

Triad Property Data Manager Portfolio Review Report

Lead-safe intake summary and action list

Version: v23.7.11 **Generated:** 5/12/2026, 8:51 PM **Rows shown:** 7 of 7 analyzed

This report is an intake, sorting, and documentation workflow summary. County-source values should be human-reviewed before being treated as verified. This is not legal advice or an inspection certification.

Location label note

City / Postal City may reflect a mailing city, postal city, municipality, or source-record city label. County Source is the county record used for matching and review. Some Triad city labels can cross or differ from county expectations, so use Parcel/PIN and the county source record for final verification.

1. Requested Services / Report Coverage

Pre-1978 property sorting

Missing disclosure/documentation checklist

Owner/company follow-up tracker

Vendor/repair/renovation tracking

2. Summary

Item	Count	Meaning
Total rows in this report	7	Filtered/current rows included in this manager report.
High priority	4	Rows needing first review based on age, missing data, repair/renovation notes, or conflicts.
Likely pre-1978	0	Rows old enough to require lead-safe documentation review.
Manager year missing	7	Rows where the manager input is missing year-built. County year may still be available.
Missing owner/LLC	7	Rows where owner information needs cleanup or verification.
Documentation check needed	7	Rows where lead-safe paperwork or notes should be reviewed.
County source matched	7	Rows matched against one or more county source files.
Conflicts/differences	0	Rows where manager data and county-source data may differ.

3. County Sources Used

Source	County Source	County rows loaded	Manager rows matched	Conflicts/differences
Davidson backend county-profile processor	Davidson	7	7	0

4. Property Action List

Each property card lists the same important fields from the analyzer table, with the city/postal label separated from the county-source match.

6050 BRANCH DRIVE

KERNERSVILLE, Davidson County Source

PRIORITY	High
ADDRESS	6050 BRANCH DRIVE
CITY / POSTAL CITY	KERNERSVILLE
COUNTY SOURCE	Davidson
MANAGER YEAR	Not provided
COUNTY YEAR	2005
MANAGER OWNER / LLC	Not provided
COUNTY OWNER / LLC	Not provided
COUNTY MATCH STATUS	Matched - county year available (parcel exact)
PARCEL/PIN	11892607
CONFLICT/DIFFERENCE	None found
FLAGS	Missing owner/LLC, Manager year missing, Repair/renovation follow-up, Documentation check needed, County year available, Post-1977 from county CSV
NEXT ACTION	County source found year built 2005. Verify source, update the manager file, and re-check documentation status.
NOTES	Generated from loaded county source for connector matching test.
NOTE SOURCE	Triad Property Data sample report generator
PROVIDED BY	Triad Property Data test tool
VERIFIED	No
FOLLOW-UP NEEDED	Sample row generated to demonstrate county-source matching and manager follow-up workflow; county CSV year 2005 found; verify and update manager file.

926 LONDONDERRY DRIVE

HIGH POINT, Davidson County Source

PRIORITY	High
ADDRESS	926 LONDONDERRY DRIVE
CITY / POSTAL CITY	HIGH POINT
COUNTY SOURCE	Davidson
MANAGER YEAR	Not provided
COUNTY YEAR	2000
MANAGER OWNER / LLC	Not provided
COUNTY OWNER / LLC	Not provided
COUNTY MATCH STATUS	Matched - county year available (parcel exact)
PARCEL/PIN	11898438
CONFLICT/DIFFERENCE	None found
FLAGS	Missing owner/LLC, Manager year missing, Repair/renovation follow-up, Documentation check needed, County year available, Post-1977 from county CSV
NEXT ACTION	County source found year built 2000. Verify source, update the manager file, and re-check documentation status.
NOTES	Generated from loaded county source for connector matching test.
NOTE SOURCE	Triad Property Data sample report generator
PROVIDED BY	Triad Property Data test tool
VERIFIED	No
FOLLOW-UP NEEDED	Sample row generated to demonstrate county-source matching and manager follow-up workflow; county CSV year 2000 found; verify and update manager file.

2939 ABBOTTS CREEK CHURCH ROAD

KERNERSVILLE, Davidson County Source

PRIORITY	High
ADDRESS	2939 ABBOTTS CREEK CHURCH ROAD
CITY / POSTAL CITY	KERNERSVILLE
COUNTY SOURCE	Davidson
MANAGER YEAR	Not provided
COUNTY YEAR	1998
MANAGER OWNER / LLC	Not provided
COUNTY OWNER / LLC	Not provided
COUNTY MATCH STATUS	Matched - county year available (parcel exact)
PARCEL/PIN	11892591
CONFLICT/DIFFERENCE	None found
FLAGS	Missing owner/LLC, Manager year missing, Repair/renovation follow-up, Documentation check needed, County year available, Post-1977 from county CSV
NEXT ACTION	County source found year built 1998. Verify source, update the manager file, and re-check documentation status.
NOTES	Generated from loaded county source for connector matching test.
NOTE SOURCE	Triad Property Data sample report generator
PROVIDED BY	Triad Property Data test tool
VERIFIED	No
FOLLOW-UP NEEDED	Sample row generated to demonstrate county-source matching and manager follow-up workflow; county CSV year 1998 found; verify and update manager file.

176 SHANNON LANE

WINSTON-SALEM, Davidson County Source

PRIORITY	High
ADDRESS	176 SHANNON LANE
CITY / POSTAL CITY	WINSTON-SALEM
COUNTY SOURCE	Davidson
MANAGER YEAR	Not provided
COUNTY YEAR	1987
MANAGER OWNER / LLC	Not provided
COUNTY OWNER / LLC	Not provided
COUNTY MATCH STATUS	Matched - county year available (parcel exact)
PARCEL/PIN	11898877
CONFLICT/DIFFERENCE	None found
FLAGS	Missing owner/LLC, Manager year missing, Repair/renovation follow-up, Documentation check needed, County year available, Post-1977 from county CSV
NEXT ACTION	County source found year built 1987. Verify source, update the manager file, and re-check documentation status.
NOTES	Generated from loaded county source for connector matching test.
NOTE SOURCE	Triad Property Data sample report generator
PROVIDED BY	Triad Property Data test tool
VERIFIED	No
FOLLOW-UP NEEDED	Sample row generated to demonstrate county-source matching and manager follow-up workflow; county CSV year 1987 found; verify and update manager file.

932 SAINT ANN DRIVE

HIGH POINT, Davidson County Source

PRIORITY	Medium
ADDRESS	932 SAINT ANN DRIVE
CITY / POSTAL CITY	HIGH POINT
COUNTY SOURCE	Davidson
MANAGER YEAR	Not provided
COUNTY YEAR	1999
MANAGER OWNER / LLC	Not provided
COUNTY OWNER / LLC	Not provided
COUNTY MATCH STATUS	Matched - county year available (parcel exact)
PARCEL/PIN	11898401
CONFLICT/DIFFERENCE	None found
FLAGS	Missing owner/LLC, Manager year missing, Documentation check needed, County year available, Post-1977 from county CSV
NEXT ACTION	County source found year built 1999. Verify source, update the manager file, and re-check documentation status.
NOTES	Generated from loaded county source for connector matching test.
NOTE SOURCE	Triad Property Data sample report generator
PROVIDED BY	Triad Property Data test tool
VERIFIED	No
FOLLOW-UP NEEDED	Sample row generated to demonstrate county-source matching and manager follow-up workflow; county CSV year 1999 found; verify and update manager file.

406 CHESTER DRIVE

HIGH POINT, Davidson County Source

PRIORITY	Medium
ADDRESS	406 CHESTER DRIVE
CITY / POSTAL CITY	HIGH POINT
COUNTY SOURCE	Davidson
MANAGER YEAR	Not provided
COUNTY YEAR	1983
MANAGER OWNER / LLC	Not provided
COUNTY OWNER / LLC	Not provided
COUNTY MATCH STATUS	Matched - county year available (parcel exact)
PARCEL/PIN	11898158
CONFLICT/DIFFERENCE	None found
FLAGS	Missing owner/LLC, Manager year missing, Documentation check needed, County year available, Post-1977 from county CSV
NEXT ACTION	County source found year built 1983. Verify source, update the manager file, and re-check documentation status.
NOTES	Generated from loaded county source for connector matching test.
NOTE SOURCE	Triad Property Data sample report generator
PROVIDED BY	Triad Property Data test tool
VERIFIED	No
FOLLOW-UP NEEDED	Sample row generated to demonstrate county-source matching and manager follow-up workflow; county CSV year 1983 found; verify and update manager file.

2045 N OLD GREENSBORO RD

HIGH POINT, Davidson County Source

PRIORITY	Medium
ADDRESS	2045 N OLD GREENSBORO RD
CITY / POSTAL CITY	HIGH POINT
COUNTY SOURCE	Davidson
MANAGER YEAR	Not provided
COUNTY YEAR	2007
MANAGER OWNER / LLC	Not provided
COUNTY OWNER / LLC	Not provided
COUNTY MATCH STATUS	Matched - county year available (parcel exact)
PARCEL/PIN	12006689
CONFLICT/DIFFERENCE	None found
FLAGS	Missing owner/LLC, Manager year missing, Documentation check needed, County year available, Post-1977 from county CSV
NEXT ACTION	County source found year built 2007. Verify source, update the manager file, and re-check documentation status.
NOTES	Generated from loaded county source for connector matching test.
NOTE SOURCE	Triad Property Data sample report generator
PROVIDED BY	Triad Property Data test tool
VERIFIED	No
FOLLOW-UP NEEDED	Sample row generated to demonstrate county-source matching and manager follow-up workflow; county CSV year 2007 found; verify and update manager file.

5. Recommended Next Steps

Step	Action
1	Confirm property addresses, City / Postal City labels, county source, owner/LLC names, and year-built values.
2	Use county-source values to fill missing manager data only after human review.
3	Resolve year-built or owner conflicts before sending final findings to a customer.
4	For likely pre-1978 properties, review lead disclosure/documentation status before repair, painting, renovation, turnover, or owner follow-up.
5	Keep the source, who provided it, verification status, and follow-up notes for each item.