

RED REPORT™ ITEMIZED FORMAT

File No. _____

INTRODUCTION	Client/User of RED Report _____ Date of Disclosure _____
	Subject Property Address _____ City _____ State _____ Zip _____
CLASS I	Property Type: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial (4+ Units) Basic Sources: <input type="checkbox"/> Personal Knowledge (All Conditions) <input type="checkbox"/> Agency Internet Databases (Conditions in <i>Italic</i> only) <input type="checkbox"/> City-County <input type="checkbox"/> Police-Sheriff <input type="checkbox"/> Property Profiles <input type="checkbox"/> Party(ies) to Transaction (All Conditions) _____ Third Party: <input type="checkbox"/> Appraisal Report <input type="checkbox"/> Architectural Plans <input type="checkbox"/> Aerial Photos <input type="checkbox"/> Broker Documents <input type="checkbox"/> Contracts <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Engineering Reports <input type="checkbox"/> Escrow-Sales Documents <input type="checkbox"/> Insurance Policies <input type="checkbox"/> Leases <input type="checkbox"/> Legal Document <input type="checkbox"/> Loan Documents <input type="checkbox"/> Phase I-II-III Reports <input type="checkbox"/> Police/Sheriff Reports <input type="checkbox"/> Property Inspection Report <input type="checkbox"/> Site Survey <input type="checkbox"/> Soils Report <input type="checkbox"/> Special Studies <input type="checkbox"/> Termite Report <input type="checkbox"/> Title Report <input type="checkbox"/> Other _____
	GENERAL CONDITIONS - <input type="checkbox"/> General conditions as noted below <input type="checkbox"/> Refer to Appraisal Report Access _____ Owner of Title _____ Listing Status _____ Building Area _____ Market Conditions _____ Utilities _____ Land Area _____ Sales History _____ Occupancy _____ <input type="checkbox"/> Other _____
CLASS II	TRANSACTIONAL CONDITIONS - <input type="checkbox"/> No known transactional items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Assemblage <input type="checkbox"/> Auction <input type="checkbox"/> Bankruptcy <input type="checkbox"/> Build to Suit <input type="checkbox"/> Double Escrow <input type="checkbox"/> Dual Agency <input type="checkbox"/> Estate Sale <input type="checkbox"/> FDIC Sale <input type="checkbox"/> Feng Shui <input type="checkbox"/> Foreclosure <input type="checkbox"/> Lease Options <input type="checkbox"/> Probate <input type="checkbox"/> Purchase Option <input type="checkbox"/> REO Sale <input type="checkbox"/> Right of Refusal <input type="checkbox"/> Sale-Leaseback <input type="checkbox"/> Short Sale <input type="checkbox"/> Special Motivation <input type="checkbox"/> Tenant Purchase <input type="checkbox"/> US Marshall Sale Financing: <input type="checkbox"/> None <input type="checkbox"/> All Cash <input type="checkbox"/> Conventional <input type="checkbox"/> Fixed <input type="checkbox"/> ARM <input type="checkbox"/> Balloon <input type="checkbox"/> Seller Carryback <input type="checkbox"/> Private Lender <input type="checkbox"/> Exchange <input type="checkbox"/> Other _____
	DISTRESS CONDITIONS - <input type="checkbox"/> No known distress items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Accident <input type="checkbox"/> Arson <input type="checkbox"/> Burglary <input type="checkbox"/> Citation <input type="checkbox"/> Crime Scene <input type="checkbox"/> Criminal Activity <input type="checkbox"/> Criminal Record <input type="checkbox"/> Death on Property <input type="checkbox"/> Drug Activity <input type="checkbox"/> Fire <input type="checkbox"/> Homicide <input type="checkbox"/> Notice <input type="checkbox"/> Suicide <input type="checkbox"/> Vandalism <input type="checkbox"/> Other _____
CLASS III	LEGAL CONDITIONS - <input type="checkbox"/> No known legal items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Assessments <input type="checkbox"/> Association Dues <input type="checkbox"/> Bonds <input type="checkbox"/> CC&Rs <input type="checkbox"/> Common Areas <input type="checkbox"/> Deed Restriction <input type="checkbox"/> Easements <input type="checkbox"/> Eminent Domain <input type="checkbox"/> Encroachment <input type="checkbox"/> Entitlements <input type="checkbox"/> Ground Lease <input type="checkbox"/> Historic Site <input type="checkbox"/> Insurance Claim <input type="checkbox"/> Leases <input type="checkbox"/> Legal Action <input type="checkbox"/> Low Income <input type="checkbox"/> Setback Issues <input type="checkbox"/> Title Issue <input type="checkbox"/> Zoning Issues <input type="checkbox"/> Other _____
	EXTERNAL CONDITIONS - <input type="checkbox"/> No known external items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Airport <input type="checkbox"/> Arenas <input type="checkbox"/> Cell AM/FM Tower <input type="checkbox"/> Cemetery <input type="checkbox"/> Colleges <input type="checkbox"/> Dam <input type="checkbox"/> Daycare <input type="checkbox"/> Jail or Prison <input type="checkbox"/> Military Airport <input type="checkbox"/> National Parks <input type="checkbox"/> Noise <input type="checkbox"/> Non-Conforming <input type="checkbox"/> Nuisance <input type="checkbox"/> Odors-Smoke <input type="checkbox"/> Pipelines <input type="checkbox"/> Places of Worship <input type="checkbox"/> Power Lines <input type="checkbox"/> Proposed Dev. <input type="checkbox"/> Railway <input type="checkbox"/> Schools <input type="checkbox"/> Tower Fall Zone <input type="checkbox"/> Traffic Issue <input type="checkbox"/> Tunneling <input type="checkbox"/> Other _____
CLASS IV	BUILDING CONDITIONS - <input type="checkbox"/> No known building items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> ADA (commercial) <input type="checkbox"/> Construction Defect <input type="checkbox"/> EIFS <input type="checkbox"/> Fire Sprinklers Req <input type="checkbox"/> Infestation <input type="checkbox"/> Leakage <input type="checkbox"/> Legal Non-conforming <input type="checkbox"/> Molds-Rot <input type="checkbox"/> Non-Permit Issues <input type="checkbox"/> Steps-No Handrail <input type="checkbox"/> Termites <input type="checkbox"/> Wall-Soil Contact Repairs Required: <input type="checkbox"/> Roof <input type="checkbox"/> Attic <input type="checkbox"/> Walls-Structure <input type="checkbox"/> Floors <input type="checkbox"/> Heating-AC <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/> Appliances <input type="checkbox"/> Foundation <input type="checkbox"/> Crawl Space <input type="checkbox"/> Site Improvements <input type="checkbox"/> Other _____
	SITE CONDITIONS - <input type="checkbox"/> No known soils items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Basin <input type="checkbox"/> Cracking <input type="checkbox"/> Creeks-Ponds <input type="checkbox"/> Drainage Issues <input type="checkbox"/> Expansion <input type="checkbox"/> Fill Soil <input type="checkbox"/> Landslide-Slide <input type="checkbox"/> Liquefaction <input type="checkbox"/> Movement <input type="checkbox"/> Pits <input type="checkbox"/> Ponding <input type="checkbox"/> Settlement <input type="checkbox"/> Sink Hole <input type="checkbox"/> Slope Creep <input type="checkbox"/> Subsidence <input type="checkbox"/> Watershed <input type="checkbox"/> Other _____
CLASS V	ENVIRONMENTAL CONDITIONS - <input type="checkbox"/> No known environmental items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Air Pollution <input type="checkbox"/> Asbestos <input type="checkbox"/> Biological <input type="checkbox"/> CERCLA-Active <input type="checkbox"/> CERCLA-Inactive <input type="checkbox"/> Federal Superfund <input type="checkbox"/> Formaldehyde <input type="checkbox"/> Hazardous Materials <input type="checkbox"/> Hydrocarbons <input type="checkbox"/> Lead-Based Paint <input type="checkbox"/> Lead Pipes <input type="checkbox"/> LUST <input type="checkbox"/> Metals <input type="checkbox"/> Nuclear Plants <input type="checkbox"/> Oil-Gas Wells <input type="checkbox"/> Pest/Insecticides <input type="checkbox"/> Radioactive <input type="checkbox"/> Radon <input type="checkbox"/> Septic Tanks <input type="checkbox"/> Sewage Plant <input type="checkbox"/> Soil Contamination <input type="checkbox"/> Solid Waste <input type="checkbox"/> Solvents <input type="checkbox"/> State Superfund <input type="checkbox"/> Transformers <input type="checkbox"/> Treatment-Storage <input type="checkbox"/> UST <input type="checkbox"/> Water Contamination <input type="checkbox"/> Other _____
	CONSERVATION CONDITIONS - <input type="checkbox"/> No known conservation items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Archeological <input type="checkbox"/> Conservation Area <input type="checkbox"/> Cultural Resource <input type="checkbox"/> Endangered Species <input type="checkbox"/> Federal Historic Site <input type="checkbox"/> Habitat Area <input type="checkbox"/> Moratorium <input type="checkbox"/> Natural Resource <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Other _____
CLASS VI	NATURAL CONDITIONS - <input type="checkbox"/> No known natural hazard items of disclosure <input type="checkbox"/> Items as noted, see comments <input type="checkbox"/> Avalanche <input type="checkbox"/> Earthquake Fault <input type="checkbox"/> Fire Hazard <input type="checkbox"/> Flood Hazard <input type="checkbox"/> Hurricane <input type="checkbox"/> Seismic Issues <input type="checkbox"/> Tidal Wave <input type="checkbox"/> Tornado <input type="checkbox"/> Volcano <input type="checkbox"/> Wildland <input type="checkbox"/> Other _____

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COMMENTS

See Attached

CONCLUSION

THIS REPORT MAY ONLY BE USED BY THE SPECIFIED CLIENT OR USER. THIS REPORT IS NOT A WARRANTY OR GUARANTEE THAT CERTAIN CONDITIONS DO NOT EXIST, BUT IT IS A DISCLOSURE OF WHAT CONDITIONS ARE BELIEVED OR KNOWN TO EXIST TO THE PARTY(IES) BELOW BASED ONLY UPON THOSE SOURCES CITED, AS OF THE DATE OF THIS REPORT.

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CONDITIONS ACCEPTED BY CLIENT OR USER: _____ **Date:** _____

Prepared By:	Supervisor: (Only If Required) <input type="checkbox"/> Did <input type="checkbox"/> Did not inspect the property
Signature _____	Signature _____
Name _____	Name _____
Title _____	Title _____
Date Report Signed _____	Date Report Signed _____
License # _____ State _____	License # _____ State _____
Certification # _____ State _____	Certification # _____ State _____

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