

PCI: Property Condition Inspections

A compliant property inspection addressing critical risk management concerns.

Overview

Clear Capital has delivered innovative products and evaluation solutions to the real estate lending, servicing and investing communities for more than a decade. We focus on building and maintaining strong relationships, and being the company you turn to for guidance and solutions.

It is this belief, and response to the updated Interagency Appraisal and Evaluation Guidelines (IAG Guidelines), that led us to develop our Property Condition Inspection. Designed to satisfy all necessary inspection criteria, the PCI can be used to complete an evaluation, so you can make the right decisions on the right loans, not just order products to satisfy guidelines.

The PCI clearly and accurately supplies the property's physical condition and characteristics as required by the IAG Guidelines to determine the reliability of the AVM value. The standard version of our PCI is designed to be compliant with the Guidelines, and if more information is required, we also offer an enhanced version with exterior and interior options for each including full repair grid.

1. Value risk flags highlight relative risk factors that could influence a property's value and the reliability of an accompanying AVM.

The PCI is not only intended to satisfy new regulatory requirements, but it also provides actionable information, presented in a clear, efficient and understandable format.

Key Benefits

- All inspections are completed by a licensed real estate broker or agent to provide the most accurate description and analysis of the subject and neighborhood condition.
- Property condition and characteristics, as required by the Guidelines, are included: condition, zoning, current and projected use, electronic signature of report preparer, and property photos.
- Clear, intuitive form empowers users to evaluate risk and make a credit or lending decision.
- Potential Risk Summary distills all factors into one easy-to-use Risk Flag highlighting risk factors which could influence a property's marketability.
- Interior reports and itemized repair grids are available for more in-depth analysis.

2. Condition and Marketability risk flags call attention to factors that could influence a property's marketability.

About Clear Capital

Clear Capital has served as a trusted partner for clients across the mortgage and lending industries, providing loan valuation outsourcing and data analytics for mortgage originators, secondary market institutions, servicers, and resellers for properties across the United States. We use the most progressive technologies available and hands-on analytics to deliver highly accurate and reliable tools, including Appraisals, Value Reconciliations, Broker Price Opinions (BPOs), Property Condition Inspections (PCIs), Commercial Valuations, Automated Valuation Models (AVMs), Home Data Indices (HDIs), Bloomberg/Home Data Index Subscription, and Quality Assurance Services.

We're grateful for your consideration of Clear Capital as a potential partner, and look forward to a long, trusted relationship. For more information about us, please call 530.550.2525 or visit www.ClearCapital.com.