

PROPERTY CONDITION ASSESSMENT

Condition Assessment & Indicative Value Range

The risk and value picture before you commit · Block 36, Lot 16, Frontiera Subdivision, Camella Gran Europa, Brgy. Lumbia, Cagayan de Oro City

PREPARED FOR

Ms. Rafaela Rafols
(Prospective Buyer)

ISSUED BY

JMG Design & Build

REPORT DATE

29 September 2026

SITE INSPECTION

27 September 2026,
on site, with
measured areas

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Read this first: what this report is and is not

This is a contractor's condition assessment with an indicative value range. It is not an appraisal or a valuation opinion, and it is not for bank, legal, or tax use. If a lender or authority requires a valuation, a licensed real estate appraiser must provide it.

Findings are visual observations from our on-site inspection and photographs. They are not engineering, electrical, or plumbing certifications. Values and costs are estimates that will tighten once the specialist verifications in Section 8 are complete.

Status: Issued for buyer review. The value range is indicative; the specialist verifications in Section 8 remain open.

1 Executive Summary

The house appears structurally sound, with significant deferred maintenance. Two items need action before anything cosmetic: the roof fascia and eaves, and the electrical service entrance. Priced correctly and renovated in the right order, this is a workable purchase. Priced at the top of the range, the numbers get thin.

INDICATIVE AS-IS VALUE

₱5.5M – ₱6.5M

Central band of the method result

MOVE-IN-READY VALUE

₱7.0M – ₱8.0M

Based on 3–4BR asking-price comparables

RENOVATION BUDGET

₱880K – ₱2.0M

Six packages, incl. 10–15% contingency

URGENT ITEMS

2

Roof fascia and eaves;
electrical service entrance

Key figure	Result
Overall condition	Structure appears intact; significant deferred maintenance
Ownership status	Mortgaged to Pag-IBIG; payoff and title transfer covered in Section 7
Renovation estimate	₱800K – ₱1.7M for six work packages, before contingency
All-in cost to move-in ready	₱6.4M – ₱8.5M (purchase price plus renovation budget, before transfer costs; see Section 5)
Indicative renovation duration	10–14 weeks, sequenced (Section 4)

Our read for you as the buyer

Negotiate from verified findings, not from the asking price. Every peso of the renovation budget above is leverage on the purchase price, and the two urgent items are the strongest of it.

Before you commit, have the roof structure and electrical service entrance verified by specialists, and settle the Pag-IBIG payoff and transfer arrangements in writing (Section 7).

✓ Our Answer: Proceed at **₱3.7M?**

Yes. On what we found, ₱3.7M is a sound price to proceed at, subject to the four conditions below.

At ₱3.7M plus the ₱880K – ₱2.0M renovation budget, your all-in cost is **₱4.58M – ₱5.70M** before transfer costs. That sits at or below the indicative as-is range (₱5.5M – ₱6.5M) and well under the move-in-ready value (₱7.0M – ₱8.0M). The structure appears intact; what we found is repairable deferred maintenance, not a defect that changes the buying decision.

- ✓ **Confirm what ₱3.7M covers.** It should be the total consideration, including the Pag-IBIG payoff, with the payoff and payment split written into the contract (Section 7).
- ✓ **Verify the two urgent items first.** Have the roof and fascia and the electrical service entrance checked by specialists before you sign (Section 8). Their findings may move the renovation budget.
- ✓ **Confirm a clean title.** Check the TCT for any encumbrance other than the Pag-IBIG mortgage.
- ✓ **Hold the budget.** Keep the 10–15% contingency and budget transfer taxes and fees separately.

This is our professional view based on a visual inspection, not a valuation or a guarantee. If the verifications or the title check turn up a structural or legal problem, we will revisit the answer with you.

2 Property Details

Item	Detail
Property	Two-storey single-detached house and lot
Address	Block 36, Lot 16, Frontiera Subdivision, Camella Gran Europa, Brgy. Lumbia, Cagayan de Oro City
Developer / enclave	Camella (Vista Land & Lifescapes); Frontiera, the Mediterranean-themed enclave
Lot area	120 sqm (verified measurement)
Floor area	165 sqm (verified measurement)
Layout (observed)	3 bedrooms, 2 comfort rooms, garage for one pickup truck
Inclusions (observed on site)	Daikin inverter split-type aircons in all rooms plus living and dining (see Photo 17); internet connection. List everything that stays with the sale in the deed.
House model	Camella Gran Europa, Frontiera (confirmed with developer)
Seller	John Michael Duhaylungsod-Morin
Ownership	Mortgaged to Pag-IBIG Fund; outstanding balance of approximately ₱1.0M, to be confirmed by a Pag-IBIG statement (Section 7)

Floor and lot areas were measured on site on 27 September 2026 and are the basis for the comparables and value range in Section 5. The lot area will also be matched against the title (TCT) during document verification.

3 Condition Findings

The house shows the Camella Mediterranean style: cream exterior walls, red tile roofing, decorative balustrades, and red accent columns. The main structure appears intact. Weathering and water damage are visible throughout.

Observations by area

Area	Observation
Structure	Walls, columns, and roof framing appear intact on visual inspection
Front façade	Retains its architectural character; paint is faded and weathered
Railings and gates	Wrought iron is functional but heavily weathered, with surface rust
Perimeter fence	Serves its purpose; significant oxidation, needs treatment and repainting
Roof tiles	Intact; surface staining and moss growth
Fascia and roof edges	Visible deterioration and water damage; the most urgent exterior concern
Ground floor	Living and dining areas, kitchen to the rear; white ceramic tile flooring
Second floor	Bedrooms and bathrooms; herringbone wood parquet, a distinctive feature that adds character
Ceilings	Decorative coffered ceilings with dark trim accents
Kitchen	Concrete base cabinets with painted wooden doors and a stainless steel sink; standard Camella finishes

Damage and risk register

Two items need action now. The rest can be scheduled into the renovation in the sequence shown in Section 4. Photo references point to the site photographs below.

URGENT**Roof and fascia****FINDING**

Rot and decay in fascia boards and wooden roof framing near the eaves. Tiles are intact, but the supports show advanced water damage. Real risk of water entering the house in the wet season.

ACTION

Repair before the rainy season peaks to stop further interior damage. Extent of hidden framing rot to be confirmed on opening up.

URGENT**Electrical service entrance** Photos 4–6**FINDING**

Service drop, meter base, and wiring appear inconsistent with Philippine Electrical Code requirements: exposed wires and a poorly secured entrance. This is a shock, fire, and outage risk.

ACTION

Verification and correction by a licensed Registered Master Electrician (RME). Treat as a safety item, not a cosmetic one.

MODERATE**Water damage and ceiling stains** Photos 1–3**FINDING**

Stains, bubbling paint, and discoloration on ceilings of both floors, pointing to past or ongoing leaks around roof valleys and eaves.

ACTION

Fix the roof first, then repair and repaint ceiling finishes.

MODERATE**Bathrooms****FINDING**

Heavily stained, aged fixtures; discolored bathtub; darkened grout. Possible moisture issues.

ACTION

Renovate finishes; pressure-test plumbing for leaks or corrosion.

MODERATE**Wall cracks** Photo 1**FINDING**

Hairline to moderate cracks in interior and exterior finishes. Most appear to be cosmetic settlement cracks.

ACTION

Structural engineer to verify larger cracks, especially near load-bearing beams or arches.

MINOR

Termite and moisture damage

FINDING

Termite frass and rot on interior wooden door frames, near bottom edges and floor junctions.

ACTION

Termite treatment; replace affected wood members.

MINOR

Paint and finishes Photos 7–12

FINDING

Faded and peeling exterior paint; scuffs and peeling on interior walls near ceilings and baseboards.

ACTION

Full repainting, done last.

MINOR

Utility areas Photos 13–15

FINDING

Cluttered and weathered carport, laundry, and utility spaces; stained, aged polycarbonate carport roof.

ACTION

Clean and reorganize; consider new roofing material.

Site photographs

Taken during the 27 September 2026 inspection. Captions describe what is visible; they are observations, not diagnoses.

THE SITE VISIT



SITE VISIT

Site visit at the property.

WATER STAINING AND CRACKING



PHOTO 1 · CRACK AND WATER STAINING

Crack at the wall-and-beam junction with water staining at the eave edge. To be verified by a structural engineer.



PHOTO 2 · PATCHED CEILING STAIN

Ceiling-wall corner: a patched stain covered with plastic sheet, consistent with past or ongoing leaks.

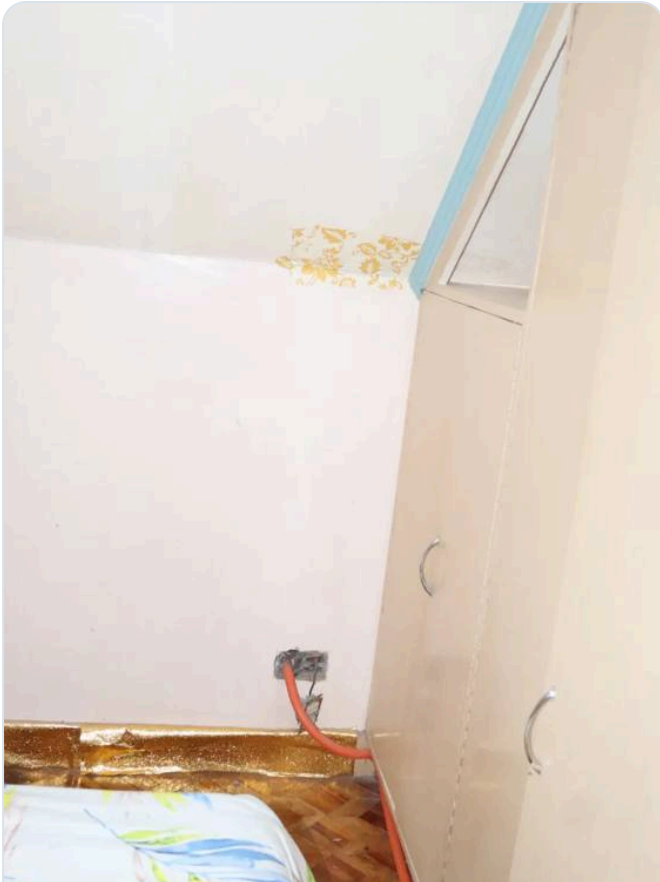


PHOTO 3 · CEILING CORNER STAIN

Stain at the ceiling corner near the window in a bedroom.

ELECTRICAL



PHOTO 4 · ELECTRICAL BOX

Exposed electrical box and loose cable on the exterior wall. To be verified by a licensed Registered Master Electrician.



PHOTO 5 · OVERHEAD LINES

Overhead utility lines and pole near the property.



PHOTO 6 · SERVICE LINES

Overhead lines and pole beside the house.

EXTERIOR, RAILINGS AND STAIRS



PHOTO 7 · RAILING AND COLUMN

Rusting railing anchored in a column, with spalled concrete at the connection.



PHOTO 8 · ENTRY STEPS

Cracked entry steps and a rusting railing base.



PHOTO 9 · RAILING

Wrought-iron railing with surface rust.



PHOTO 10 · PORCH COLUMNS

Porch columns and wrought-iron railing, looking toward the street.



PHOTO 11 · EXTERIOR STAIR

Red-painted exterior stair and landing, with patched edges and cracking at the wall junction.



PHOTO 12 · STAIR UNDERSIDE

Exterior stair: peeling paint, rusting steel edge and taped conduit.

PORCH, CARPORT AND UTILITY AREAS



PHOTO 13 · CARPORT AND PORCH

Carport and porch, currently used for storage.

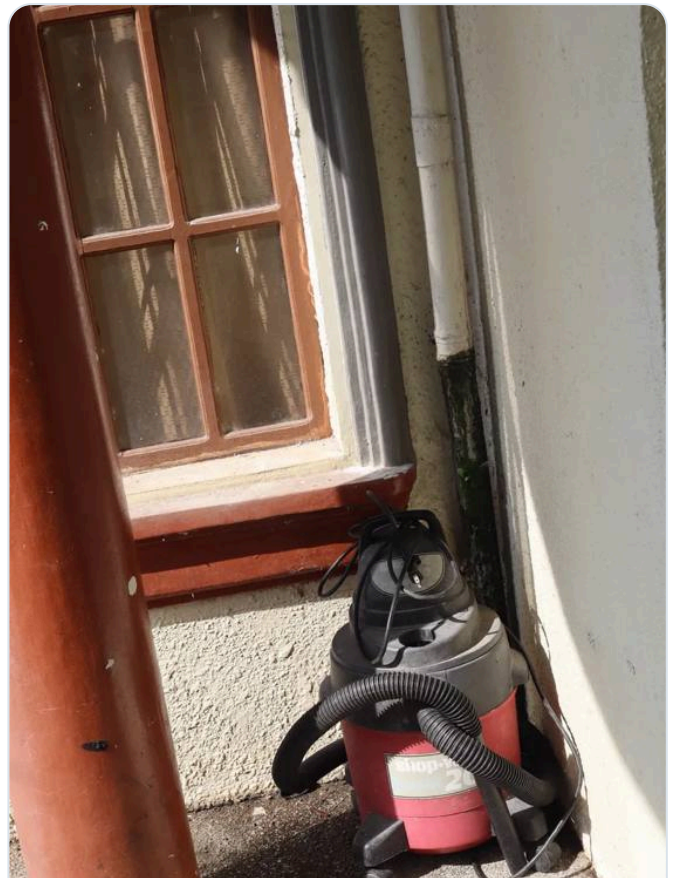


PHOTO 14 · SIDE WALL

Side wall with window, downspout pipe and stored equipment beside the porch column.



PHOTO 15 · PORCH CEILING CORNER

Porch ceiling corner and textured wall above an arched opening.

INTERIOR DETAILS AND INCLUSIONS



PHOTO 16 · INTERIOR DOOR

Interior panel door and brass knob; wear and marks around the lockset.



PHOTO 17 · AIRCON

Wall-mounted inverter split-type aircon, one of the inclusions to be listed in the deed.

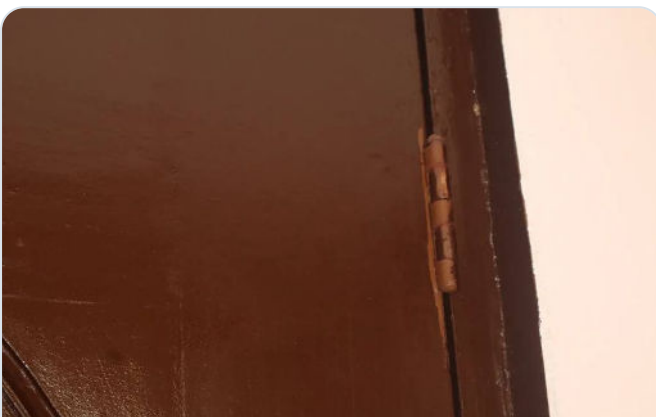


PHOTO 18 · DOOR HINGE

Door hinge and painted door edge.

4 Renovation Plan, Budget, and Sequence

Order of work matters. Water and electrical come first because everything after them (ceilings, finishes, paint) depends on them being right. Painting first would mean painting twice.

1	Roof and fascia repair 2–3 weeks · Depends on scope confirmation	₱150K – ₱300K
2	Electrical upgrade (licensed RME) 1–2 weeks · Before ceilings close	₱100K – ₱250K
3	Termite treatment and wood repair 1–2 weeks · Can run with step 2	₱50K – ₱150K
4	Ceilings, plumbing, general repairs 2–3 weeks · Steps 1–3 complete	₱150K – ₱300K
5	Bathroom renovation (2 bathrooms) 3–4 weeks · After plumbing check	₱200K – ₱400K
6	Interior and exterior repainting 2–3 weeks · All above complete	₱150K – ₱300K

SUBTOTAL ₱800K – ₱1.7M	CONTINGENCY (10–15%) ₱80K – ₱255K	RENOVATION BUDGET ₱880K – ₱2.0M
OVERALL DURATION 10–14 weeks		

Some steps overlap, which is why the overall duration is shorter than the sum of the steps.

Approvals. Exterior changes, roofing, and repainting in Camella communities commonly require homeowners' association approval, and some work may need a building or electrical

permit. Confirm Frontiera HOA rules and any special assessments before mobilizing.

What is not in these figures. Furniture, appliances, aircon servicing, landscaping, relocation, transfer taxes and fees (Section 7), and any structural repair that the engineering check may require.

5 Indicative Value Range

Comparables (Gran Europa / Lumbia)

Only 3–4 bedroom comparables are used, since they are the closest to this house. Figures are asking prices, not sold prices. Asking prices run above what buyers actually pay.

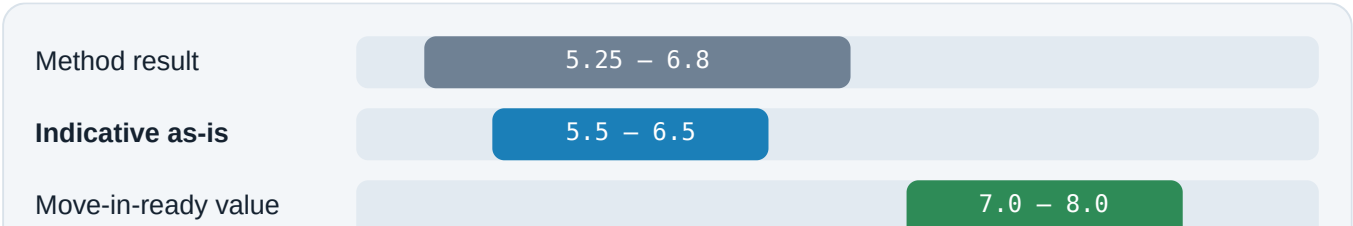
Property	Floor area	Lot area	Asking price
3BR/2BA, built 2022	99 sqm	99+ sqm	₱7.9M
4BR/3BA	110–150 sqm	121–132 sqm	₱6.5M – ₱8M+

The comparable set is small. This house's verified 165 sqm floor area is larger than both comparables, and we have deliberately not adjusted the range upward for it. The range will be refined with sold-price data from recently completed Gran Europa projects.

How the range is built

Step	Basis
1. Move-in-ready reference	₱7.0M – ₱8.0M for a comparable 3–4BR house in Gran Europa / Lumbia
2. Condition adjustment	Less 15–25% for roof and fascia rot, electrical entrance, water stains, bathrooms, termite damage, and cosmetic wear
3. Result of the method	₱5.25M – ₱6.8M
4. Location	Frontiera's pool, the master-planned setting, and Lumbia's uptown position are already reflected in the Gran Europa comparables. No second premium is added.
Indicative as-is range	₱5.5M – ₱6.5M, the central band of the method result

Because the comparables are asking prices, we deliberately hold the range inside the method result instead of at its edges.



What it means for your total outlay

All-in cost is the purchase price plus the renovation budget of ₱880K – ₱2.0M. The Pag-IBIG payoff is part of the purchase price, not an addition to it. Transfer taxes and fees (Section 7) are additional. The indicative move-in-ready value is ₱7.0M – ₱8.0M.

If you buy at	All-in cost	Position against ₱7.0M – ₱8.0M move-in-ready value
₱5.5M	₱6.4M – ₱7.5M	Inside or below the range across the full renovation budget
₱6.0M	₱6.9M – ₱8.0M	Inside the range; the upper end of the budget uses all the headroom
₱6.5M	₱7.4M – ₱8.5M	Thin: a high-end renovation outcome would exceed the value range

This is why price discipline matters more than any single repair line.

Uptown context

Gran Europa is a master-planned Camella community in Lumbia with clubhouse, pool, parks, guarded gates, and CCTV. Lumbia sits in the uptown corridor, where retail and institutional development, including SM City CDO Uptown and the Manresa township, has been adding activity. Uptown areas are generally elevated and less flood-prone than downtown, but flood exposure is site-specific. Confirm it for this lot through barangay and city records and the neighbors, rather than relying on area reputation.

6 Recommendations for the Buyer

- 1 Make the purchase conditional on specialist verification of the roof structure, electrical service entrance, plumbing, and wall cracks.
- 2 Budget ₱0.9M – ₱2.0M for renovation, including contingency, and net it against the purchase price. The urgent items are your strongest negotiating points.
- 3 Match the 120 sqm lot area to the title and confirm whether it is a corner or interior lot.
- 4 Request the TCT, updated tax declaration, and real property tax clearance. Confirm HOA dues, any special levies, and Frontiera exterior-work rules.
- 5 Get the sale inclusions in writing: aircons, fixtures, cabinets, and connections.
- 6 Have the electrical entrance corrected by a licensed RME and the roof repaired before anyone moves in, ahead of the rainy season.
- 7 Settle the Pag-IBIG payoff and transfer arrangements in writing before paying anything beyond a reservation (Section 7).
- 8 Sequence the works as in Section 4 so nothing is done twice.

Title Transfer: Pag-IBIG-Mortgaged Property

The seller acquired this property through a Pag-IBIG housing loan, and the mortgage is still in place with an outstanding balance of approximately ₱1.0M, to be confirmed by a Pag-IBIG statement of account. This is manageable and common, but it changes how payment, title, and transfer costs must be handled. We set it out so nothing surprises you later.

How the transfer works

1 • Payoff figure

The seller requests an updated statement of account and payoff computation from Pag-IBIG. You should see it in writing before signing anything. Do not rely on an estimate.

2 • Payment structure

The Pag-IBIG balance is settled out of the purchase price: the payoff amount goes to Pag-IBIG, and the remainder goes to the seller. Put this split in the contract. Where possible, pay Pag-IBIG directly rather than through the seller.

3 • Release of mortgage

Once the loan is fully paid, Pag-IBIG issues the cancellation of the real estate mortgage and releases the owner's duplicate title and loan documents. Confirm the branch's exact requirements and timeline before payment.

4 • Deed of Absolute Sale

The seller signs a notarized Deed of Absolute Sale. Under the arrangement discussed, this is the seller's only obligation at transfer.

5 • Taxes, fees, and new title

BIR taxes and clearance (eCAR), local transfer tax, and Registry of Deeds registration, followed by the new TCT and tax declaration in the buyer's name. Under the arrangement discussed, the buyer shoulders these expenses.

Precautions we recommend

- ✓ Put the cost allocation in writing. By default, capital gains tax and documentary stamp tax fall on the seller by law. If you are shouldering them, the deed or contract must say so, to avoid disputes at signing.
- ✓ Budget transfer costs as a separate line from the renovation. When the buyer absorbs everything, this is commonly around 8–10% of the higher of the selling price or the government zonal / fair market value. Ask your lawyer for a written computation.
- ✓ Have a lawyer review the contract and handle the transfer. JMG is a construction and design-build firm, not a law firm; this section is a practical outline, and Pag-IBIG's current rules and counsel's advice govern.
- ✓ Do not release the full balance to the seller until the Pag-IBIG payoff is documented as settled. Keep receipts and the release of mortgage in your file.
- ✓ Decide whose name goes on the title before the deed is drafted. If you will sign from abroad, arrange a Special Power of Attorney executed before the Philippine consulate or apostilled, well ahead of the signing date.
- ✓ Obtain the real property tax clearance, HOA clearance and dues status, and final utility readings at turnover.
- ✓ Do not start renovation until the deed is signed and possession is turned over, unless the seller consents in writing to earlier access.
- ✓ List every inclusion in the deed, including the aircons and fixtures we observed on site.

Item	Why it matters
Lot position	Corner lots typically carry a premium over interior lots.
Title and tax documents	TCT (matching the 120 sqm lot), updated tax declaration, real property tax clearance.
Pag-IBIG statement	Current payoff amount and the branch's requirements for release of the mortgage.
HOA status	Dues, pending assessments, exterior-work approval rules.
Roof structure	Extent of rot in eaves and framing sets the roof budget.
Electrical service entrance	Licensed RME to verify compliance and scope of correction.
Structural check	Confirms wall cracks are cosmetic, not structural movement.
Plumbing and bathrooms	Pressure test and moisture check before finishes are ordered.
Flood exposure and inclusions	Confirm lot-level exposure; document what is included in the sale.

Recommended Next Step

The purpose of this report is to keep you from committing on incomplete information. The sensible sequence from here:

1

Specialist verification

Licensed RME, roof structure, plumbing, structural check. Hidden conditions confirmed; renovation scope and figures tightened; this report reissued as final.

2

Scoped renovation proposal and BOQ under JMG Design & Build

A fixed scope, sequence, timeline, and price for the works, so your renovation budget is a number, not a range.

3

Negotiation and turnover support

Verified findings translated into a documented price position, and a punch list and handover walk-through at turnover.

You decide at each step. Nothing after Step 1 is committed until you are satisfied with what Step 1 shows.

Scope and Limitations

This report is based on JMG's on-site inspection of 27 September 2026 and photographs taken during the visit. It involved visual inspection and measurement of floor and lot areas, and no destructive or instrument testing. Findings on the roof structure, electrical system, plumbing, and wall cracks are visual observations, not engineering or electrical certifications. Values are indicative ranges and renovation costs are estimates; both depend on the verification items in Section 8. This document is not an appraisal and must not be used for bank, legal, or tax purposes. Market comparables are asking prices as of the report date and may change.

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