Short Sale Deal Maker | Resource 02

Completed BPO Defect Log Example

Illustrative example only. All names, property details, dates, figures, and findings are fictional and provided for training purposes.

Template notice: Every situation is different. This template is a starting point. Adjust it to the property, transaction, and applicable servicer, lender, investor, or insurer requirements. Policies vary and may change. Verify current instructions before use. Use does not guarantee acceptance, a valuation change, short sale approval, or foreclosure postponement.

Fictional property: 123 Example Lane, Sample City, XX 00000. File: DEMO-001. Prepared October 12, 2026.

Value communicated: $410,000 on October 6, 2026. Effective date and valuation type: unknown. Offer: $365,000. Counteroffer: $400,000. Required net proceeds: not provided. Report unavailable. These figures are recorded separately and do not establish the correct value.

Issue ID

01

Location or component

Kitchen floor

Observed condition or factual discrepancy

Three cracked tiles and a visibly uneven transition at the kitchen doorway. Cause not established.

Photo or document references

P01 overview; P02 close view; E01 flooring estimate.

Estimate or specialist report

E01: fictional flooring contractor estimate dated October 8, 2026; $2,400 for stated removal and replacement scope. No structural opinion provided.

Source and date

Agent observation October 7, 2026; photographs same date. Estimate dated October 8, 2026.

Why review is warranted

The observed flooring condition differs from the renovated kitchen condition described in the supplied valuation summary. The estimate documents scope and cost, not a market-value deduction.

Requested review

Consider P01, P02 and E01 when reviewing the property condition description. Confirm whether additional inspection information is needed.

Training note: Attach the referenced evidence in a real file. This sample contains no actual photographs, estimates, records, appraisal or professional findings. The sample IDs illustrate cross-referencing only.

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Issue ID

02

Location or component

Living area record

Observed condition or factual discrepancy

Marketing record reports 1,850 square feet; the assessor record reports 1,620 square feet. The reason for the difference is unverified.

Photo or document references

R01 assessor extract; R02 listing record; C01 through C03 comparable-sale worksheet.

Estimate or specialist report

No measurement or permit conclusion supplied. Obtain qualified measurement or further records if required.

Source and date

Fictional records retrieved October 9, 2026. Record source dates are identified on each attached exhibit.

Why review is warranted

A material area discrepancy may affect comparable selection. Neither source alone resolves the correct area or establishes permit status.

Requested review

Verify the area used in the valuation and consider whether revised comparable selection or additional measurement is appropriate.

Training note: Attach the referenced evidence in a real file. This sample contains no actual photographs, estimates, records, appraisal or professional findings. The sample IDs illustrate cross-referencing only.