



Fannie Mae Value Acceptance



Address:

5220 NASH DR
THE COLONY, TX 75056

As Of:

03/03/2025

Prepared For:

N/A

Order ID:

10012799

Loan #:

Inspection Type:

FNMA UPD

Order Information

Inspection ID		Submission Date	01/01/0001 00:00:00
Subject Address	5220 Nash Dr	Borrower Name(s)	John Doe
Lender Name	N/A		
AMC Name	Reeli LLC	AMC ID	
Inspection Type	FNMA UPD	Case File ID	--
Data Collector	Anthony DeSilva (Reeli orders only)	LPA Key	--

Value Acceptance Property Data API Result

Status	Submission Date	01/01/0001 00:00:00
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Submission Result Messages

Exterior Photos



STREET VIEW RIGHT



STREET VIEW LEFT



ADDRESS NUMBER

Locations & Views

Name	Sub Type	View Quality	Description
Site Feature View	OVERHEAD_ELECTRIC_POWER_TRANSMISSION_LINE	PARTIAL	Power lines to the right of the property
Non Residential Use	NONE_OBSERVED	--	--
Adverse Condition	NONE_OBSERVED	--	--
Site Feature Location	RESIDENTIAL	--	Residential SFR neighborhood
Property Improvement	DECK	--	Outdoor deck

Utilities

Type	SubType	Off Grid
Electricity	PUBLIC	--
Water	PUBLIC	--
Sewer	PUBLIC	--
Gas	PUBLIC	--

Locations & Views Photos



OVERHEAD_ELECTRIC_POWER_TRANSMISSION_LINE



DECK

Car Storage - 1, ATTACHED_GARAGE, on Structure 1, Unit 1

Summary

Storage Type	ATTACHED_GARAGE	Parking Spaces	2	Garage SqFt	333
Conversion Indicator	No				

Car Storage Updates

NONE OBSERVED

Car Storage Deficiencies

Component	Deficiency Type	Detail Name	Severity	Description
INTERIOR_WALLS	MISSING	OTHER	No	Dry wall separation

Car Storage Photos



EXTERIOR GARAGE



INTERIOR GARAGE



INTERIOR GARAGE



INTERIOR_WALLS



INTERIOR_WALLS



INTERIOR GARAGE

Structure - 1, DWELLING

Summary

Structure Type	DWELLING	Construction Status	COMPLETE	Attachment Type	DETACHED
Construction Type	FRAME	Foundation Type	SLAB	Structure Area (sf)	1748
Contains Rooms	Yes	Year Built	1974	Year Built Estimated	Yes

Exterior Updates

Component	SubType	Update Timeframe	Description
NONE_OBSERVED	--	--	--

Exterior Deficiencies

Component	Deficiency Type	Detail Name	Severity	Description
DRIVEWAY	DAMAGE	--	No	cracks on driveway
SIDING	OTHER	--	No	Siding wood rot

Structure Photos



STRUCTURE_RIGHT_SIDE



STRUCTURE_LEFT_SIDE



STRUCTURE_FRONT



STRUCTURE_FRONT



VIEW_FRONT



VIEW_FRONT



VIEW_LEFT_SIDE



VIEW_FRONT



VIEW_REAR



VIEW_REAR



VIEW_REAR



VIEW_REAR



VIEW_RIGHT_SIDE



STRUCTURE_REAR



STRUCTURE_REAR

Update & Deficiency Photos



SIDING



SIDING



SIDING



DRIVEWAY

Unit - 1, on Structure 1**Summary**

Unit Name	House: 5220 Nash	Total Rooms	5	Bedrooms	3
Full Baths	2	Finished Area (sf)	1415	Heating Type	CENTRAL_HOT_AIR
Cooling Type	CENTRAL_AIR_CONDITIONING	ADU Indicator	No	Sump Pump	--
Basement Bedrooms	0	Basement Area (sf)	--	Basement Bathrooms	0
Basement Finished (%)	--	Basement Other Rooms	0		

Square Foot Calculations

Level 1 (1st Floor) -((557.3 + 557.3) * (5 - 244.1) + (557.3 + 413.6) * (244.1 - 244.1) + (413.6 + 413.6) * (244.1 - 285.8) + (413.6 + 371) * (285.8 - 285.8) + (371 + 371) * (285.8 - 307.5) + (371 + 327.8) * (307.5 - 307.5) + (327.8 + 327.8) * (307.5 - 394.2) + (327.8 + 267.3) * (394.2 - 394.2) + (267.3 + 267.3) * (394.2 - 439.2) + (267.3 + -11) * (439.2 - 439.2) + (-11 + -11) * (439.2 - 5) + (-11 + 557.3) * (5 - 5)) * 0.5 * 0.00694

Mechanical Deficiencies

Name	Deficiency Type	Severity	Description
NONE_OBSERVED	--	--	--

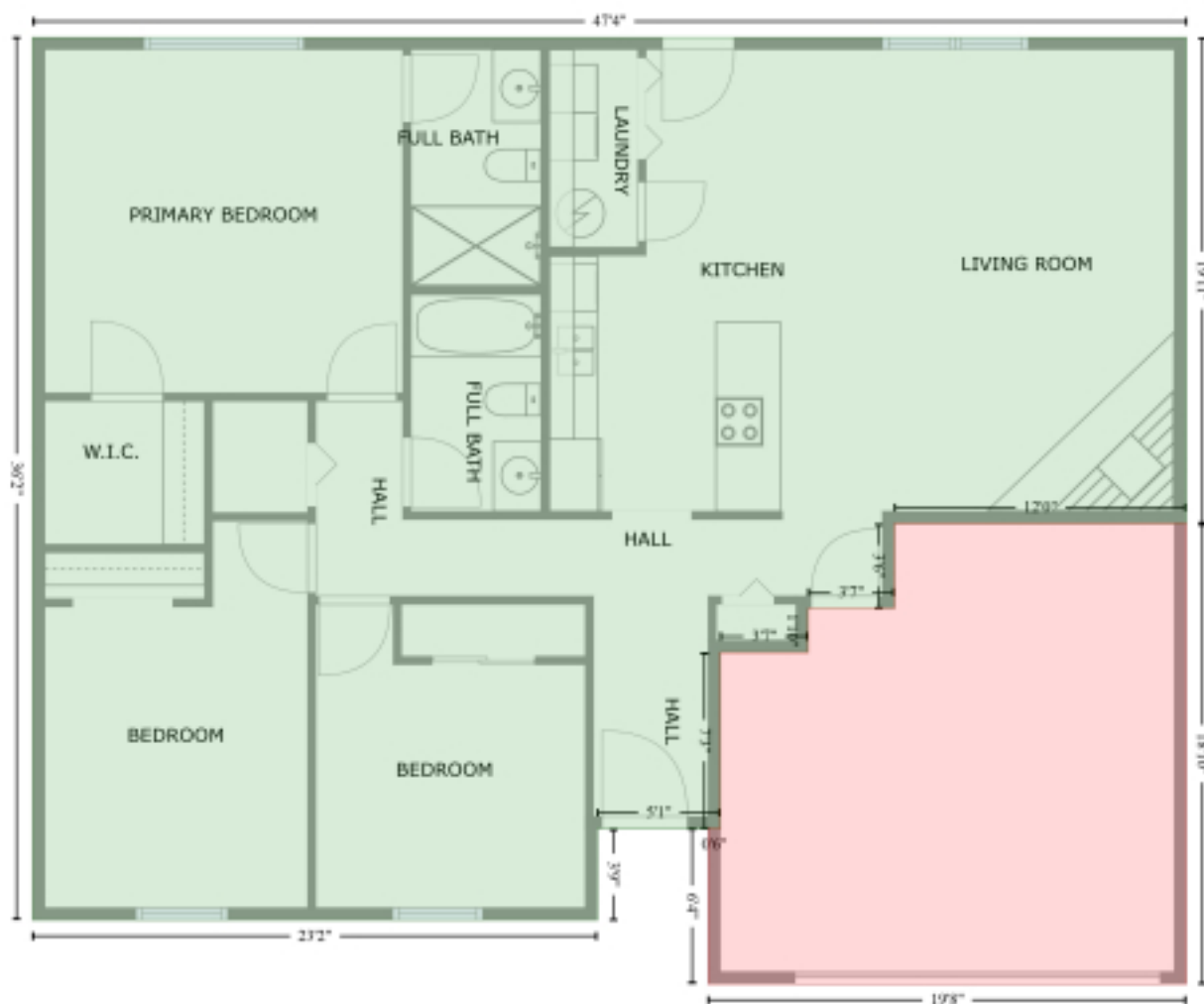
Mechanical Updates

Component	Update Type	Update Timeframe	Description
NONE_OBSERVED	--	--	--

Level - 1, 1st Floor, on Structure 1, Unit 1

Floorplan 1st Floor

FLOOR 1
[AREA: 1415]



GARAGE (1)
[AREA: 333]

CUBICASA

Summary

Level Number	1	Total Rooms	5	Bedrooms	3
Full Baths	2	Half Baths	0	Below Grade	No
Below Grade Exits	--	Low Level Ceiling	No	Attic	Yes
Attic Access	ATTIC_SCUTTLE	Attic Access Location	Yes	Total Area (sf)	1748
Finished Area (sf)	1415	NonStandard Finished Area (sf)	0		

Rooms

Room	Other Room Name
BEDROOM	--
BEDROOM	--
BEDROOM	--
LIVING_ROOM	--
HALL	--
HALL	--
KITCHEN	--
LAUNDRY_ROOM	--
FULL_BATH	--
FULL_BATH	--