Broken Door/Window/Deck
- 🚫 10.7.7 PARK OWNED MH(s) - LOT 24, Vacant: Scrap Home
- 🔧 10.8.1 PARK OWNED MH(s) - LOT 71, Occupied: INT/EXT: Leak or Mold
- 🔧 10.9.1 PARK OWNED MH(s) - LOT 14, Vacant: INT/EXT: Leak or Mold
- 🔧 10.9.2 PARK OWNED MH(s) - LOT 14, Vacant: INT: Wall or Ceiling
- 🔧 10.9.3 PARK OWNED MH(s) - LOT 14, Vacant: EXT: Bad/Missing Skirting(over 10%)
- 🔧 10.9.4 PARK OWNED MH(s) - LOT 14, Vacant: EXT: Broken Door/Window/Deck
- 🔧 10.12.1 PARK OWNED MH(s) - LOT 62, Occupied: INT/EXT: Leak or Mold
- 🔧 10.12.2 PARK OWNED MH(s) - LOT 62, Occupied: EXT: Broken Door/Window/Deck
- 🔧 10.13.1 PARK OWNED MH(s) - LOT 27, Vacant: INT/EXT: Leak or Mold
- 🔧 10.13.2 PARK OWNED MH(s) - LOT 27, Vacant: INT: Flooring Problem
- 🔧 10.13.3 PARK OWNED MH(s) - LOT 27, Vacant: INT: Wall or Ceiling
- 🔧 10.13.4 PARK OWNED MH(s) - LOT 27, Vacant: INT: Missing Appliances
- 🔧 10.13.5 PARK OWNED MH(s) - LOT 27, Vacant: EXT: Roof Holes/Broken
- 🔧 10.13.6 PARK OWNED MH(s) - LOT 27, Vacant: EXT: Broken Door/Window/Deck
- 🚫 10.13.7 PARK OWNED MH(s) - LOT 27, Vacant: Scrap Home
- 🔧 10.14.1 PARK OWNED MH(s) - LOT 55, Occupied: INT/EXT: Leak or Mold
- 🔧 10.14.2 PARK OWNED MH(s) - LOT 55, Occupied: EXT: Broken Door/Window/Deck
- 🔧 10.15.1 PARK OWNED MH(s) - LOT 30, Occupied: INT/EXT: Leak or Mold
- 🔧 10.15.2 PARK OWNED MH(s) - LOT 30, Occupied: EXT: Bad/Missing Skirting(over 10%)
- 🔧 10.16.1 PARK OWNED MH(s) - LOT 34, Vacant: INT: Flooring Problem
- 🔧 10.16.2 PARK OWNED MH(s) - LOT 34, Vacant: INT: Wall or Ceiling
- 🔧 10.16.3 PARK OWNED MH(s) - LOT 34, Vacant: INT: Missing Appliances
- 🔧 10.16.4 PARK OWNED MH(s) - LOT 34, Vacant: EXT: Broken Door/Window/Deck
- 🔧 10.17.1 PARK OWNED MH(s) - LOT 35, Vacant: INT/EXT: Leak or Mold
- 🔧 10.17.2 PARK OWNED MH(s) - LOT 35, Vacant: INT: Wall or Ceiling
- 🔧 10.17.3 PARK OWNED MH(s) - LOT 35, Vacant: EXT: Broken Door/Window/Deck

- 🔧 10.18.1 PARK OWNED MH(s) - LOT 37, Vacant: INT/EXT: Leak or Mold
- 🔧 10.18.2 PARK OWNED MH(s) - LOT 37, Vacant: INT: Flooring Problem
- 🔧 10.20.1 PARK OWNED MH(s) - LOT 84, Vacant: INT/EXT: Leak or Mold
- 🔧 10.20.2 PARK OWNED MH(s) - LOT 84, Vacant: EXT: Roof Holes/Broken
- 🔧 10.21.1 PARK OWNED MH(s) - LOT 95, Vacant: INT/EXT: Leak or Mold
- 🔧 10.21.2 PARK OWNED MH(s) - LOT 95, Vacant: INT: Flooring Problem
- 🔧 10.21.3 PARK OWNED MH(s) - LOT 95, Vacant: INT: Wall or Ceiling
- 🔧 10.21.4 PARK OWNED MH(s) - LOT 95, Vacant: EXT: Broken Door/Window/Deck
- 🔧 10.22.1 PARK OWNED MH(s) - LOT 96, Vacant: INT/EXT: Leak or Mold
- 🔧 10.22.2 PARK OWNED MH(s) - LOT 96, Vacant: INT: Flooring Problem
- 🔧 10.22.3 PARK OWNED MH(s) - LOT 96, Vacant: INT: Wall or Ceiling
- 🔧 10.22.4 PARK OWNED MH(s) - LOT 96, Vacant: INT: Animal Alert
- 🔧 10.22.5 PARK OWNED MH(s) - LOT 96, Vacant: EXT: Roof Holes/Broken
- 🔧 10.22.6 PARK OWNED MH(s) - LOT 96, Vacant: EXT: Broken Door/Window/Deck
- 🔧 10.23.1 PARK OWNED MH(s) - LOT 39, Vacant: INT/EXT: Leak or Mold
- 🔧 10.23.2 PARK OWNED MH(s) - LOT 39, Vacant: INT: Bug/Rodent Infested
- 🔧 10.23.3 PARK OWNED MH(s) - LOT 39, Vacant: INT: Flooring Problem
- 🔧 10.23.4 PARK OWNED MH(s) - LOT 39, Vacant: INT: Wall or Ceiling
- 🔧 10.23.5 PARK OWNED MH(s) - LOT 39, Vacant: EXT: Bad/Missing Skirting(over 10%)
- 🚫 10.23.6 PARK OWNED MH(s) - LOT 39, Vacant: Scrap Home
- 🔧 10.24.1 PARK OWNED MH(s) - LOT 57, Vacant: INT/EXT: Leak or Mold
- 🔧 10.24.2 PARK OWNED MH(s) - LOT 57, Vacant: INT: Flooring Problem
- 🔧 10.24.3 PARK OWNED MH(s) - LOT 57, Vacant: INT: Wall or Ceiling
- 🔧 10.24.4 PARK OWNED MH(s) - LOT 57, Vacant: INT: Animal Alert
- 🔧 10.24.5 PARK OWNED MH(s) - LOT 57, Vacant: EXT: Bad/Missing Skirting(over 10%)
- 🔧 10.24.6 PARK OWNED MH(s) - LOT 57, Vacant: EXT: Broken Door/Window/Deck
- 🔧 10.25.1 PARK OWNED MH(s) - LOT 64, Vacant: INT/EXT: Leak or Mold
- 🔧 10.25.2 PARK OWNED MH(s) - LOT 64, Vacant: INT: Flooring Problem
- 🔧 10.25.3 PARK OWNED MH(s) - LOT 64, Vacant: INT: Wall or Ceiling
- 🔧 10.25.4 PARK OWNED MH(s) - LOT 64, Vacant: INT: Missing Appliances
- 🔧 10.25.5 PARK OWNED MH(s) - LOT 64, Vacant: EXT: Roof Holes/Broken
- 🔧 10.25.6 PARK OWNED MH(s) - LOT 64, Vacant: EXT: Bad/Missing Skirting(over 10%)
- 🔧 10.25.7 PARK OWNED MH(s) - LOT 64, Vacant: EXT: Broken Door/Window/Deck
- 🚫 10.25.8 PARK OWNED MH(s) - LOT 64, Vacant: Scrap Home
- 🔧 11.1.1 VACANT LOT AUDIT - Lot # 2: Undeveloped
- 🔧 11.2.1 VACANT LOT AUDIT - Lot # 17: Tree or Brush Removal
- 🔧 11.5.1 VACANT LOT AUDIT - Lot # 42: Fix Sewer Connection
- 🚫 12.1.1 OTHER STRUCTURES - Condition of Structure(s): Defects Observed
- 🔧 13.1.1 SIGNAGE - Condition of Signs: Bad Main Sign(s)
- ⚠️ 14.1.1 DRAINAGE - Condition: Flooding - Missing Drainage
- 🚫 15.1.1 TREES AND BRUSH - Size, Average Quantity, & Condition: Overgrown Tree(s)

-
- 🔧 15.1.2 TREES AND BRUSH - Size, Average Quantity, & Condition: Tree(s) Touching or On Homes
 - 🔧 16.1.1 VIOLATIONS & HAZARDS - Items Observed: Feral Cat or Dog Colony
 - 🔧 16.1.2 VIOLATIONS & HAZARDS - Items Observed: Debris (more than 10% of lots)
 - 🔧 16.1.3 VIOLATIONS & HAZARDS - Items Observed: Broken Vehicles (more than 5% of lots)
 - 🔧 16.1.4 VIOLATIONS & HAZARDS - Items Observed: Terrible Condition Tenant Homes (more than 10%)
 - 🚫 16.1.5 VIOLATIONS & HAZARDS - Items Observed: Missing Skirting (more than 10%)
 - 🔧 16.1.6 VIOLATIONS & HAZARDS - Items Observed: Chicken/Animal Coop
 - 🔧 16.1.7 VIOLATIONS & HAZARDS - Items Observed: Material Hazard
 - 🔧 16.1.8 VIOLATIONS & HAZARDS - Items Observed: Chemical Hazard

1: COMMUNITY VISIT

Information

Pros	Cons	In Attendance
Heavy Drive By Traffic, Family Friendly, Professional Manager, Professional Staff, Roads Are In Good Condition, Great Condition Office, Manager Receives Calls Weekly For Rentals	Poor Entrance Landscaping, Older Infrastructure, Overparking, Vehicles Not Managed, Poor Condition Office, High Turnover (over 5%), High Evictions (over 5%)	Owner, Manager, Handy Man

Type of Community

All Ages, City Water, City Sewer, RV Section, Storage Units, Propane

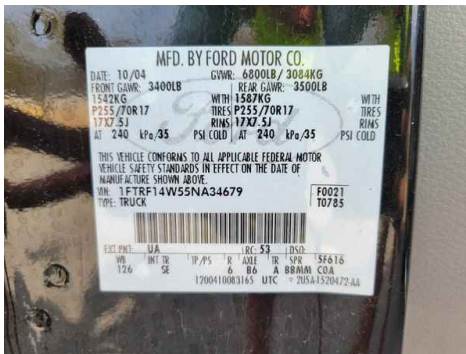
Description of common areas (areas not occupied by lots): Entrance area, vacant lots, and manager is mowing the RV lots.

Asset List Audit

Lawn Mower(s), Weed Wacker(s), Truck, Trailer, Tractor, Misc Equipment (chain saw/other)

- The assets found onsite **did not match** list provided by seller/broker: The assets provided were accurate with a few exceptions - See below
- The following additional items were found: Truck (F150), Trailer, Snow Plow

(Pictures will be taken of any vehicle model #/serial #/part numbers found)





Property Pictures

General pictures of the property such as entrance and common areas.



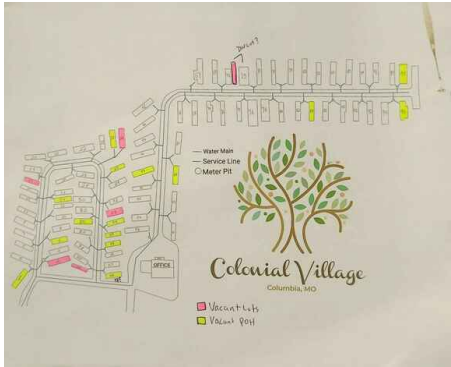
2: LOT MAP AUDITED

Information

Lot Map Annotated

The following lot map(s) have been audited for discrepancies. See 'Standards of Practice' for reasons that can result in a lost lot.

Total lots:132
Number of vacant lots:3
Number of lost lots: **4**
Number of single wide: 109
Number of double wide: 2
Number of RVs: 22



Deferred maintenance

2.1.1 Lot Usability

 HIGH: 50K+ Est.

LOST LOT (CONFIGURATION, ETC)

Observation about how many lots **may be** lost due to configuration, taken over by an easement, taken over by another object/structure, flooded out, not developed/approved, or used for other purposes by owner: **3**

Industry per lot value average: 20K-60K.

The hillside that runs to the river behind is eroding. Lots 20, 21, 22. To correct, dozens of trees will need to be removed and a retention wall will need to be built at least ten foot from the home to provide a setback - so that homes do not fall off the cliff.

Estimated Cost
\$20,000 - \$60,000



2.1.2 Lot Usability

LOST LOT (SHORT/NARROW)

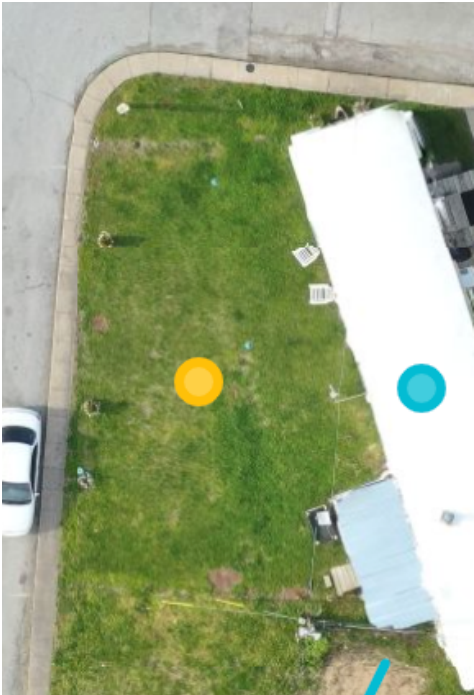
Observation about how many lots may be lost due to short length and/or width: 1

Industry per lot value average: 20K-60K.

Lot is narrow (not usable - setbacks) and there were no utilities found. Lot 2

Estimated Cost
\$20,000 - \$60,000

 MEDIUM: 10K ~ 50K Est.



3: DRIVE THROUGH

Information

Drive Through Date

2021-04-27

Videos Taken

Home Narration, Office, Other Structure(s), Sewer, Drone

 **YouTube playlist** will includes videos of drive-through, structures if applicable, drone if applicable, infrastructure, and any unique items that may need to be captured with video.



Visit the '[VIDEO & PICTURE LIBRARY](#)' section for link.

4: PERIMETER FENCE

		New	Good	Fair	Poor	Replace
4.1	Fence Condition					X
New = New or Like New (9-10) Good = Good Cond. (7-8) Fair = Fair Cond. (6) Poor = Poor Cond. (3-5) Replace = Rotted/Tear-down (1-2)						

Information

Materials Found

Metal, Chain Link, Bad Patches,
No Fence Area(s)

Summary and Pictures 1

There was approximately 40% of the property that was fenced. The materials were hog wire and barbed wire. None of the fence was in good condition. The fence was overgrown with trees and brush and was barely visible in most cases. The location of the fencing was on the south and south west side of the property.



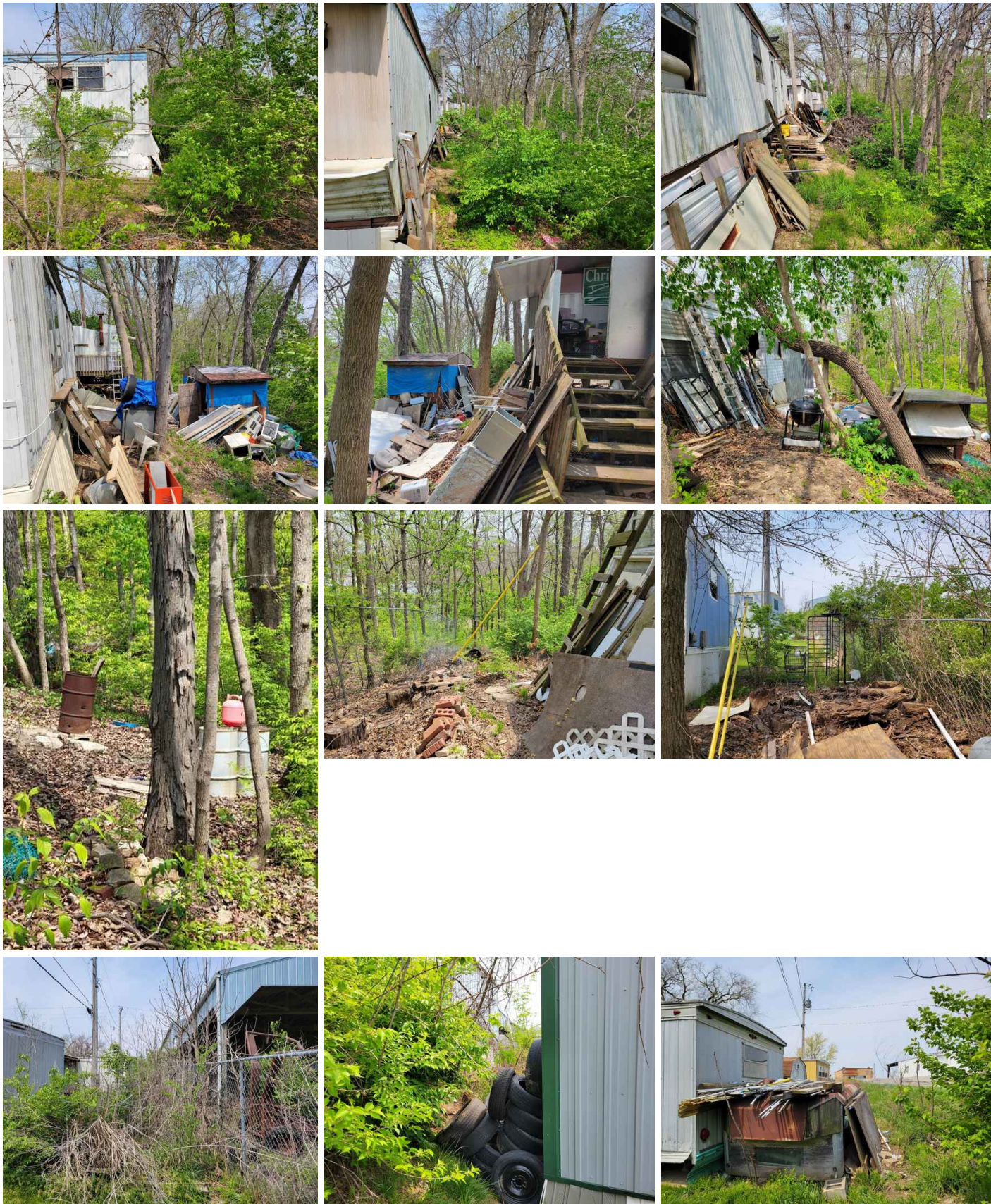
Summary and Pictures 2



Summary and Pictures 3



Summary and Pictures 4



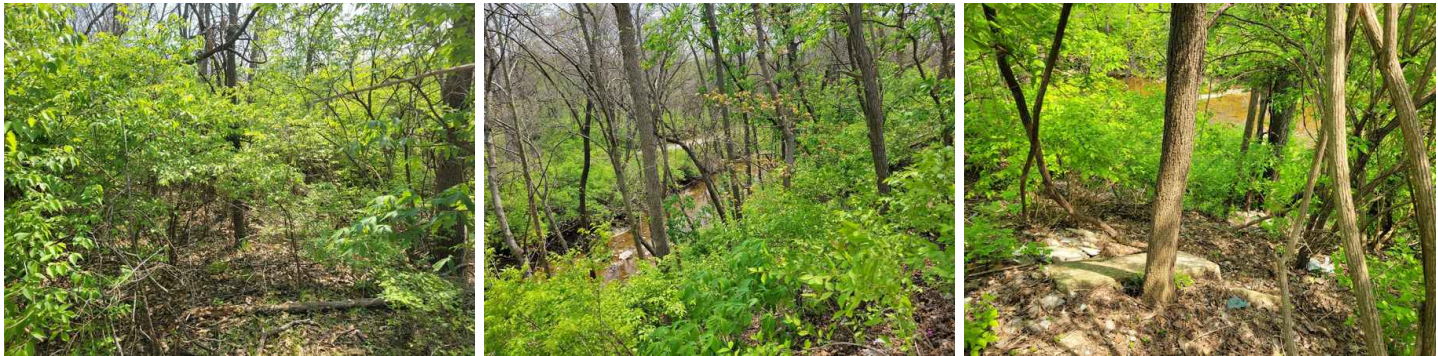


Limitations

Fence Condition

IMPASSABLE AREA

East side of property was impassable due to 30-50 foot cliff into creek. Slope and detail aerial shown on Drone mapping.



Deferred maintenance

4.1.1 Fence Condition

BROKEN FENCE (MORE THAN 20%)

Industry average cost: \$20-\$50 per foot (wood or chain-link parts & labor). Abt 50% considered bad condition.

Estimated Cost

\$20 - \$50

MEDIUM: 10K ~ 50K Est.



4.1.2 Fence Condition

 MEDIUM: 10K ~ 50K Est.

FENCE (OVERTAKEN BY BRUSH)

Industry average: \$20-\$50 per foot (wood or chain-link parts & labor). About 50% overtaken by brush

Estimated Cost

\$20 - \$50



5: ROADS

		New	Good	Fair	Poor	Replace
5.1	Road Condition			X		
New = New or Like New (9-10)		Good = Good Cond. (7-8)		Fair = Fair Cond. (6)	Poor = Poor Cond. (3-5)	
		Replace = Rotted/Tear-down (1-2)				

Information

Material Types

Asphalt, Concrete, No Driveways,
Sidewalks


Road Condition & Usage

Summary
Overall condition of roads: Fair
Tenants parking on road (yes/no): Yes
Over parking (3rd vehicle, parking on grass, commercial vehicles, or less than two parking spaces): There was over parking, including broken down vehicles, and campers
Overall condition of vehicles: Fair to good

Deferred maintenance

5.1.1 Road Condition

POT HOLES

 LOW: Under 10K Est.

Number of pot holes counted and average severity description: **14 small potholes**
Sizing: Small (diameter of less than a foot), medium (one to two feet), larger (diameter greater than 2 feet).
Average pothole and crack repair cost for asphalt: \$100-\$300 per depending on size, depth, and severity.

Estimated Cost
\$100 - \$300



5.1.2 Road Condition

SPIDER CRACKING

 HIGH: 50K+ Est.

This is also called crocodile cracking and can commonly occur on asphalt pavements. This form of surface damage usually indicates some structural failure.

Average asphalt life: 20-25 years. Average resurfacing cost: \$3-\$10 per square foot.

Estimated Cost

\$3 - \$10



5.1.3 Road Condition

BAD AREA

 MEDIUM: 10K ~ 50K Est.

Bad area is an area of road that is in poor or unusable condition that may not be described as a pot hole or spider cracking.

Average cost: \$8-\$14 p/square foot for new road.

Estimated Cost

\$8 - \$14



6: STAFF

		New	Good	Fair	Poor	Replace
6.1	Impression of Staff		X			
New = New or Like New (9-10) Good = Good Cond. (7-8) Fair = Fair Cond. (6) Poor = Poor Cond. (3-5) Replace = Rotted/Tear-down (1-2)						

Information

Impression of Staff: Staff Interview

- Manager's appearance: Professional looking
- Impression of manager: positive, she was nice and seemed like she cared
- Does staff want to stay (contact info for rest of staff): No
- Do staff/helpers live onsite: No
- What are staff's duties/compensation: General managerial and maintenance duties to include, taking rent, enforcing rules, delivering notices, plowing roads
- Who mows general area, tenant/vacant/POH lots: Billy (Maintenance)
- Who gives statements/violations/reads meters: Manager (Shawn)
- What forms of payment are accepted/who deposits: Check, cashiers check, online payment (5%) / Shawn (Manager)
- Are payments put in drop box/mailed, online: Drop box or in-person
- Does staff have formal training: No
- What does staff report as a problem: **Theft from multiple vacant POH**
- How bad is violence, crime & drugs in the park: Reported as low
- Hidden perks - vehicles, free homes/storage, benefits/bonuses: None reported
- Do you tow/what's required: I-70 Towing is the vendor, rarely used
- What works for marketing(craigslist, paper, banner, signage, FB market place, tenant referral bonus, other): None mentioned
- Any tenant disputes, tenant threats, tenants that need to be evicted, old or new lawsuits: None mentioned
- Any current liabilities, hazards, infrastructure problems, or repairs that have been put off: None mentioned
- What do you like most and least about the community? What could be improved?: Speed bumps, new roads



Shawn



Billy

7: SEWER SYSTEM

		New	Good	Fair	Poor	Replace
7.1	Conditions			X		
New = New or Like New (9-10)		Good = Good Cond. (7-8)		Fair = Fair Cond. (6)	Poor = Poor Cond. (3-5)	
		Replace = Rotted/Tear-down (1-2)				

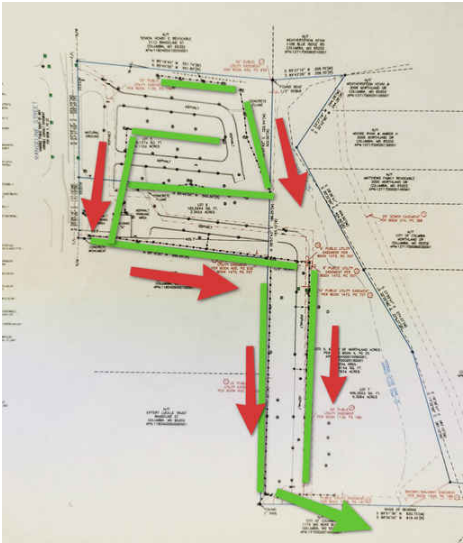
Information

Line Sizes Found

5"

Annotations

Location where sewer exits park
is: South West Corner



Type of Sewer

PVC, Clay, PVC Cleanouts, 5"-6"

Note, location of where sewer exits park or lift station (if present) is annotated on utility map.

Conditions: Condition Summary

The overall condition of the sewer was fair. The majority of the park 80% is clay with the other 20% being a mix of PVC and S&D. From lot 87 looking south there was roughly 100 feet of clay and 100 feet of S&D all the way to the city main. There was a slight root intrusion at the tap, but other than that it was in good shape. Tried to camera from lot 69, but it was clogged like someone had dropped something into the pipe. Cleanout at lot 63 was broken and had standing sewage, this prevented scoping from this location. From lot 59 running west, first 50 feet had standing water and 75 feet down there was a complete separation noticed. This run was mostly PVC. From lot 5 running east 200 feet there was PVC and it was in good condition. The plumbers recommended jetting and to repair to the broken cleanouts and separations.

Deferred maintenance

7.1.1 Conditions
SEPERATION(S)

—

MEDIUM: 10K ~ 50K Est.

Distribution pipe(s) were installed in a sub-standard way. Number of separation(s) found: **1**

Industry average costs: Trenchless pipe repair: \$160 per foot. Sewer line replacement cost (trenching): \$50 - \$250 per foot (depending on depth, type, and amount of trenching).


Estimated Cost

\$50 - \$250



7.1.2 Conditions

GROUND DISCHARGE

 LOW: Under 10K Est.

Line(s) found to be broken or open resulting in sewage on ground.

Number of areas found were: **5**

Type of discharge found was: **Sewage (out of 3 homes)**

Industry average costs: Trenchless pipe repair: \$160 per foot. Sewer line replacement cost (trenching): \$50 - \$250 per foot (depending on depth, type, and amount of trenching). Seek a qualified sewer repair vendor for estimate.


Estimated Cost

\$50 - \$250



7.1.3 Conditions

JETTING NEEDED

 LOW: Under 10K Est.

The park needs jetting and cleaning throughout due to stoppages/bellies/obstructions. There is substantial amounts of grease and debris clogging lines and manholes.

Hydro jetting industry average: \$350 (small job) to \$2,000 (over 100 lot park). Note, hydro jetting is a temporary fix.

Estimated Cost
\$350 - \$2,000

7.1.4 Conditions

 HIGH: 50K+ Est.

OLD SEWER LINE TYPE(S)

Lines that are more than 30 years old, are mostly original, and are softer material types such as concrete/clay/orangeburg(crumble over time), cast iron(corrodes over time), and ABS(soft). These types of lines are known to have a life span of 30-60 years on average. Life span is greatly affected by depth of line, size, ground density, and amount of tree roots. Root intrusions, separations, and breaks can result in having to replace many sections and perform frequent jetting (if lines can handle jetting(are not too brittle)).

Industry average costs: Trenchless pipe repair: \$160 per foot. Sewer line replacement cost (trenching): \$50 - \$250 per foot (depending on depth, type, and amount of trenching). Seek a qualified sewer repair vendor for estimate.

Estimated Cost
\$50 - \$250

7.1.5 Conditions

 LOW: Under 10K Est.

BROKEN OR FILLED CLEANOUT(S)


Note, if **over a dozen** broken cleanouts are found, we will flag it as a deferred maintenance item over 10K. Broken cleanouts can indicate that they have been left open for a long period of time. This can result in lines becoming corroded, broken, and filled requiring maintenance or replacement.

Note, if a cleanout is broken/filled, the amount of damage/deterioration beyond the cleanout connection is unknown. Seek a qualified sewer vendor for estimate.

Industry average costs: Trenchless pipe repair: \$160 per foot. Sewer line replacement cost (trenching): \$50 - \$250 per foot (depending on depth, type, and amount of trenching). Seek a qualified sewer repair vendor for estimate.

Estimated Cost
\$50 - \$250

7.1.6 Conditions

 LOW: Under 10K Est.

CLEANOUTS NOT CAPPED

Amount of cleanouts observed open: 2

Non capped cleanouts can result in lines becoming corroded, broken, and filled requiring maintenance or replacement.

This is considered a low cost maintenance item. Remove any debris found and cap all cleanouts.

Jetting is recommended to flush out debris. Hydro jetting industry average: \$350 (small job) to \$2,000 (over 100 lot park). Note, hydro jetting is a temporary fix if debris has caused damage to the lines.

Estimated Cost
\$350 - \$2,000



8: WATER SYSTEM

Information

Type Reported

Galvanized Steel, PVC
Any irrigation found (Y/N): None

Note, Irrigation can result in water loss if lots are not sub-metered. When water is billed back using methods such as RUBS, common area water usage such as irrigation should not be included in the bill back amount. Irrigation and other non-lot water usage can result in difficulty to bill back water and difficulty to isolate water usage and leaks.

Master Meter(s) & Shutoff

Location of master water meter(s) found: South West corner (See Drone Deploy)

LINK: [DRONE DEPLOY](#)

Limitations

General
WATER SYSTEM NOT TESTED
Note

Water system not tested by DDP per services agreement. If water is sub-metered, and there is a loss of more than 10% when comparing master meter usage to tenant(sub-meter) usage, leak detection is recommended. One such national leak detection company is American Leak Detection. There are different types of leak detection available such as pressure and sonar.

Deferred maintenance

8.1.1 Problems(reported)

BAD WATER LINES REPORTED

Replacement cost per linear foot: \$100-\$200. Per handyman: all steel lines were bad, they have replace most with PVC but bad lines remain that continue to break during winter. He could not provide a good estimate of amount and location of line remaining.

Estimated Cost
\$100 - \$200

MEDIUM: 10K ~ 50K Est.



9: ELECTRIC

		New	Good	Fair	Poor	Replace
9.1	Condition of Electric			X		

New = New or Like New (9-10)

Good = Good Cond. (7-8)

Fair = Fair Cond. (6)

Poor = Poor Cond. (3-5)

Replace = Rotted/Tear-down (1-2)

Information

Types Found

MH (100-200 amp), MH (newer 200 amp)

Condition of Electric: Summary

Completed

Summary: The park had fair electrical overall. The north circular portion of the park was 90% 100 amp and 10% 200 amp. The south portion of the park (L shaped) was 90% 200 amp and 10% 100 amp. The condition of the pedestals and boxes were 85% good condition and 15% bad condition. Most of the 200 amp were new, however there were ~4 bad pedestals that were bent or leaning. The 100 amp pedestals were older and constituted most of the bad boxes.





Deferred maintenance

9.1.1 Condition of Electric

**BAD BOX(ES): HAZARD OR OTHER**

This many bad boxes were observed overall. **About: 15%.** Reference 'vacant lot audit' for any vacant lot electric conditions.

'Bad' boxes may include the following:

- hazard: leaning more than 10 degrees
- hazard: exposed wires or missing parts (paneling)
- hazard: under water (base and/or box submerged/sinking)
- deterioration: old-obsolete box (such as fuse-type breakers)
- deterioration: interior rusted elements / burn marks
- deterioration: overtaken by insects, rodents, or brush

See 'Standards of Practice' for industry average cost details. Average cost per pedestal.

Estimated Cost

\$1,000 - \$2,500



10: PARK OWNED MH(S)

		New	Good	Fair	Poor	Replace
10.1	POH SUMMARY				X	
10.2	LOT 1, Vacant					X
10.3	LOT 3, Occupied				X	
10.4	LOT 41, Occupied				X	
10.5	LOT 6, Vacant				X	
10.6	LOT 94, Occupied					X
10.7	LOT 24, Vacant					X
10.8	LOT 71, Occupied				X	
10.9	LOT 14, Vacant				X	
10.10	LOT 74, Occupied				X	
10.11	LOT 69, Occupied			X		
10.12	LOT 62, Occupied				X	
10.13	LOT 27, Vacant					X
10.14	LOT 55, Occupied				X	
10.15	LOT 30, Occupied				X	
10.16	LOT 34, Vacant					X
10.17	LOT 35, Vacant					X
10.18	LOT 37, Vacant					X
10.19	LOT 44, Vacant				X	
10.20	LOT 84, Vacant				X	
10.21	LOT 95, Vacant					X
10.22	LOT 96, Vacant					X
10.23	LOT 39, Vacant					X
10.24	LOT 57, Vacant				X	
10.25	LOT 64, Vacant					X

New = New or Like New (9-10)

Good = Good Cond. (7-8)

Fair = Fair Cond. (6)

Poor = Poor Cond. (3-5)

Replace = Rotted/Tear-down (1-2)

Information

LOT 3, Occupied: Exterior

Description

Poor Condition

LOT 3, Occupied: Interior

Description
Bad Condition, Smell/Odor,
Hoarder



LOT 41, Occupied: Interior

Description
No Entry

LOT 74, Occupied: Interior

Description
Average Condition



LOT 69, Occupied: Interior

Description
No Entry

LOT 55, Occupied: Interior

Description
No Entry

LOT 35, Vacant: Exterior

Description
Poor Condition

LOT 84, Vacant: Interior

Description
No Entry

LOT 64, Vacant: Interior

Description
Bad Condition, Smell/Odor

POH SUMMARY: Comparing POH Found to Seller's List

- Total number of POH (owner occupied/vacant/abandoned/or demo) found: 24
- Total vacant POH needing rehab: 15
- Total ready to rent: 0
- Discrepancies found (total POH matched/did not match seller/broker provided total: None - There was a home that the park just got title for and it was added to the list (lot39)

LOT 1, Vacant: Exterior Description
Poor Condition



LOT 1, Vacant: Interior Description
Bad Condition, Smell/Odor



LOT 41, Occupied: Exterior Description
Poor Condition, Window Units, HUD Label Visible



LOT 6, Vacant: Exterior Description
Poor Condition



LOT 6, Vacant: Interior Description
Bad Condition, Smell/Odor, No Entry



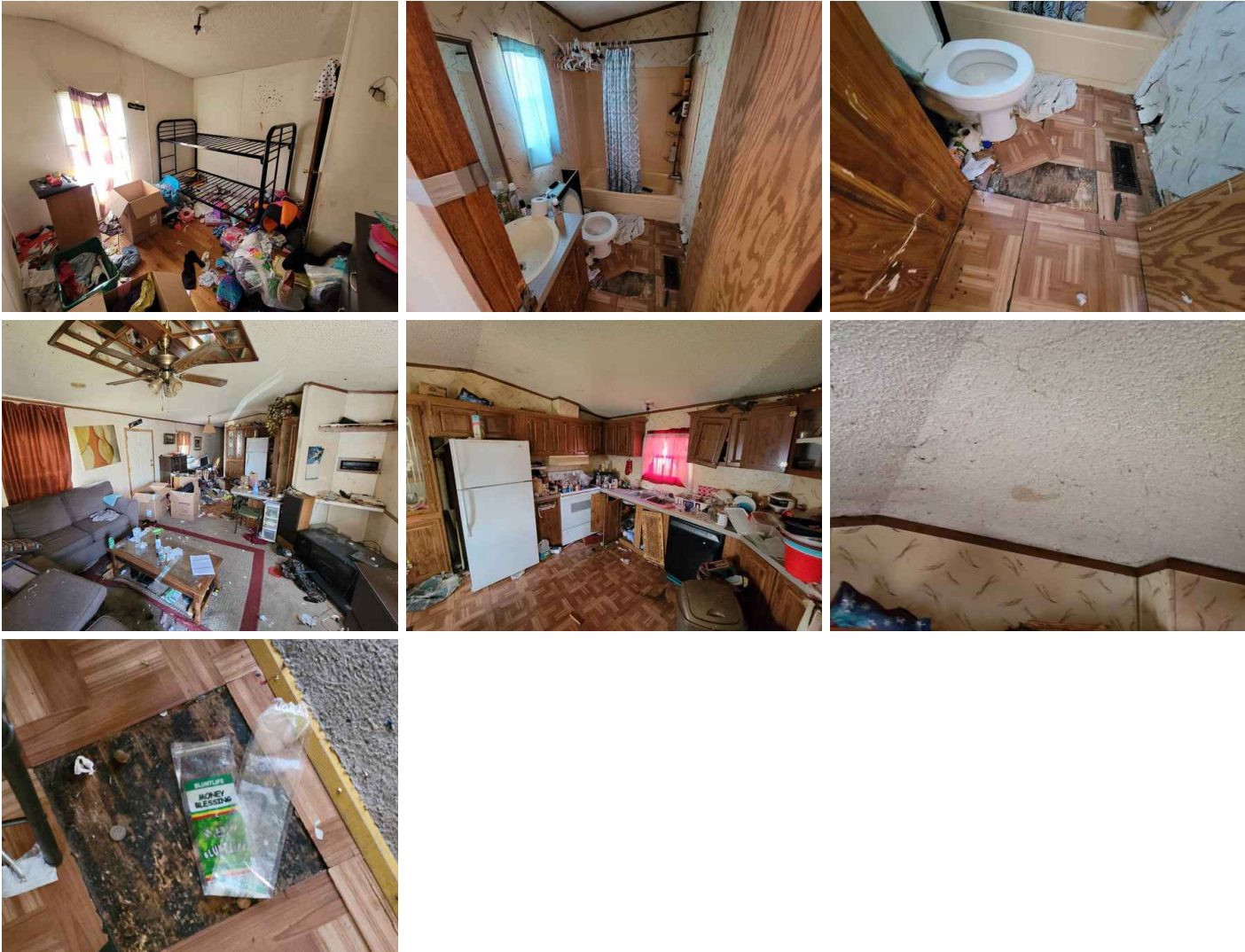
LOT 94, Occupied: Exterior Description

Poor Condition, Window Units, HUD Label Visible



LOT 94, Occupied: Interior Description

Bad Condition, Smell/Odor



LOT 24, Vacant: Exterior Description
Poor Condition



LOT 24, Vacant: Interior Description
Bad Condition, Smell/Odor



LOT 71, Occupied: Exterior Description
Poor Condition



LOT 71, Occupied: Interior Description
Average Condition

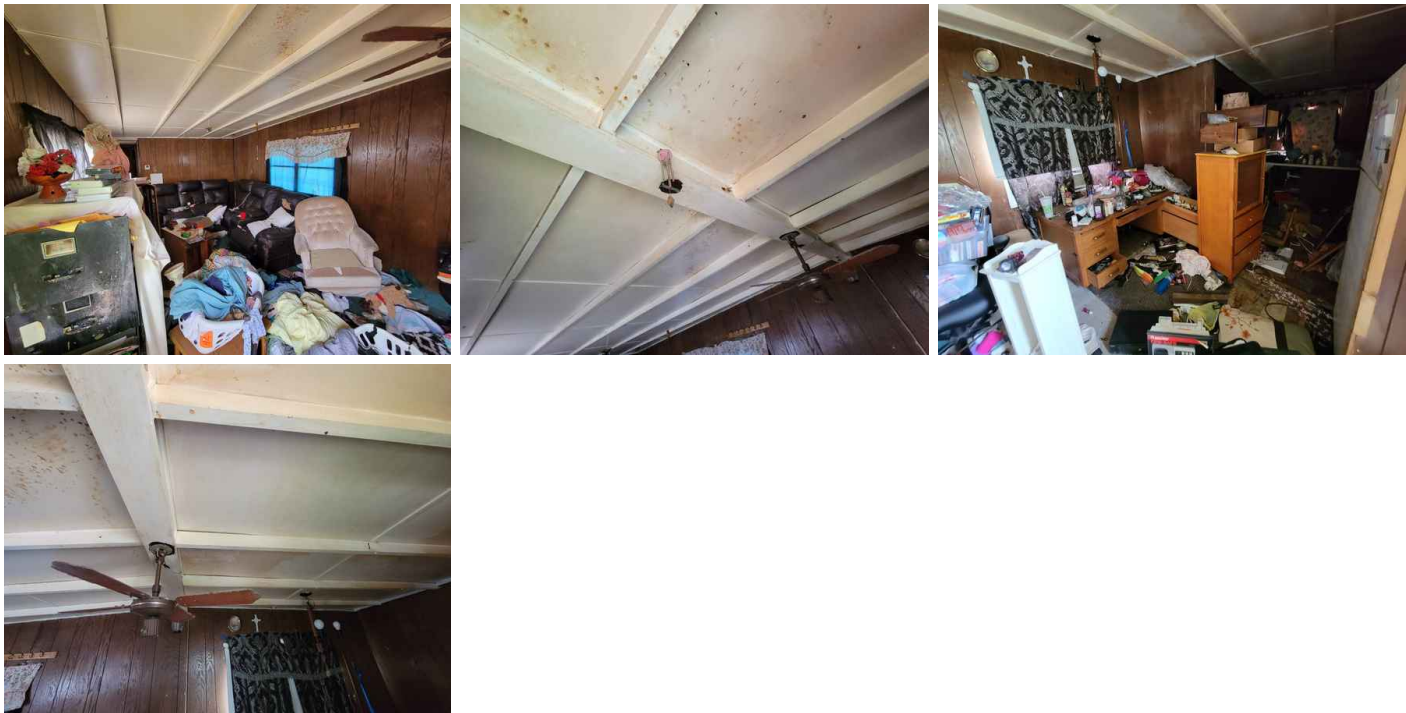


LOT 14, Vacant: Exterior Description

Poor Condition



LOT 14, Vacant: Interior Description
Bad Condition, Smell/Odor, Hoarder



LOT 74, Occupied: Exterior Description
Average Condition



LOT 69, Occupied: Exterior Description
Average Condition



LOT 62, Occupied: Exterior Description
Average Condition



LOT 62, Occupied: Interior Description

Average Condition, Smell/Odor



LOT 27, Vacant: Exterior Description

Poor Condition, Window Units



LOT 27, Vacant: Interior Description
Bad Condition, Smell/Odor, Hoarder



LOT 55, Occupied: Exterior Description
Poor Condition



LOT 30, Occupied: Exterior Description
Poor Condition, Window Units



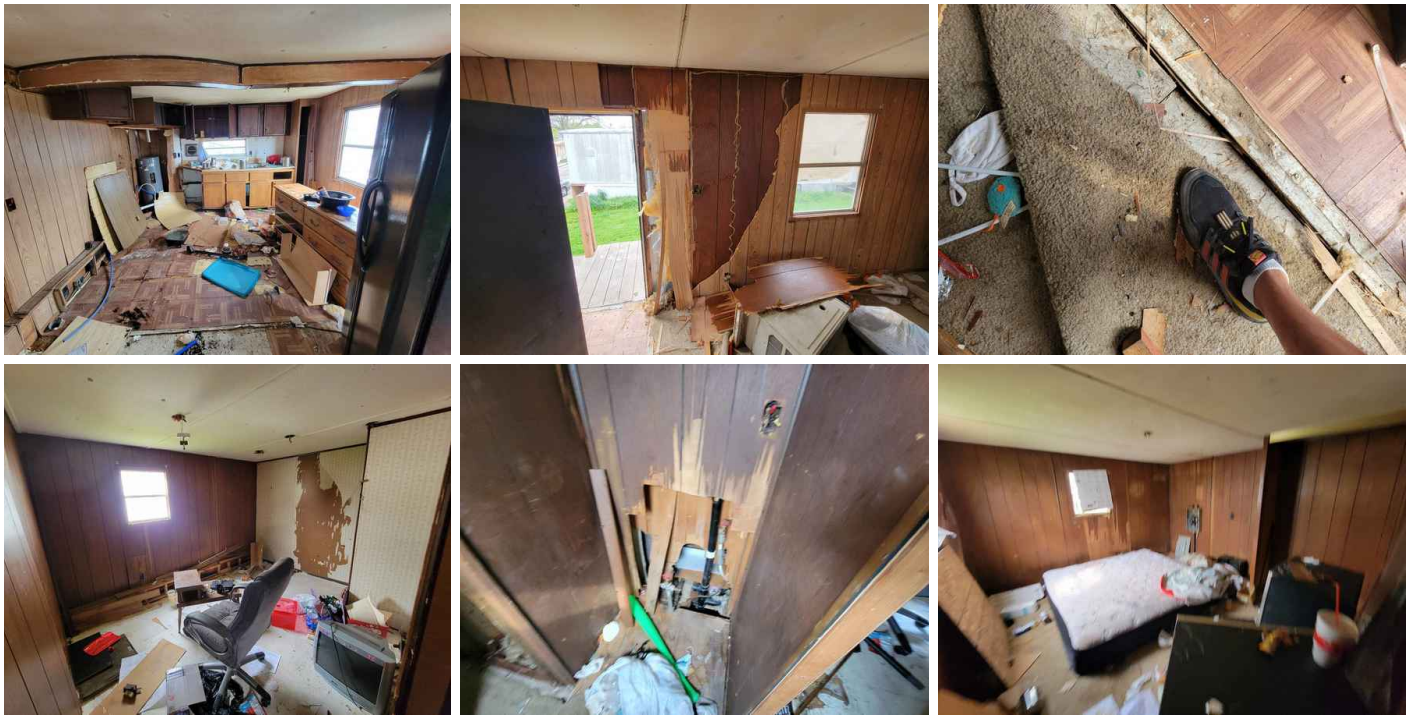
LOT 30, Occupied: Interior Description
Average Condition, Smell/Odor



LOT 34, Vacant: Exterior Description
Poor Condition



LOT 34, Vacant: Interior Description
Bad Condition, Smell/Odor



LOT 35, Vacant: Interior Description
Bad Condition, Smell/Odor



LOT 37, Vacant: Exterior Description

Poor Condition, HUD Label Visible



LOT 37, Vacant: Interior Description

Bad Condition, Smell/Odor, Hoarder



LOT 44, Vacant: Exterior Description
Average Condition, HUD Label Visible



LOT 44, Vacant: Interior Description
Bad Condition, Smell/Odor, Hoarder



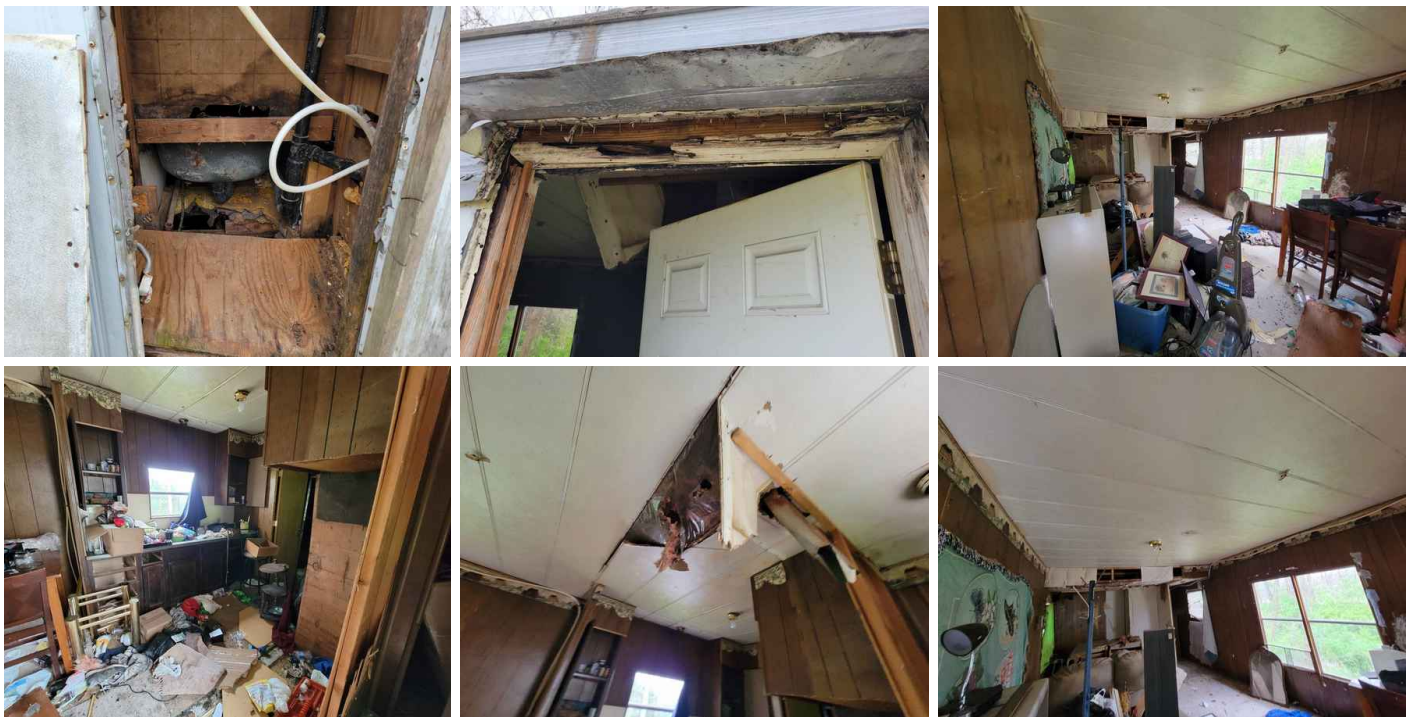
LOT 84, Vacant: Exterior Description
Poor Condition



LOT 95, Vacant: Exterior Description
Poor Condition



LOT 95, Vacant: Interior Description
Bad Condition, Smell/Odor



LOT 96, Vacant: Exterior Description

Poor Condition



LOT 96, Vacant: Interior Description
Bad Condition, Smell/Odor



LOT 39, Vacant: Exterior Description
Poor Condition, HUD Label Visible



LOT 39, Vacant: Interior Description
Bad Condition, Smell/Odor, Hoarder



LOT 57, Vacant: Exterior Description
Poor Condition



LOT 57, Vacant: Interior Description

Bad Condition, Smell/Odor



LOT 64, Vacant: Exterior Description

Poor Condition



Deferred maintenance

10.1.1 POH SUMMARY

OVERALL POH CONDITION

This is a cumulative summary of POH condition.

HIGH: 50K+ Est.

10.2.1 LOT 1, Vacant

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.

LOW: Under 10K Est.



10.2.2 LOT 1, Vacant

INT: FLOORING PROBLEM

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

Type of floor problem:

- soft spot (y/n):
- missing flooring (y/n):
- deteriorated (y/n):

Estimated Cost

\$7 - \$15



LOW: Under 10K Est.



10.2.3 LOT 1, Vacant

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.



LOW: Under 10K Est.



10.2.4 LOT 1, Vacant

INT: MISSING APPLIANCES

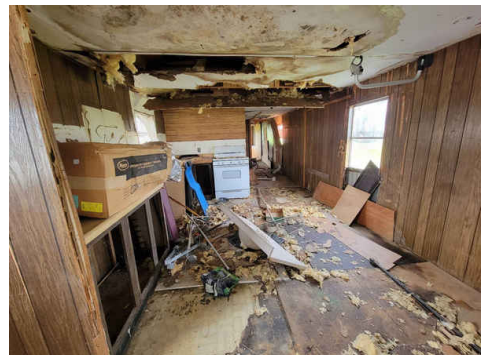
Appliances were missing. See 'Standards of Practice' for average appliance costs.

Estimated Cost

\$1,735 - \$3,470



LOW: Under 10K Est.



10.2.5 LOT 1, Vacant

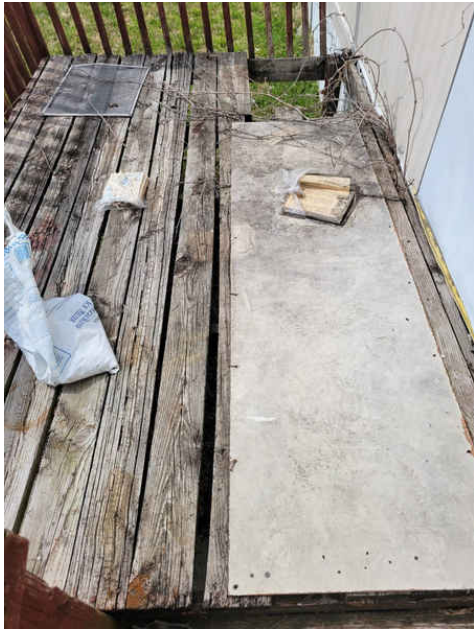
EXT: BROKEN DOOR/WINDOW/DECK

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



LOW: Under 10K Est.



10.2.6 LOT 1, Vacant

SCRAP HOME

This home is considered to be 'scrap' condition. Cost amount assumes that a value was given to home for home to be usable/habitable. Possible costs may include home removal and home purchasing.

Estimated Cost
\$10,000 - \$50,000



MEDIUM: 10K ~ 50K Est.



10.3.1 LOT 3, Occupied

EXT: BAD/MISSING SKIRTING(OVER 10%)

Note, it is not rare to see a single panel missing due to maintenance/meter access. Bad skirting or more than one panel missing was observed.

Estimated Cost
\$400 - \$4,000



LOW: Under 10K Est.



10.3.2 LOT 3, Occupied



LOW: Under 10K Est.

**EXT: BROKEN
DOOR/WINDOW/DECK**

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



10.5.1 LOT 6, Vacant



LOW: Under 10K Est.

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



10.5.2 LOT 6, Vacant



LOW: Under 10K Est.

INT: MISSING APPLIANCES

Appliances were missing. See 'Standards of Practice' for average appliance costs.

Estimated Cost
\$1,735 - \$3,470



10.5.3 LOT 6, Vacant



LOW: Under 10K Est.

**EXT: BROKEN
DOOR/WINDOW/DECK**

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



10.6.1 LOT 94, Occupied



LOW: Under 10K Est.

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



10.6.2 LOT 94, Occupied

INT: BUG/RODENT INFESTED

Bug/rodent infestation was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.



10.6.3 LOT 94, Occupied

INT: FLOORING PROBLEM

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

Type of floor problem:

- soft spot (y/n):
- missing flooring (y/n):
- deteriorated (y/n):

 LOW: Under 10K Est.

Estimated Cost
\$7 - \$15



10.6.4 LOT 94, Occupied

EXT: BAD/MISSING SKIRTING(OVER 10%)

 LOW: Under 10K Est.


Note, it is not rare to see a single panel missing due to maintenance/meter access. Bad skirting or more than one panel missing was observed.

Estimated Cost
\$400 - \$4,000



10.6.5 LOT 94, Occupied

EXT: BROKEN DOOR/WINDOW/DECK

 LOW: Under 10K Est.


A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



10.7.1 LOT 24, Vacant

INT/EXT: LEAK OR MOLD

 LOW: Under 10K Est.

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



10.7.2 LOT 24, Vacant



LOW: Under 10K Est.

INT: FLOORING PROBLEM

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

Type of floor problem:

- soft spot (y/n):
- missing flooring (y/n):
- deteriorated (y/n):

Estimated Cost

\$7 - \$15



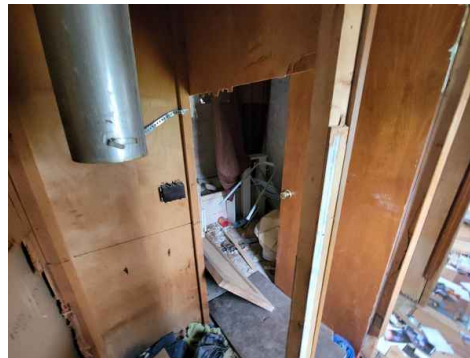
10.7.3 LOT 24, Vacant



LOW: Under 10K Est.

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.



10.7.4 LOT 24, Vacant



LOW: Under 10K Est.

INT: MISSING APPLIANCES

Appliances were missing. See 'Standards of Practice' for average appliance costs.

Estimated Cost

\$1,735 - \$3,470



10.7.5 LOT 24, Vacant



LOW: Under 10K Est.

EXT: BAD/MISSING SKIRTING(OVER 10%)

Note, it is not rare to see a single panel missing due to maintenance/meter access. Bad skirting or more than one panel missing was observed.

Estimated Cost

\$400 - \$4,000




10.7.6 LOT 24, Vacant

EXT: BROKEN DOOR/WINDOW/DECK

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000

 LOW: Under 10K Est.



10.7.7 LOT 24, Vacant

SCRAP HOME

This home is considered to be 'scrap' condition. Cost amount assumes that a value was given to home for home to be usable/habitable. Possible costs may include home removal and home purchasing.

Estimated Cost

\$10,000 - \$50,000

 MEDIUM: 10K ~ 50K Est.



10.8.1 LOT 71, Occupied

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.



10.9.1 LOT 14, Vacant

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.



10.9.2 LOT 14, Vacant

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.

 LOW: Under 10K Est.




10.9.3 LOT 14, Vacant

EXT: BAD/MISSING SKIRTING(OVER 10%)

Note, it is not rare to see a single panel missing due to maintenance/meter access. Bad skirting or more than one panel missing was observed.

Estimated Cost
\$400 - \$4,000

 LOW: Under 10K Est.



10.9.4 LOT 14, Vacant

EXT: BROKEN DOOR/WINDOW/DECK

 LOW: Under 10K Est.

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



10.12.1 LOT 62, Occupied

LOW: Under 10K Est.

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



10.12.2 LOT 62, Occupied

LOW: Under 10K Est.

EXT: BROKEN DOOR/WINDOW/DECK

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000

10.13.1 LOT 27, Vacant

LOW: Under 10K Est.

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



10.13.2 LOT 27, Vacant

INT: FLOORING PROBLEM

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

Type of floor problem:

- soft spot (y/n):
- missing flooring (y/n):
- deteriorated (y/n):

Estimated Cost
\$7 - \$15

 LOW: Under 10K Est.



10.13.3 LOT 27, Vacant

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.



 LOW: Under 10K Est.

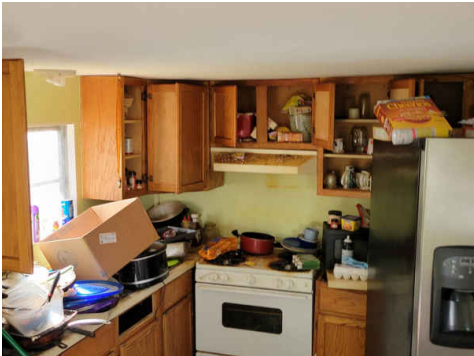
10.13.4 LOT 27, Vacant

INT: MISSING APPLIANCES

Appliances were missing. See 'Standards of Practice' for average appliance costs.

Estimated Cost
\$1,735 - \$3,470

 LOW: Under 10K Est.




10.13.5 LOT 27, Vacant

EXT: ROOF HOLES/BROKEN

Bad roof area observed. Average cost per square foot for asphalt shingles.

Estimated Cost
\$3 - \$5

 LOW: Under 10K Est.

10.13.6 LOT 27, Vacant

EXT: BROKEN
DOOR/WINDOW/DECK

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



 LOW: Under 10K Est.

10.13.7 LOT 27, Vacant

SCRAP HOME

This home is considered to be 'scrap' condition. Cost amount assumes that a value was given to home for home to be usable/habitable. Possible costs may include home removal and home purchasing.


Estimated Cost
\$10,000 - \$50,000

 MEDIUM: 10K ~ 50K Est.

10.14.1 LOT 55, Occupied

INT/EXT: LEAK OR MOLD


Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.



10.14.2 LOT 55, Occupied

EXT: BROKEN
DOOR/WINDOW/DECK

 LOW: Under 10K Est.

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000

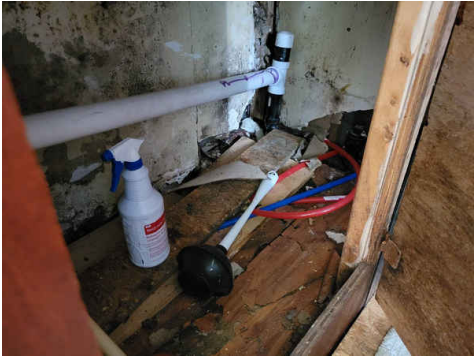


10.15.1 LOT 30, Occupied

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.



10.15.2 LOT 30, Occupied

EXT: BAD/MISSING SKIRTING(OVER 10%)

Note, it is not rare to see a single panel missing due to maintenance/meter access. Bad skirting or more than one panel missing was observed.

Estimated Cost
\$400 - \$4,000

 LOW: Under 10K Est.



10.16.1 LOT 34, Vacant

INT: FLOORING PROBLEM

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

 LOW: Under 10K Est.

Estimated Cost
\$7 - \$15



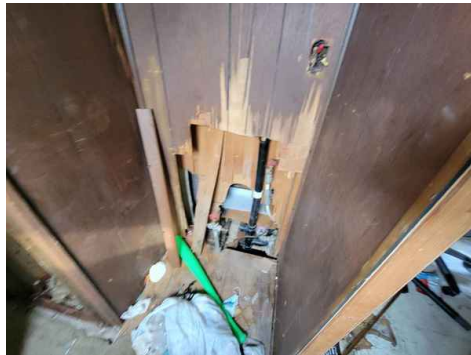
10.16.2 LOT 34, Vacant

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.



LOW: Under 10K Est.



10.16.3 LOT 34, Vacant

INT: MISSING APPLIANCES

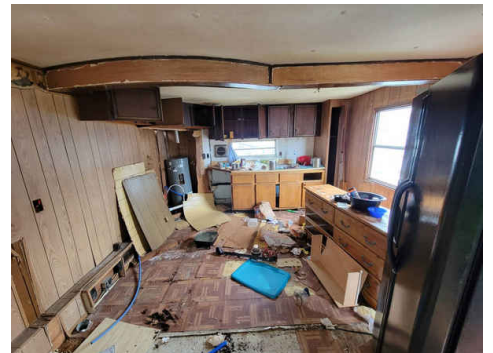
Appliances were missing. See 'Standards of Practice' for average appliance costs.

Estimated Cost

\$1,735 - \$3,470



LOW: Under 10K Est.



10.16.4 LOT 34, Vacant

EXT: BROKEN DOOR/WINDOW/DECK

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



LOW: Under 10K Est.



10.17.1 LOT 35, Vacant

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



LOW: Under 10K Est.



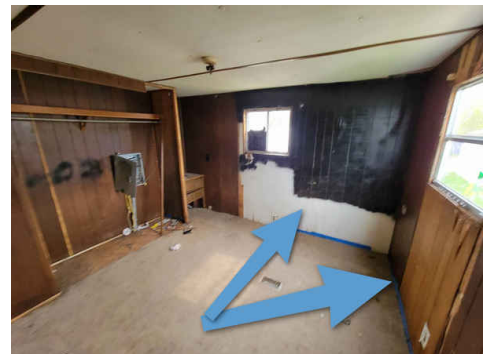
10.17.2 LOT 35, Vacant

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.



LOW: Under 10K Est.



10.17.3 LOT 35, Vacant

EXT: BROKEN DOOR/WINDOW/DECK

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



LOW: Under 10K Est.



10.18.1 LOT 37, Vacant

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.



10.18.2 LOT 37, Vacant

INT: FLOORING PROBLEM


Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

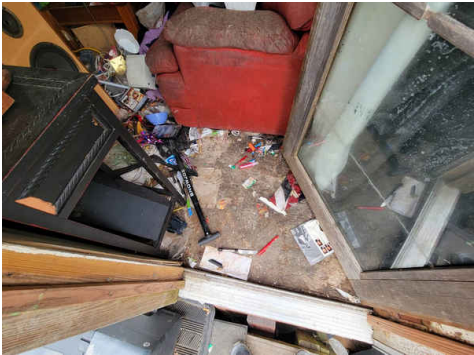
Type of floor problem:

- soft spot (y/n):
- missing flooring (y/n):
- deteriorated (y/n):

Estimated Cost

\$7 - \$15


 LOW: Under 10K Est.



10.20.1 LOT 84, Vacant

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.




10.20.2 LOT 84, Vacant

EXT: ROOF HOLES/BROKEN

Bad roof area observed. Average cost per square foot for asphalt shingles.

Estimated Cost
\$3 - \$5

 LOW: Under 10K Est.



10.21.1 LOT 95, Vacant

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.



10.21.2 LOT 95, Vacant

INT: FLOORING PROBLEM

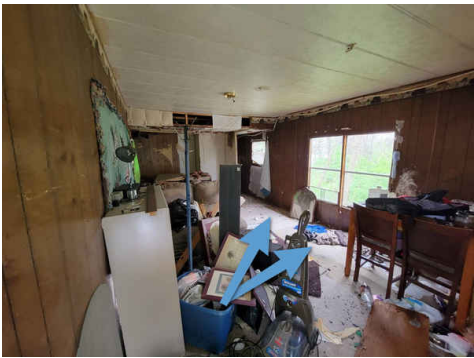
 LOW: Under 10K Est.

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

Type of floor problem:


- soft spot (y/n):
- missing flooring (y/n):
- deteriorated (y/n):

Estimated Cost
\$7 - \$15



10.21.3 LOT 95, Vacant

INT: WALL OR CEILING


 LOW: Under 10K Est.

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.



10.21.4 LOT 95, Vacant

**EXT: BROKEN
DOOR/WINDOW/DECK**

 LOW: Under 10K Est.


A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



10.22.1 LOT 96, Vacant

INT/EXT: LEAK OR MOLD


 LOW: Under 10K Est.

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



10.22.2 LOT 96, Vacant

INT: FLOORING PROBLEM

 LOW: Under 10K Est.

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

Type of floor problem:


- soft spot (y/n):
- missing flooring (y/n):
- deteriorated (y/n):

Estimated Cost
\$7 - \$15

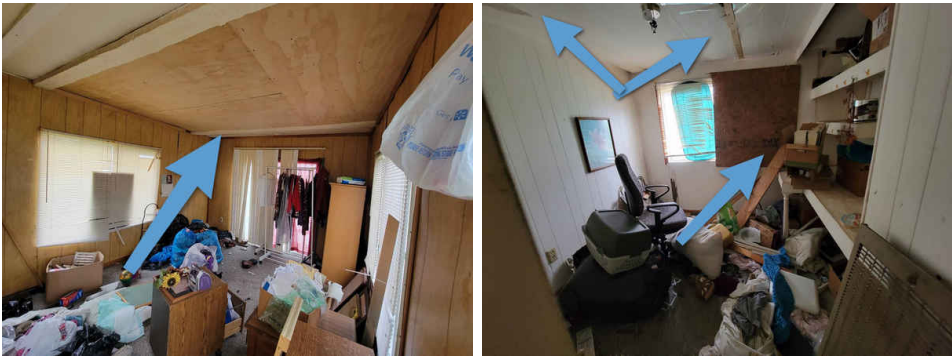


10.22.3 LOT 96, Vacant

INT: WALL OR CEILING


 LOW: Under 10K Est.

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.



10.22.4 LOT 96, Vacant

INT: ANIMAL ALERT

 LOW: Under 10K Est.

Animal noticed. Note, approval per lot is unknown. Pictures are taken (if possible) of animal because animal may not be approved and/or causing damage. It will be noted if there appears to be a 'service animal' epidemic.



10.22.5 LOT 96, Vacant

EXT: ROOF HOLES/BROKEN


 LOW: Under 10K Est.

Bad roof area observed. Average cost per square foot for asphalt shingles.

Estimated Cost
\$3 - \$5

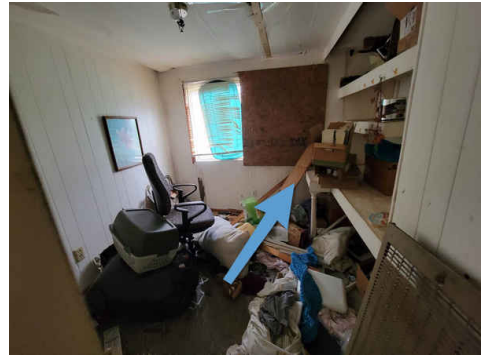
10.22.6 LOT 96, Vacant

**EXT: BROKEN
DOOR/WINDOW/DECK**

 LOW: Under 10K Est.

A broken window, door, or deck was observed. Average replacement cost:


- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



10.23.1 LOT 39, Vacant

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.


 LOW: Under 10K Est.



10.23.2 LOT 39, Vacant

INT: BUG/RODENT INFESTED

Bug/rodent infestation was observed. Seek a qualified vendor to determine severity and estimate.

 LOW: Under 10K Est.



10.23.3 LOT 39, Vacant

INT: FLOORING PROBLEM

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

 LOW: Under 10K Est.

Estimated Cost


\$7 - \$15



10.23.4 LOT 39, Vacant

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.

 LOW: Under 10K Est.

10.23.5 LOT 39, Vacant

EXT: BAD/MISSING SKIRTING(OVER 10%)

LOW: Under 10K Est.

Note, it is not rare to see a single panel missing due to maintenance/meter access. Bad skirting or more than one panel missing was observed.

Estimated Cost

\$400 - \$4,000



10.23.6 LOT 39, Vacant

SCRAP HOME

MEDIUM: 10K ~ 50K Est.

This home is considered to be 'scrap' condition. Cost amount assumes that a value was given to home for home to be usable/habitable. Possible costs may include home removal and home purchasing.

Estimated Cost

\$10,000 - \$50,000

10.24.1 LOT 57, Vacant

INT/EXT: LEAK OR MOLD

LOW: Under 10K Est.

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



10.24.2 LOT 57, Vacant

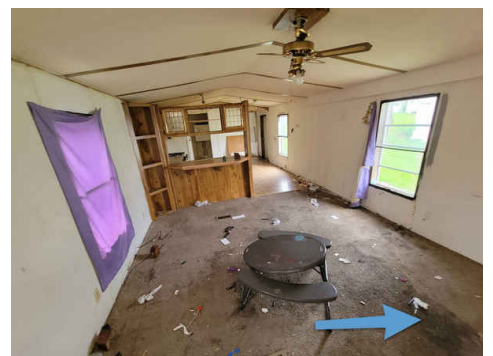
INT: FLOORING PROBLEM

LOW: Under 10K Est.

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

Type of floor problem:

- soft spot (y/n):
- missing flooring (y/n):
- deteriorated (y/n):




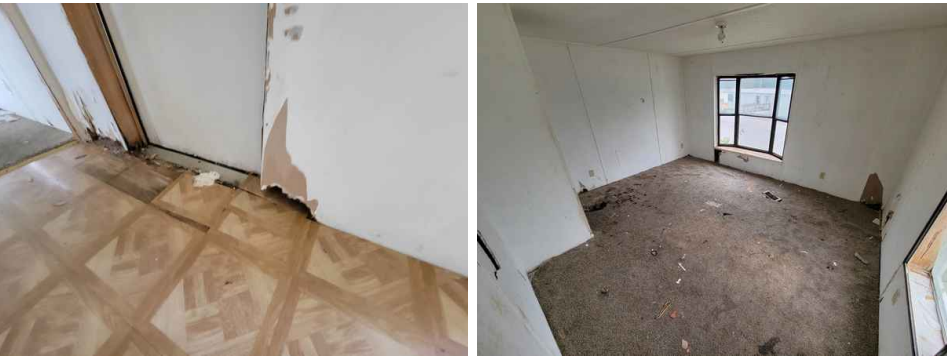
Estimated Cost
\$7 - \$15

10.24.3 LOT 57, Vacant

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.


 LOW: Under 10K Est.



10.24.4 LOT 57, Vacant

INT: ANIMAL ALERT

Animal noticed. Note, approval per lot is unknown. Pictures are taken (if possible) of animal because animal may not be approved and/or causing damage. It will be noted if there appears to be a 'service animal' epidemic.

 LOW: Under 10K Est.




10.24.5 LOT 57, Vacant

EXT: BAD/MISSING SKIRTING(OVER 10%)

Note, it is not rare to see a single panel missing due to maintenance/meter access. Bad skirting or more than one panel missing was observed.

Estimated Cost
\$400 - \$4,000

 LOW: Under 10K Est.



10.24.6 LOT 57, Vacant

 LOW: Under 10K Est.


**EXT: BROKEN
DOOR/WINDOW/DECK**

A broken window, door, or deck was observed. Average replacement cost:



- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000

10.25.1 LOT 64, Vacant


 LOW: Under 10K Est.

INT/EXT: LEAK OR MOLD

Leak or mold was observed. Seek a qualified vendor to determine severity and estimate.



10.25.2 LOT 64, Vacant

 LOW: Under 10K Est.


INT: FLOORING PROBLEM

Flooring problem was observed. See 'Standards of Practice' for industry average details (per square foot).

Estimated Cost
\$7 - \$15



10.25.3 LOT 64, Vacant

 LOW: Under 10K Est.

INT: WALL OR CEILING

Wall or ceiling problem was observed. Seek qualified rehabber for estimate.




10.25.4 LOT 64, Vacant

INT: MISSING APPLIANCES

Appliances were missing. See 'Standards of Practice' for average appliance costs.

Estimated Cost
\$1,735 - \$3,470

 LOW: Under 10K Est.




10.25.5 LOT 64, Vacant

EXT: ROOF HOLES/BROKEN

Bad roof area observed. Average cost per square foot for asphalt shingles.

Estimated Cost
\$3 - \$5


 LOW: Under 10K Est.



10.25.6 LOT 64, Vacant

EXT: BAD/MISSING SKIRTING(OVER 10%)


Note, it is not rare to see a single panel missing due to maintenance/meter access. Bad skirting or more than one panel missing was observed.

 LOW: Under 10K Est.

Estimated Cost
\$400 - \$4,000



10.25.7 LOT 64, Vacant

 LOW: Under 10K Est.

**EXT: BROKEN
DOOR/WINDOW/DECK**

A broken window, door, or deck was observed. Average replacement cost:

- Door: \$478-956
- Window: \$175-\$650
- Decks: \$15-\$30 p/sq/ft: 10 x 10: \$1,500 - \$3,000



10.25.8 LOT 64, Vacant

 MEDIUM: 10K ~ 50K Est.

SCRAP HOME

This home is considered to be 'scrap' condition. Cost amount assumes that a value was given to home for home to be usable/habitable. Possible costs may include home removal and home purchasing.

Estimated Cost
\$10,000 - \$50,000



11: VACANT LOT AUDIT

		New	Good	Fair	Poor	Replace
11.1	Lot # 2					X
11.2	Lot # 17				X	
11.3	Lot # 25				X	
11.4	Lot # 33				X	
11.5	Lot # 42		X			

New = New or Like New (9-10)

Good = Good Cond. (7-8)

Fair = Fair Cond. (6)

Poor = Poor Cond. (3-5)

Replace = Rotted/Tear-down (1-2)

Information

Lot # 2: Lot Condition
No Pad



Lot # 2: Connections Found
Water: Not Found, Sewer: Not Found, Electric: Not Found

Lot # 17: Lot Condition
No Pad



Lot # 25: Lot Condition
Road Base



Lot # 33: Lot Condition
Road Base



Lot # 42: Lot Condition
Road Base, Dirt



Vacant Lot Overview

Total number of vacant lots were: 5
Discrepancies found: **this did not match reported 3**
Number of RV (electric connection) lots: 1

Lot # 17: Connections Found

Water: Good, Sewer: Not Found, Electric: 200 amp, Gas Connection



Lot # 25: Connections Found
Water: Good, Sewer: Good, Electric: 50 ~ 150, Electric: Bad, Gas Connection



Lot # 33: Connections Found
Water: Good, Sewer: Good, Electric: 50 ~ 150, Gas Connection



Lot # 42: Connections Found
Water: Good, Sewer: Bad, Electric: 200 amp



Deferred maintenance

11.1.1 Lot # 2

UNDEVELOPED

Typical lot development costs vary greatly.

Estimated Cost

\$10,000 - \$20,000

 LOW: Under 10K Est.



11.2.1 Lot # 17

TREE OR BRUSH REMOVAL

This deferred maintenance item is ONLY noted if it prevents lot from being used - blocking a home from moving in. Note, large diameter trees over 50 foot may cost significantly more.

Estimated Cost

\$350 - \$2,500

 LOW: Under 10K Est.



11.5.1 Lot # 42

FIX SEWER CONNECTION

Bad sewer connection. 'Bad connection': corroded or broken requiring replacement. Note, repair cost may be significantly less if the only broken item found (when fixing line) is an area cracked at the surface.

Estimated Cost

\$650 - \$1,300

 LOW: Under 10K Est.



12: OTHER STRUCTURES

		New	Good	Fair	Poor	Replace
12.1	Condition of Structure(s)			X		
New = New or Like New (9-10) Good = Good Cond. (7-8) Fair = Fair Cond. (6) Poor = Poor Cond. (3-5) Replace = Rotted/Tear-down (1-2)						

Information

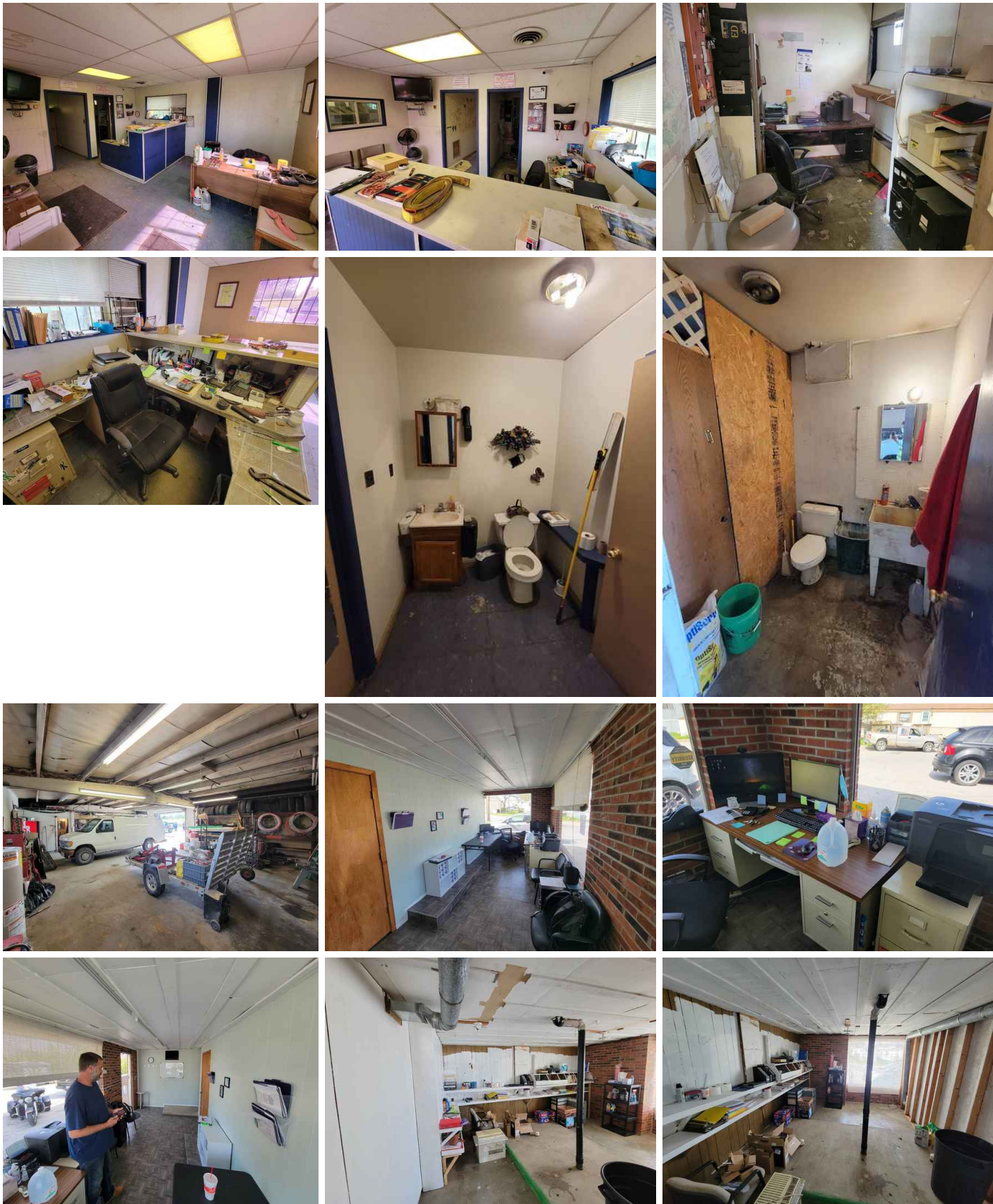
Condition of Structure(s): Summary

Average condition of the structure(s): **Fair**. The office/commercial space is in fair structural condition, but the interior is in poor condition. The space is very unfinished and the restrooms are old and hardly private. The office is in good condition, but the remaining downstairs space should be considered storage. The upstairs is an automotive shop / warehouse.

Condition of Structure(s): Exterior Images



Condition of Structure(s): Interior Images





Deferred maintenance

12.1.1 Condition of Structure(s)

DEFECTS OBSERVED

 MEDIUM: 10K ~ 50K Est.

Unfinished wall areas, evidence of roof leaks, sagging roof areas in warehouse, and unfinished floor areas.

13: SIGNAGE

		New	Good	Fair	Poor	Replace
13.1	Condition of Signs					X
New = New or Like New (9-10)		Good = Good Cond. (7-8)		Fair = Fair Cond. (6)	Poor = Poor Cond. (3-5)	
		Replace = Rotted/Tear-down (1-2)				

Information

Pictures of Park Signs

Kids at Play, Speed Limit, Manager's Office

The following types of signs were found.



Deferred maintenance

13.1.1 Condition of Signs

BAD MAIN SIGN(S)

LOW: Under 10K Est.

'Bad' condition: worn, deteriorated or broken needing replacement. Average includes materials and installation. Main sign may also be considered 'bad' if it is located in a non-visible place and/or missing phone number (ineffective).

Estimated Cost

\$1,000 - \$3,000



14: DRAINAGE

		New	Good	Fair	Poor	Replace
14.1	Condition				X	
		New = New or Like New (9-10) Good = Good Cond. (7-8) Fair = Fair Cond. (6) Poor = Poor Cond. (3-5) Replace = Rotted/Tear-down (1-2)				

Information

Condition: Percentage Reported	Types Found
Under 10%	Small Creek
Percentage of lots reported or observed to have flooding problems.	Bear Creek runs along the east side of the property

Condition: Summary

Notes

Drainage observations: While the drainage for the park was good overall there was a problem found when talking to some of the residents. Around lots 69-76 there is drainage that is not sufficient when a large rainstorm comes through. The area floods 3-5 inches and saturates the ground around the homes and sheds. **Please see the images.**



Deferred maintenance

14.1.1 Condition

FLOODING - MISSING DRAINAGE

HIGH: 50K+ Est.



15: TREES AND BRUSH

		New	Good	Fair	Poor	Replace
15.1	Size, Average Quantity, & Condition			X		
New = New or Like New (9-10)		Good = Good Cond. (7-8)		Fair = Fair Cond. (6)	Poor = Poor Cond. (3-5)	
		Replace = Rotted/Tear-down (1-2)				

Information

Summary

Overall tree conditions observed (sizes, density, if touching homes): There are large trees throughout the park and >1,000 around the perimeter of the property. There are >5 trees making contact with homes within the park.

Deferred maintenance

15.1.1 Size, Average Quantity, & Condition

OVERGROWN TREE(S)

Estimated Cost


\$350 - \$2,500

 MEDIUM: 10K ~ 50K Est.





15.1.2 Size, Average Quantity, & Condition
TREE(S) TOUCHING OR ON HOMES
Estimated Cost
\$350 - \$1

 LOW: Under 10K Est.





16: VIOLATIONS & HAZARDS

		New	Good	Fair	Poor	Replace
16.1	Items Observed				X	
New = New or Like New (9-10)		Good = Good Cond. (7-8)		Fair = Fair Cond. (6)	Poor = Poor Cond. (3-5)	
		Replace = Rotted/Tear-down (1-2)				

Information

Amount of Violations

About 10%-30% of Lots have Violations


Deferred maintenance

16.1.1 Items Observed

FERAL CAT OR DOG COLONY

More than 2 dozen feral animals were noticed. This is often due to open skirting (primary reason) and tenants leaving food out.

Local shelters, rescues/non-profits or the city may offer catch and release or other programs for feral cats or dogs.

 LOW: Under 10K Est.



16.1.2 Items Observed

DEBRIS (MORE THAN 10% OF LOTS)

If roll-offs are required, per roll-off estimate is for 10-40 yard dumpster (single pickup).

Estimated Cost

\$224 - \$853


 LOW: Under 10K Est.

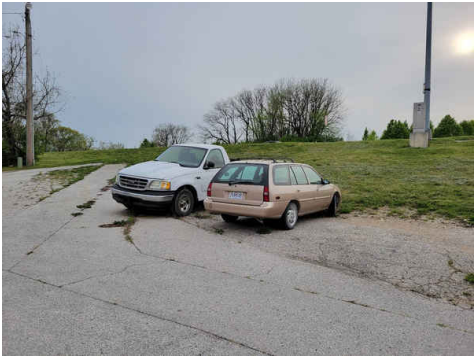


16.1.3 Items Observed

BROKEN VEHICLES (MORE THAN 5% OF LOTS)

No cost estimate assumes that tenant or towing company will remove vehicle.

 LOW: Under 10K Est.



16.1.4 Items Observed

TERRIBLE CONDITION TENANT HOMES (MORE THAN 10%)

No cost estimate assumes that tenant will be required to make repairs.



LOW: Under 10K Est.



16.1.5 Items Observed

MISSING SKIRTING (MORE THAN 10%)

This estimate (per home) assumes that park will be installing missing skirting. Most cities require that communities have all homes skirted. City may require new owner to install skirting on all homes within a certain time period.




MEDIUM: 10K ~ 50K Est.

Estimated Cost
\$400 - \$4,000



16.1.6 Items Observed
CHICKEN/ANIMAL COOP


Chicken or other animal coop found. Assuming tenant removal.

 LOW: Under 10K Est.



16.1.7 Items Observed
MATERIAL HAZARD


Material Hazard may include puncture/cutting objects, unsanitary items, and any other dangerous items. No cost, assuming tenant removal.

 LOW: Under 10K Est.



16.1.8 Items Observed
CHEMICAL HAZARD

Chemical hazard may include oil/chemical canisters/drums, chemical spills, and odor. No cost, assuming tenant removal.

 LOW: Under 10K Est.



17: COMPS VISITED

		New	Good	Fair	Poor	Replace
17.1	1: Park Village MHP				X	
17.2	2: Vandiver Place			X		
17.3	3: Holly Ridge			X		
17.4	4: Pine Grove Village			X		
17.5	5: Stone Gate MHP			X		
17.6	6: Richland Heights MHP				X	
17.7	7: Black Foot Estates				X	

New = New or Like New (9-10)

Good = Good Cond. (7-8)

Fair = Fair Cond. (6)

Poor = Poor Cond. (3-5)

Replace = Rotted/Tear-down (1-2)

Information

1: Park Village MHP: Observed

Paved, Older Park (appearance: older than 30 years)

Park Address: 4488 Brown

Station Road

Park Phone Number: 573-474-4242

1: Park Village MHP: Number of Lots

50 Total Lots

1: Park Village MHP: Vacant Lots

12 Vacant Lots

1: Park Village MHP: Lot Rent

300 Dollars

2: Vandiver Place: Observed

Office, Other Amenities, Paved, Newer Park (appearance: since 90s), Play Court or Play Ground

Park Address: 1501 Vandiver Dr #88

Park Phone Number: 573-474-7560

2: Vandiver Place: Number of Lots

225 Total Lots

2: Vandiver Place: Vacant Lots

30 Total Lots

2: Vandiver Place: Lot Rent

290 Dollars

3: Holly Ridge: Observed

Paved, Older Park (appearance: older than 30 years)

Park Address: 2001 Holly Ridge Ave #35

Park Phone Number: 573-474-7560

3: Holly Ridge: Number of Lots

118

3: Holly Ridge: Vacant Lots

35

3: Holly Ridge: Lot Rent

290 Dollars

4: Pine Grove Village: Observed Office, Club House, Other Amenities, Paved, Older Park (appearance: older than 30 years), Play Court or Play Ground Park Address: 3900 Clark Ln # 90 Park Phone Number: 573-474-4412	4: Pine Grove Village: Number of Lots 106 Total Lots	4: Pine Grove Village: Vacant Lots 20 Vacant Lots
4: Pine Grove Village: Lot Rent 310 Dollars	5: Stone Gate MHP: Observed Office, Other Amenities, Paved, Older Park (appearance: older than 30 years), Play Court or Play Ground Park Address: 4201 Clark Ln # 124 Park Phone Number: 573-474-2025	5: Stone Gate MHP: Number of Lots 130 Total Lots
5: Stone Gate MHP: Vacant Lots 40 Vacant Lots	5: Stone Gate MHP: Lot Rent 280 Dollars	6: Richland Heights MHP: Observed Office, Club House, Paved, Older Park (appearance: older than 30 years) Park Address: 3901 E St Charles Rd Park Phone Number: 573-441-8027
6: Richland Heights MHP: Number of Lots 140 Total Lots	6: Richland Heights MHP: Vacant Lots 40 Vacant Lots	6: Richland Heights MHP: Lot Rent 280 Dollars
7: Black Foot Estates: Observed Office, Paved, Gravel, Older Park (appearance: older than 30 years) Park Address: 2808 Blackfoot Rd Park Phone Number: 573-445-8899	7: Black Foot Estates: Number of Lots 44 Total Lots	7: Black Foot Estates: Vacant Lots 4 Vacant Lots
7: Black Foot Estates: Lot Rent 280 Dollars		

Summary

-
1. How subject community **compared** to comps: Colonial Village was on par or slightly below the comps visited

2. **Average lot rent** of comps reviewed: \$300

3. **Average lot vacancy** of comps visited: 20%

4. Number of comps **visited in person**: 7

Comps Map

We have created the following interactive map for you. This map includes comps that we identified and visited. The comps pictured are the comps that we visited in person.

Link: <https://www.google.com/maps/d/u/3/edit?mid=1WUEv1fmYhnMX4QvQINDNbPOp6FOk7Yus&usp=sharing>

1: Park Village MHP: Pictures



1: Park Village MHP: W/S, Trash Included?

Trash

If water, sewer, trash, electric, or other service is included, if reported.

2: Vandiver Place: Pictures



3: Holly Ridge: Pictures



3: Holly Ridge: W/S, Trash Included?

Trash

If water, sewer, trash, electric, or other service is included, if reported.

4: Pine Grove Village: Pictures



4: Pine Grove Village: W/S, Trash Included?

Water, Sewer, Trash

If water, sewer, trash, electric, or other service is included, if reported.

5: Stone Gate MHP: Pictures



5: Stone Gate MHP: W/S, Trash Included?

Trash
If water, sewer, trash, electric, or other service is included, if reported.

6: Richland Heights MHP: Pictures



6: Richland Heights MHP: W/S, Trash Included?

Trash
If water, sewer, trash, electric, or other service is included, if reported.

7: Black Foot Estates: Pictures



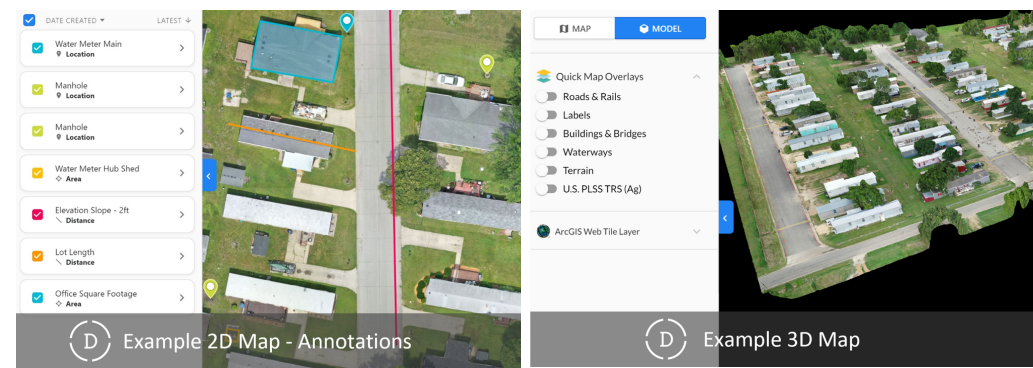
18: DRONE 2D/3D & ANNOTATIONS

Information

2D/3D 4K Map

Click on link in 'Video & Picture Library'

We take hundreds to over a thousand pictures of the property. These pictures are then stitched together to create a 4K resolution interactive map. High resolution aerial maps of the entire property may be downloaded.



19: DRONE ROOF & STILL SHOTS

Information

Rooftop Condition: Summary

Conditions observed for roof tops were: Fair, the roof on the office / commercial space did not show any holes or obvious issues other than age.

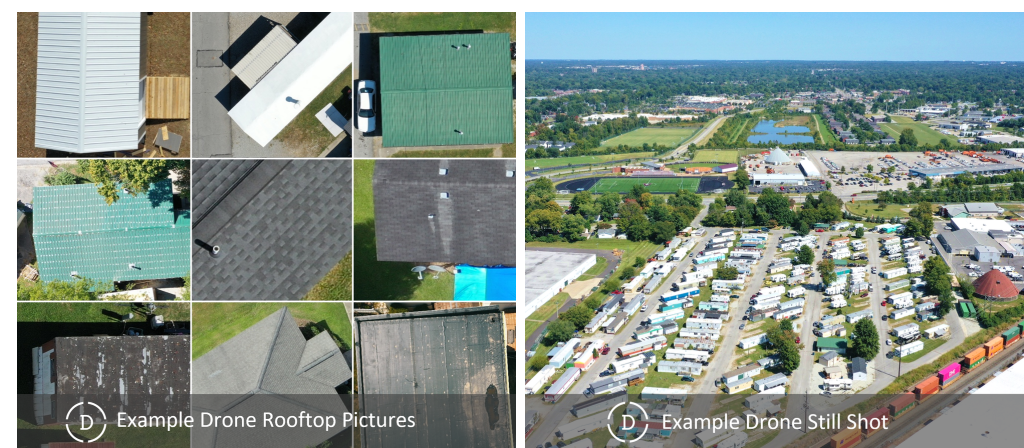
Roof Close-ups & Still Shots

Click on 'Dropbox' in 'Video & Picture Library'

We take 4K pictures of the park owned structures - excluding park owned homes. Our goal is to take some close up pictures of the roofs similar to how roofing inspectors are now using drones to capture issues. We are not licensed roof inspectors. However, these close-up shots can help reveal issues to even the untrained eye.

Still Shots: We take 4K pictures of the community from different angles. These pictures can be used for online marketing and investor relations.

Example of Rooftop and Still Pictures



20: DRONE TOPOGRAPHY MAP

Information

Summary

Slope Description

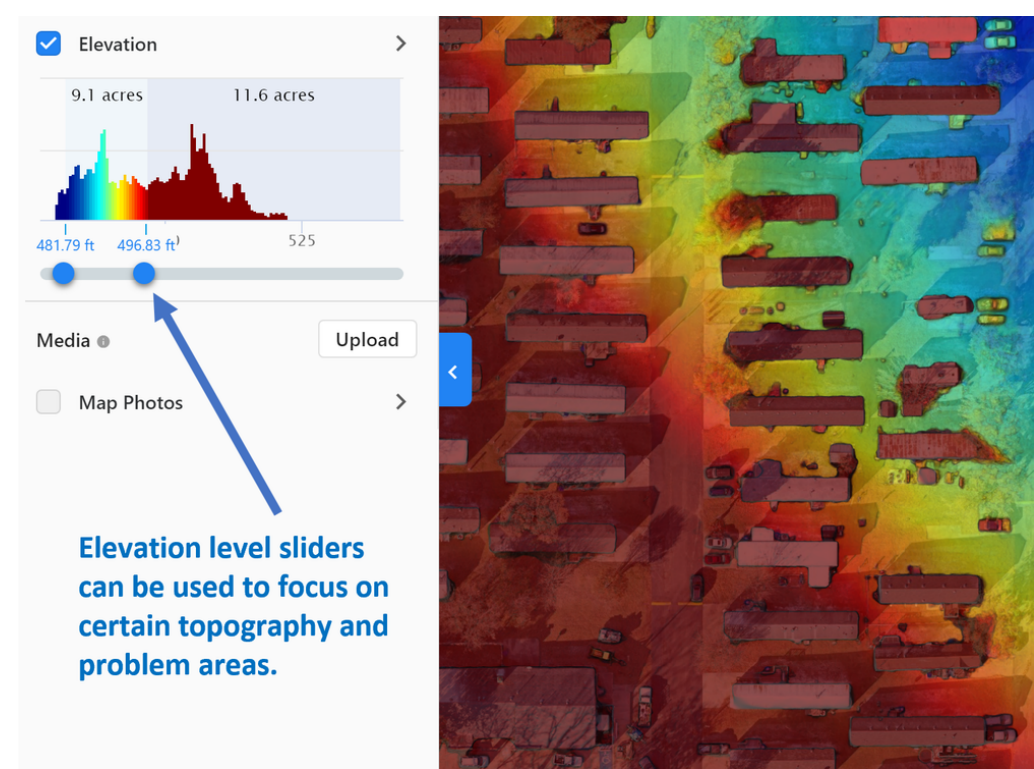
Summary of Topography (slope direction and any problem areas): Park slopes from west to east into Bear Creek. There is a problem area around lots 69 - 73.

Topography Map

Click on Drone Link in 'Video & Picture Library'

Topography Map Elevation ~ Accurate To The Inch

RED IS HIGH AND BLUE IS LOW ON THE MAP



21: DRONE FLY-OVER


Information

Drone Videos

Click on YouTube Playlist in 'Video & Picture Library'


We call our 'raw footage' video the **Manual Fly Over** video. This video may not be very smooth as the purpose of it is for using clips to create the 30 second marketing video. The source file of this video can be found on Dropbox. The **Marketing Video** can take up to a week to upload after onsite visit. Note, videos are taken in high resolution.

Manual Fly Over



Client may use raw video for any personal video needs

Marketing Video



Google Map

Investors

Social Media



22: VIDEO & PICTURE LIBRARY

Information

Click Below for YouTube Playlist



Library

YouTube, Dropbox, & Drone Links

YouTube Playlist Link: [YOUTUBE](#)

Dropbox Link: [DROPBOX](#) (*City Answer, Maps, DD Files, Other*)

Any additional pictures taken of property: (1) items found at the office/onsite, (2) structures, (3) private utilities (if applicable), and (4) source fly-over & marketing video (if applicable).

Drone Link: [DRONE DEPLOY](#)

Access to 2D/3D Map, Annotations, and Topography.

STANDARDS OF PRACTICE

COMMUNITY VISIT

In this report you will find certain categories of infrastructure or individual items (deferred maintenance) with a cost range. Depending on the severity observed, a low, medium or high will be displayed.



Certain categories such as homes are given a condition grade in addition to industry average costs (if deferred

maintenance items are observed), as shown below.

New	Good	Fair	Poor	Replace
		X		

Note, all cost ranges shown is a per item industry average cost. Industry average costs are **only** provided for common deferred maintenance items. Costs references can be found in the 'Standards of Practice' section of each category. This industry average cost range can be found in the lower right hand corner of the deferred maintenance item as shown.

LOT MAP AUDITED

Lot auditing includes lot map annotations for discrepancies. Discrepancies may include (1) creating a lot map if one is not provided, (2) lot numbers not matching lot map provided, (3) lost lot due to configuration - homes or structures placed in a way that occupies two or more lots, (4) lost lot due to easement(s), (5) lost lot due to topography - flooding/drainage/slope, (6) lot taken over by tree/brush, (7) lot used as an accessory, and (8) undeveloped lot. Easement types resulting in a lost lot may include drainage, gas, sewer, electrical, walkway, community waste, and other connections.

DRIVE THROUGH

Lot narration is your boots on the ground narration of lot numbers giving as much description as possible. This lot number narration can include comments for lot numbers that do not match up with lot map provided, multiple lots occupied by a home, or lost lots. Comments about aesthetics can include skirted or not skirted, broken items, older or newer homes, violations, hazards, broken vehicles, vehicles parked on the grass, and other comments related to the conditions of the home(s) or structure. Depending on the amount of park owned homes and/or if the narration takes place before or after park owned home auditing, a POH/RTO/Note home may or may not be called out during the narration. A lot map will be created if one is not provided.

PERIMETER FENCE

The Due Diligence Partner should: A. check all types of perimeter fence; B. condition of all types of fence; C. check for hazards and debris around the perimeter fence area and; D. take pictures of fence conditions.

Industry Average: <https://www.homeadvisor.com/cost/fencing/install-a-fence/>. **Average:** \$20-\$50 per foot for wood or chain link.

ROADS

The Due Diligence Partner will: A. survey all roads within the park; B. document any deficiencies and overall condition of roads; C. plot potholes on aerial map (if purchased); D. give summary of road conditions.

Industry Average: <https://www.homeadvisor.com/cost/outdoor-living/repair-asphalt-paving/>. **Asphalt pothole cost:** \$100-\$300 per (depending on size, depth, and severity). Average asphalt life: 20-25 years. **Average resurfacing cost:** \$3-\$10 per square foot. **New road:** \$8-\$14 p/square foot. Seek a qualified road repair vendor for detailed repair estimates.

Spider cracking: this is also called crocodile cracking and can commonly occur on asphalt pavements. This form of surface damage usually indicates some structural failure. Alligator cracks can occur due to several reasons: the traffic load exceeds the design threshold (commercial vehicles), poor base/sub-base (i.e. inadequate compaction), poor drainage, stripping (i.e., the loss of adhesion between the asphalt and the base layer makes it susceptible to moisture), and raveling – this leads to moisture entering through the pavement surface.

STAFF

Staff interview is one of the biggest moving targets. Our onsite team not only has the standard questions asked onsite but also has dozens of follow up questions reserved to be asked in person because the answers provided during offsite were vague or odd. The onsite team completes many onsite activities that result in additional questions before meeting with staff. When meeting with staff, the onsite team works to uncover unreported staff (contractors and helpers). This may be staff and costs that were not reported during offsite work. When such items are discovered, they are noted in the report as well as updated/reflected in the DDP audited P&L.

SEWER SYSTEM

Onsite shall evaluate: A. main lines (laterals) available; B. the exit location; C. defects (root intrusion(s), separation(s), bellies, build up, and break(s); D. note flow problems known; E. identify slope problems if detectable by equipment; F. ask staff and tenants about problems; G. determine if lift station(s) are present; H. determine if enough cleanouts are available for proper maintenance. One clean out per four homes is considered a sufficient amount. Some clean out (access points) may exist underneath homes but may be unavailable due to skirting; I. determine up to what connection point the city supports sewer exit (often a manhole); J. determine roughly what percentage of each material exists (example: 40% PVC & 65% clay); K. upload or link video recorded by plumber (plumbers supply video on thumb drive USB, CD, or link). In rare cases, plumber may have recording malfunction.

Note, in rare cases, blockage may occur from slope problems if sewer lines were not installed correctly. A standard slope for laterals is 2%. It is rare to find video scope equipment that measures slope. If slope can be measured, it will be noted.

Industry Average: <https://www.homeadvisor.com/cost/plumbing/clean-a-sewer-line/>. **Hydro jetting:** \$350 (small job) to \$2,000 (over 100 lot park). Note, hydro jetting is a temporary fix. Trenchless pipe repair average costs: \$160 per foot.

Sewer line replacement cost (trenching): \$50 - \$250 per foot (depending on depth, type, and amount of trenching).

WATER SYSTEM

Water lines are not inspected. DDP asks any staff available about known problems or any water line fixes. It will be noted if reported. If water is billed back, a 10%-15% loss is typical due to increased rates, mismanagement, and/or minor leaks. Buyer may choose to hire a leak detection company. If there is substantial loss (more than 20%), DDP will make best effort to evaluate if it is bill back related, leak related (if meter read reports are provided), or both.

Industry Average: <https://www.homeadvisor.com/cost/plumbing/repair-a-water-main/>. **Replacement cost per linear foot:** \$100-\$200. This can vary greatly depending on depth and accessibility/trenching.

Industry Average: per meter installation cost: \$100-\$400. This average cost is for the installation of a water meter (analog or digital) for an approved lot. DDP does not evaluate possible costs such as tap fees and permitting for non-approved lots or expansions.

Industry Average: <https://www.homeadvisor.com/cost/plumbing/>. **Replace shut-off valve:** \$375 to \$600. However, park valve repair costs can vary greatly depending on accessibility, type, and housing. **Average adjusted to:** \$375 to \$1,000.

ELECTRIC

DDP audits electrical for all vacant lots and most occupied lots. Limitations of being able to quantify exact number of different box types includes size of property, rusted shut boxes, and locked boxes. The answer provided for different types the whole property is approximate percentages. Example: "about 20% {30-60 amp} RV, about 40% {100-150 amp} MH (half in bad-replace-rusty condition/the other half are in fair condition but may not require replacement depending on local/electrician's requirements), and about 40% newer good condition {200 amp}". Appropriate gauge of wire is not evaluated and may be underground. Condition is determined by style and condition of box. Styles of electric range from very old (fuse type breaker) to average (10-30 years old) to newer (installed within the decade). Condition ranges from **poor:** low amperage/small box/poorly secured/leaning/rusty/corroded/hazard/open/bad foundation to **good quality:** 200 amperage/large box/newer/upright/clean/concrete base. Note is made of older abandoned utilities if found. Pictures are taken of meters found for permanent structures and park lighting. If any master meter utilities are found that were not disclosed by seller, onsite will make note of it.

Industry Average: Electric costs vary depending on (1) pedestal - single/double/quad/larger bank, (2) type - underground or overhead - may require rewiring, and (3) anchoring - type of foundation required for setting wood post, frame or pedestal. **Note**, DDP does not determine if proper wire gauge is available. **Per pedestal: \$1,000 - \$2,500.**

Up to four boxes needing replacement is considered **low** cost. If more than four boxes are observed that appear to need immediate replacement then **medium** cost category will be selected. If more than 20 boxes are observed that appear to need immediate replacement then **high** cost category will be selected.

Note, DDP does not make judgement calls on boxes that may not meet electrical code standards. DDP observes conditions to make a determination of bad vs good. A box is considered to be in a bad(replacement condition state) when liability(leaning/exposed wires/missing parts/under water) and deterioration conditions(very old-obsolete box/interior rusted elements/burn marks/insect or rodent infestation) are present.

PARK OWNED MH(s)

The Due Diligence Partner will: A. survey the exterior of any POH; B. take photographs of the exterior of each home; C. attempt entry into the home (entry may not be granted for multiple reasons, although every effort is made to gain access) and document any items of concern; D. meet with tenant (if present) to discuss problem areas as tenant almost always overshadows information about the condition of the POH.

Industry Average: Flooring: <https://www.homeadvisor.com/cost/flooring/replace-repair-subfloor/>. 'Cost to Replace Subfloor in a Mobile Home': \$2-\$3 per square foot for labor and materials(increase due to wood cost increase). Average carpeting cost: \$3.50-\$11(M&L). Average vinyl cost: \$5-\$12(M&L). DDP average used includes subflooring and floor replacement: **\$7-\$15 for materials and labor per square foot.**

Industry Average: Appliances: <https://www.homeadvisor.com/cost/kitchens/install-an-appliance/>. Appliance package: Refrigerator, dishwasher, stove & range, and microwave. **\$1,735-\$3,470. Note,** price range is capped at double the minimum cost since high-end appliances are typically not purchased for mobile homes. Minimum amount or less may be estimated for used or discounted appliance packages.

Industry Average: Roofing: <https://www.homeadvisor.com/cost/roofing/asphalt-shingles-install-replace>. DDP estimate used is for asphalt only: **\$3.50-\$5.00 per square foot.** Average may be less if replacing whole roof versus an area.

Industry Average: Skirting: <https://www.thumbtack.com/p/mobile-home-skirting-installation-cost>. **Cost: \$400 to \$4000** or more depending on the skirting material used, ground conditions and the size of the mobile home. Note, this broad estimate ranges from replacing a few panels to complete skirting for a double wide. Additional possible code requirements such as vented skirting is not factored into this average.

Industry Average: Doors: <https://www.homeadvisor.com/cost/doors-and-windows/install-a-door/>. Exterior door with installation cost: **\$478-\$956.** Note, the maximum is capped at double the minimum cost since less expensive doors are used for mobile homes. This average matches the cost of doors found on the most popular MH parts dealer sites such as Menards and mobilehomepartsstore.com. **Window:** average replacement cost: \$175-\$650. Decks: <https://homeguide.com/costs/cost-to-build-a-deck>. Average cost: **\$15-\$30 per square foot.**

DDP's Grading Formula:

QUALITY SCORE

10: New: factory new, installed by certified installer, skirted, central air, vacant and move in ready with all appliances.
9: New condition: up to 5 years old, may be occupied, no condition problems visible, skirted, central air.
8: Excellent condition: up to 20 years old, minor condition issues - carpet/floors, may have window units, up to \$500 of repair.
7: Good condition: up to 20 years old, may have a bad wall, floor soft spot, pests, appliance problem, broken fixture/window, up to \$2,000 of repair.
6: Good condition: possible LEAK. Leaks are the #1 problem for increased repair costs. Leaks can cause mold, soft spots/floor repair, and wall repair. Other possible repair may include skirting, HVAC, flooring, walls or exterior repair, up to \$4,000 of repair.
5: Fair condition: Problems caused by current or past leaks. Repair in multiple areas. Perhaps no skirting. Up to \$8,000 in repair.
4: Poor condition: Visible damage areas or problems may include roof, floor, walls, vacant - missing appliances, missing cabinets. Up to \$12K in repair.
3: Poor condition: Above, with added pest or rodent problems with other possible hazards such as electrical wires, or large holes in the ground, missing windows or door, complete rehab/rebuild
2: Scrap: can be hauled off by a home mover
1: Scrap: cannot be hauled off - frame falling off or burned down home - requiring tear down and haul off

VACANT LOT AUDIT

The Due Diligence Partner will audit: A. Lot numbers and locations comparing to lot maps and survey; B. The property each vacant lot is associated with; C. Utility connections and their conditions; D. Pad audit, type and condition; E. Any obstructions to infill; F. General notes

Industry Average: water connection valve: <https://www.homeadvisor.com/cost/plumbing/repair-a-water-main/#underground>. Cost: **\$150-\$300.**

Industry Average: install clean-out: <https://www.nicksplumbing.com/what-is-a-sewer-cleanout/>. Install clean-out **\$650-\$1,300 (capped at 1.3K).**

Industry Average: lot pad installation: <https://askinglot.com/what-is-a-mobile-home-pad>. Cost: **\$2,500-\$4,500** for caliche/road base pad. **Note,** this cost can vary greatly depending on type, amount, and requirements. Types can range from road base to concrete. The most common type found is road base. Higher investment class communities may standardize with concrete. Certain pad types may be required if pursuing a government loan-FHA/VA or if local code requires certain pad types such as concrete pillars or pads. In some cases, road base may cost significantly less for a single wide (about \$1,000) if vendor source is located close to the community and less thickness is required.

Note, gas connections are not audited on a per lot basis. It is observed if gas connections are mostly present or mostly missing on vacant lots. If master gas is present, **'private utility' add-on** would be required to audit

location/type/records/maintenance requirements for master gas and to audit gas connections per lot. For gas vendor supported gas, it is assumed that gas vendor will maintain and fix gas connections as required when connections are made.

Industry Average: roll-off: <https://www.dumpsters.com/pricing/roll-off-dumpster-prices>. **Per roll-off: \$224 to \$853.**

Industry Average: tree removal: <https://www.homeadvisor.com/cost/lawn-and-garden/tree-removal/>

Small (under 30 feet): \$200-\$450

Medium (30-60 feet): \$420-1,200

Large (60-80 feet): \$800-\$1,500

Extreme (80 feet and over): \$1,000-\$2,000.

Note, tree removal cost varies greatly depending on accessibility, type, diameter, and location. City location can cause estimate to vary up to 400%. Stump grind/removal average cost: \$150-\$500. Adjusted average: **\$350-\$2,500.**

Note, tree trimming is not noted unless touching homes (Trees and Brush Removal).

Industry Average: develop lot: at this time, national averages are not available for lot development. References indicate that typical range is **\$10,000-\$20,000**. This amount can vary greatly depending on type of utilities, size of lot to clear and grade, type of pad and parking required, and amount of infrastructure lines to add.

OTHER STRUCTURES

Average costs not provided for residential or commercial buildings deferred maintenance items.

SIGNAGE

The Due Diligence Partner: A. checks all types of signage; B. takes pictures of park signage if applicable. Occupancy state and potential may be impacted by having effective signage. Client may review the pictures and video of signage to determine if it visible to drive by traffic and if the phone number is large enough to read. Additionally, client can mystery shop the phone number listed to test phone answering response.

Industry Average: costs reported by park operators per street sign: **\$25-\$125**. Materials and labor cost: **\$125-\$225 per sign**. Standard street signs found and often required for code or community rules: stop signs, speed, children at play., towing, and rules/vehicle limitations.

Note, DDP does not determine what signage is required per code. Often, stop signs are required at all street ends per code.

Industry Average: costs reported by park operators for main signs (advertising/entrance/exit): **\$1,000-\$3,000 per sign**. This includes materials/installation and assumes the sign is a one sided sign, approximate size of 4' x 8', and made of weather proof material framed by wood/vinyl or metal frame. This average is capped at \$3K for the average cost of a sign found at an average quality community. Higher investment class communities may spent up to \$10K or more on main signage. The following examples are a vinyl framed sign for \$1K (installed) and a metal framed sign for \$2K (installed).



DRAINAGE

Due Diligence Partner will perform:

- General property audit looking for water drainage issues;
- Speak with tenants (when available) to identify problem areas
- Investigate and record any visible drainage issues
- Aggregate data from sewer or septic scoping to determine

possible causes of drainage issues

E. Compare topographical aerial data (if purchased) to site map and provide findings on areas of concern.

TREES AND BRUSH

Trees are evaluated minimally. DDP determines the size, average quantity and location of trees and brush. An arborist is recommended to look at trees more closely for overall health conditions and exact quotes for trimming or removing vegetation. DDP also evaluates how the trees may impact utilities. For example, if sewer laterals are present rather than septic, having excessive trees may play a key role in damaging or completely deteriorating sewer lines over time, especially if sewer lines are made of softer materials such as concrete, clay, OB or ABS. For a rough cost estimate, it costs about \$1K to remove a small tree (under 15ft), about 4K to remove medium sized trees(15ft - 30ft), and up to \$10K for large/tall trees that may have large diameters and/or are up to 100 feet tall. If a community is overtaken by trees that have not been trimmed/removed over decades, cost can exceed 100K. **Note**, even though trees may be completely removed, root systems can still continue to cause damage to utility lines after a tree is removed. DDP also notes if vegetation is preventing a lot from being usable (vacant lot audit).

Industry Average: trees: <https://www.homeadvisor.com/cost/lawn-and-garden/tree-removal/>

Small (under 30 feet): \$200-\$450

Medium (30-60 feet): \$420-1,200

Large (60-80 feet): \$800-\$1,500

Extreme (80 feet and over): \$1,000-\$2,000.

Note, tree removal cost varies greatly depending on accessibility, type, diameter, and location. City location can cause estimate to vary up to 400%. Stump grind/removal average cost: \$150-\$500. **Adjusted average: \$350-\$2,500.**

VIOLATIONS & HAZARDS

The following violations are noticed: debris/trash, hazards(objects, chemicals, and spills), structures not to code, broken/unapproved items on lot, broken/deteriorated structures on lot other than mobile home, vehicles under repair/broken, commercial or recreational vehicles such as 4 wheelers, boats, RVs, and 3 ton+ vehicles, fire pits, jungle gyms, trampolines, and animals that may not be approved.

Onsite observes violations when walking the whole property. **Violations are not recorded per lot.** Overall condition of violations are judged using the following criteria:

(1) Good (less than 10% of lots). Tenants can likely clean up all debris and make repairs needed within three months. Cost will be under 10K to possibly no cost.

(2) Fair (10% to 50% of lots). Park likely needs to supply roll-offs to remove debris within three months and may have to hire contractors to make some repairs. Roll-off cost varies substantially based size & how long it is kept (days/weeks/months).

(3) Poor (over 50% of lots). Most lots are full of debris. This will require the park to provide roll-offs for a month or more for all debris to be removed. This is often referred to as a 'turn around park'. This type of park often requires that a few homes need to be scrapped and hauled off (about 6K to 12K to scrap a home). Contractors will likely be needed to make repairs as well. Cost is estimated to exceed 50K.

Industry Average: roll-off dumpster: <https://www.dumpsters.com/pricing/roll-off-dumpster-prices>. **Per: \$224 to \$853.**

Industry Average: skirting: <https://www.thumbtack.com/p/mobile-home-skirting-installation-cost>. Average: **\$400 to \$4000** or more depending on the skirting material used, ground conditions and the size of the mobile home. Note, this broad estimate ranges from replacing a few panels to complete skirting for a double wide. Additional possible code requirements such as vented skirting is not factored into this average.

Hazards: onsite will observe and note any hazards noticed while walking the whole property including the perimeter, accessible structures, brush land, wooded area, occupied lots, utilities, undeveloped land, undeveloped lots, unoccupied lots, and any common areas.

COMPS VISITED

Onsite will grade each comp visited on a scale of **1-10** and make a note of the following. Pictures will be taken of entrance, primary amenity, down the street, and any sign phone number/lot for sale-rent signs.

(1) Road type(s), amenities & overall condition.

(2) Research lot rent: calling (three attempts, leave voicemail/text) and asking anyone available onsite about rent, utilities, and move-in specials.

(3) exact lot vacancy count for communities under 100 lots and approximate lot vacancy for larger communities (example: about 10% of community has vacant lots). MHVillage.com may be used as a source for lot count for communities over 100 lots.

The following is DDP's unique grading formula. This is not a substitution for investment class or star rating.

DDP GRADING CRITERIA EXAMPLES		
GRADE	GRADING CRITERIA	EXAMPLE COMMUNITY DESCRIPTION
10	New park & homes (no wear), over 100 lots, amenities & uniform layout	Newly built or like new resort style community
9	Like new park or rebuilt, good condition homes, one amenity & uniform	Appears to be less than 20 years old
8	Good condition, all paved, mostly good condition homes & uniform	Well kept park, may be older than 30-40 years
7	Average condition MHP, over 90% paved, fair-good homes & uniform	Appears 30-50 years old, improvements needed
6	Average cond., less than 1/2 paved, fair-good homes, may not be uniform	Appears 30-50 years old, lower investment class
5	Below average cond., likely dirt/gravel, fair-good MH & poor management	Appears 30-50 years old, may have bad tenant base/cars
4	Below average cond., bad roads, poor-fair MH & poor/missing management	Appears to be 50-100 years old, extreme turn-around
3	May be less than 50 lots, deserted or high vacancy, bad tenant base	May be going out of business/not managed
2	Likely less than 50 lots, deserted or mostly vacant, abandoned/damaged MH	Appears to be unrepairable and may be shutting down
1	Closed or abandoned and in terrible condition	No signs of life driving through

Example of investment class rating (similar rating used for appraisals)

CLASS RATING INFORMATION				
CATEGORY	CLASS A	CLASS B	CLASS C	UNRATABLE
DENSITY	LOW (5-10 SITES/ACRE)	MEDIUM (10 SITES/ACRE)	HIGH (15 SITES/ACRE OR LESS)	HIGH (15+ SITES P/ACRE)
AGE	SINCE 1980	SINCE 1970	SINCE 1960	PRIOR TO 1960
AMENITIES	RESORT STYLE	ALL AMENITIES	FEW TO NONE	NONE
QUALITY	SUBDIVISION LAYOUT	UNIFORM GRID	MEDIUM TO LOW QUALITY LAYOUT	GRID LAYOUT
ROADS	ASPHALT OR CONCRETE	ASPHALT OR CONCRETE	MOSTLY A OR C, SOME GRAVEL/DIRT	ALL GRAVEL/DIRT
UTILITIES	ALL PUBLIC UTILITIES	MOSTLY PUBLIC UTILITIES	MIX OF PUBLIC UTILITIES	MOSTLY PRIVATE
PARKING	2 OFF-STREET PER SITE	1 TO 2 OFF STREET	MIX OF PARKING OPTIONS	ROAD PARKING ONLY
HOMES	EXCELLENT CONDITION	GOOD TO EXCELLENT	AVERAGE TO GOOD	FAIR
HOMES-AGE	AFTER 1980	MOST BUILT AFTER 1980	BUILT AFTER 1976	BUILT BEFORE 1976
HOMES-MIX	MOSTLY DOUBLE WIDE	SINGLE AND DOUBLE	MOSTLY SINGLE	SINGLE / UNAPPROVED

Example of star rating

STAR RATING INFORMATION				
WOODALL	5 STARS	3-4 STARS	2-3 STARS	1 STAR TO NONE
OVERALL	RESORT STYLE & UNIFORM	EXCELLENT CONDITION	GOOD, FAMILIES MAY CAUSE WEAR	FAIR OVERALL
GROUND	BEAUTIFUL	GOOD LANDSCAPING	SOME LANDSCAPING	GROUND IS COVERED
STREETS	EXCELLENT AND UNIFORM	PAVED AND CURBED	GOOD CONDITION	FAIR TO GOOD
RESTROOMS	EXCELLENT AMENITIES	EXCELLENT CONDITION	GOOD CONDITION	LIKELY NONE
LAUNDRY	EXCELLENT AMENITIES	EXCELLENT CONDITION	GOOD CONDITION	PROVIDED
HOMES	EXCELLENT AMENITIES	EXCELLENT CONDITION	GOOD CONDITION	OLDER HOMES
MANAGER	EXCELLENT	GOOD	PRESENT	SCARCE MANAGER
OTHER	USUALLY NO DOGS OR KIDS	LOW DENSITY, DOUBLES	3 HAS NICE ENTRANCE, SOME DOUBLES	SCARY PARK

The Star Rating Guide was a directory subset created by Woodall Publishing from the 1950s-1970s and originally intended as a tenant guide rather than an investment rating. This rating guide was discontinued in the 70s because mobile homes became 'immobile', and the need for a rating system for transient homeowners declined.

DRONE 2D/3D & ANNOTATIONS

Onsite team captures hundreds of images used to compile 2D/3D maps. Map processing time takes up to a few days after onsite visit is completed. DDP uses commercial software to process pictures into maps. Drone map link is shared in 'Pictures & Video Library'. Online access to interactive map is guaranteed for up to three months or a full refund will be provided for Drone package. Different resolution and file type versions of the map may be downloaded for safe keeping.

DRONE ROOF & STILL SHOTS

Onsite team takes pictures as close as possible of roof tops of park owned structures. This excludes park owned mobile homes.

Still Shots: Onsite team takes up to a dozen still pictures of the property from different angles. General pictures are taken of the property and amenities. If time permits, additional pictures may be taken. These pictures may be used for online marketing (Google and other listings), press release and investor relations, or other purposes. Drone map link is shared in 'Pictures & Video Library'.

DRONE TOPOGRAPHY MAP

Onsite team uses Drone technology to scan the surface area of the parcel(s). Hundreds of pictures are taken of property to create map. This topography map is accurate to the inch. Drone map link is shared in 'Pictures & Video Library'. Online access to interactive map is guaranteed for up to three months or a full refund will be provided for Drone package. Different resolution and file type versions of the map may be downloaded for safe keeping.

DRONE FLY-OVER

Drone fly-over is completed permitting no fly zone clearing and weather. If droning cannot be completed due to any reason, the cost of droning will be removed from final payment due invoice. Marketing video will be uploaded to YouTube playlist. Source files for fly-over and marketing video will be uploaded to Dropbox.