



ReloOlogy Inspection Management Services, LLC
501 Cambria Avenue
Bensalem, PA 19020
215.604.1580

ERC Property Assessment MCI / MCA

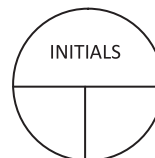


Inspection Date: 6/10/2024

Inspection Completed for: Sirva
(630) 972-2250
150 Harvester Dr
Burr Ridge, IL 60527
8648827

Transferee / Property Information: SIRVA
4660 Hancock Rd
Oxford, NC 27565

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Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File #: 8648827 Client: Sirva

Contact: Amanda Funk Phone: Confidential Information Fax: Confidential Information

E-mail Address: Amanda.funk@sirva.com

Client Address: 4660 Hancock Rd

City/State/Postal Code: Oxford, NC 27565

Transferee(s): SIRVA

Transferee Property Address: 4660 Hancock Rd

City/State/Postal Code: Oxford, NC 27565

Property Assessment Provider: ReloOlogy Inspection Management Services Job/File #: 108027

Provider Address: 501 Cambria Avenue

City/State/Postal Code: Bensalem, PA 19020

Contact: _____ Phone: _____ Fax: _____

E-mail Address: _____

Date: 6/10/2024 Time: 9:00 am Weather: Partly Cloudy Temp: 66° F Estimated Age of Main Dwelling (yrs): 2

Parties Present at Time of Assessment: Homeowner Occupied: ☒ Yes ☐ No

Additions/Modifications: No Were Permits Obtained: _____ Explain: _____



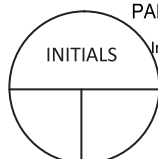
RELOCATION PROPERTY ASSESSMENT

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2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area, based on a visual assessment of items identified by category in this Property Assessment document.

4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. Structure: A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings) is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

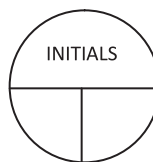
2. Unsafe or Hazardous Conditions: Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead based paint, asbestos, ureaformaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and other environmental or indoor air pollutants are outside the scope of this Property Assessment.

3. Inoperative Systems and Appliances: Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair; renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

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5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

Acceptable: The item is performing its intended function as of the date of the assessment.

Not Present: The item does not exist in the structure being assessed.

Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.

Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in Section 4 above.

**Please include comments in the corresponding "Remarks" column
for those items rated as Defective or Not Assessed.**



Item

See Summary for Remarks

LOTS & GROUNDS (LG)					
1	☐	☐	☒	☐	Walks
2	☒	☐	☐	☐	Stoops / Steps
3	☒	☐	☐	☐	Patio
4	☒	☐	☐	☐	Deck / Balcony
5	☒	☐	☐	☐	Porch
6	☐	☒	☐	☐	Retaining Walls
7	SURFACE WATER CONTROL				
8	☐	☐	☒	☐	Grading
9	☐	☐	☒	☐	Swales
10	☐	☒	☐	☐	Basement Stairwell Drain
11	☐	☒	☐	☐	Window Wells
12	☐	☒	☐	☐	Exterior Surface Drain

ROOF (R)					
1	METHOD OF ASSESSMENT: Walked				
2	☒	☐	☐	☐	#1 Asphalt Shingles Approx. Age: 2 Design Life: 20
3	☐	☒	☐	☐	#2 Approx. Age: Design Life:
4	☐	☒	☐	☐	#3 Approx. Age: Design Life:
5	☐	☒	☐	☐	#4 Approx. Age: Design Life:
6	☐	☒	☐	☐	#5 Approx. Age: Design Life:
7	☒	☐	☐	☐	Flashing
8	☐	☒	☐	☐	Skylights
9	☐	☒	☐	☐	Chimney
10	ROOF WATER CONTROL				
11	☐	☐	☒	☐	Gutters
12	☐	☐	☒	☐	Downspouts and Extensions

EXTERIOR SURFACES (ES)					
1	☒	☐	☐	☐	#1 Vinyl Siding
2	☒	☐	☐	☐	#2 Brick Veneer
3	☒	☐	☐	☐	#3 Manufactured Stone Veneer
4	☒	☐	☐	☐	Trim
5	☒	☐	☐	☐	Fascia
6	☒	☐	☐	☐	Soffitts
7	☒	☐	☐	☐	Windows

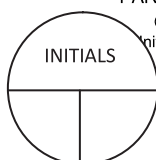
Client: Sirva

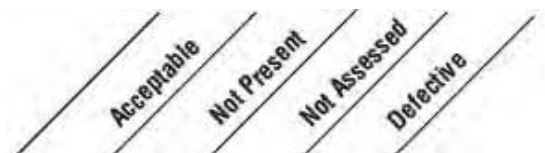
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Item

See Summary for Remarks

GARAGE/CARPORTS (G/C)						
1				☒ Garage	☐ Carport	☒ Attached ☐ Detached
2	☒	☐	☐	☐		Door Operation
3	☒	☐	☐	☐		Automatic Door Opener
4	☒	☐	☐	☐		Condition

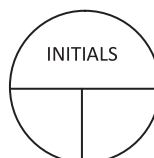
STRUCTURES (S)						
1	☒	☐	☐	☐		Foundation: Concrete Block
2	☒	☐	☐	☐		Beams
3	☒	☐	☐	☐		Bearing Walls
4	☒	☐	☐	☐		Joists / Trusses
5	☒	☐	☐	☐		Piers / Posts
6	☒	☐	☐	☐		Floor / Slab
7	☐	☒	☐	☐		Hand Rails

ATTIC (A)						
1						METHOD OF ASSESSMENT: Entered
2	☒	☐	☐	☐		Roof Framing
3	☒	☐	☐	☐		Sheathing
4	☒	☐	☐	☐		Ventilation
5	☐	☒	☐	☐		Attic Fan
6	☐	☒	☐	☐		Whole House Fan
3	Evidence of water penetration? ☐ Yes ☒ No					

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BASEMENT (B)					
1	☐	☒	☐	☐	Sump Pump
2	☐	☒	☐	☐	Floor
3	☐	☒	☐	☐	Heat
4	Evidence of water penetration? ☐ Yes ☐ No				

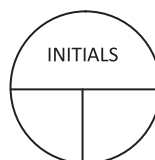
CRAWL SPACE (CS)					
1	☐	☐	☐	☒	Moisture
2	☒	☐	☐	☐	Access
3	Evidence of water penetration? ☒ Yes ☐ No If yes, See Summary Page for Remarks.				

ELECTRICAL (E)					
1	Amps: 200 Volts: 120/240				
2	☒	☐	☐	☐	Service Cable
3	☒	☐	☐	☐	Panel
4	☒	☐	☐	☐	Branch Circuits
5	☒	☐	☐	☐	Ground
6	☒	☐	☐	☐	Wire Conductor
7	☒	☐	☐	☐	GFI
8	☒	☐	☐	☐	Smoke Detector
9	Electrical service adequately meets the needs of the dwelling? ☒ Yes ☐ No				

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Acceptable

Not Present

Not Assessed

Defective

Item

See Summary for Remarks

HEATING SYSTEMS (HS)

1	☐	☐	☒	☐	Primary: Heat Pump	Approx. Age: 2	Design Life: 15
2	☐	☒	☐	☐	Additional:	Approx. Age:	Design Life:
3	☐	☐	☐	☐	Fuel(s): Electric		
4	☐	☐	☒	☐	Primary Operation		
5	☐	☒	☐	☐	Additional Operation		
6	☐	☒	☐	☐	Draft Control		
7	☐	☒	☐	☐	Exhaust System		
8	☒	☐	☐	☐	Distribution		
9	☒	☐	☐	☐	Fuel Tank/Lines		
10	☒	☐	☐	☐	Thermostat		
11	☒	☐	☐	☐	Blower		
12	☐	☒	☐	☐	Humidifier		
13	☐	☒	☐	☐	Heat Exchanger		
14	☐	☒	☐	☐	Pressure Relief Valve(s)		
15	☐	☒	☐	☐	Circulator Pump		

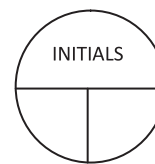
AIR CONDITIONING SYSTEM (AC)

1					Type: Heat Pump	Fuel: Electric
					Approx. Age: 2	Design Life: 15
1a	☐	☐	☐	☒	System #1 Operation	

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Item

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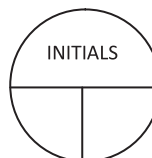
PLUMBING (P)									
1	Water Source:	☐ Public	☒ Private	☐ Undetermined	How Verified?: Homeowner				
2	Sewage Service:	☐ Public	☒ Private	☐ Undetermined	How Verified?: Homeowner				
3	Water Service On?:	☒ Yes	☐ No						
4		☒	☐	☐	☐	Water Pipes: PEX			
5		☒	☐	☐	☐	Drain Pipes: PVC			
6		☒	☐	☐	☐	Vent Pipes			
7		☒	☐	☐	☐	Laundry Tub			
8		☒	☐	☐	☐	Water Pressure			
9		☒	☐	☐	☐	Toilet			
10		☒	☐	☐	☐	Tub/Shower			
11		☐	☐	☒	☐	Exhaust Fan			
12		☒	☐	☐	☐	Sink			
13	WATER HEATER :		Approx. Age:		2	Design Life:		10	
14		☒	☐	☐	☐	Water Heater			
15		☐	☒	☐	☐	Exhaust System			
16		☒	☐	☐	☐	Temperature/Pressure Relief Valve			

ON-SITE SEWAGE DISPOSAL (SD)									
1	☐	☐	☒	☐	System Operation				

WELL (W)									
1		☒ Private	☐ Community						
2	☐	☐	☒	☐	Pump				
3	☐	☐	☒	☐	Shower Pressure (Top Floor)				
4	Water sample sent to the lab?:		☒ Yes	☐ No	Date Sent:		6/10/2024		
5	Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes?:		☒ Yes	☐ No					

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Item

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POOL AND HOT TUB (P/T)						
1						Pool Type: Not Present Hot Tub Type: Not Present
2	☐	☒	☐	☐		Pool
3	☐	☒	☐	☐		Deck/Apron
4	☐	☒	☐	☐		Heater
5	☐	☒	☐	☐		Pump
6	☐	☒	☐	☐		Filter
7	☐	☒	☐	☐		Fence
8	☐	☒	☐	☐		Hot Tub

FIREPLACE (F)						
1	☒	☐	☐	☐		Fireplace
2	☐	☒	☐	☐		Free-standing Stove
3	☒	☐	☐	☐		Fireplace Insert
4	☐	☒	☐	☐		Flue

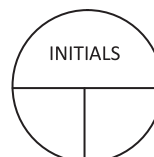
KITCHEN (K)						
1	☐	☐	☒	☐		Cooking Appliances
2	☐	☒	☐	☐		Disposal
3	☐	☐	☒	☐		Dishwasher
4	☐	☐	☒	☐		Ventilator
5	☐	☐	☒	☐		Other Built-ins:

ADDITIONAL COMMENTS						
1	☐	☐	☐	☒		Walls / Ceilings
2	☒	☐	☐	☐		Floors
3	☒	☐	☐	☐		Doors
4	☒	☐	☐	☐		Closets
5	☐	☒	☐	☐		Other

FINAL COMMENTS	
Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this Property Assessment document? ☐ Yes ☒ No	
The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.	
Property Assessment Provider Name (Please print or type): _____ Date: _____	

Client: Sirva	Client File #: 8648827
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***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Front Left Elevation



Front Right Elevation

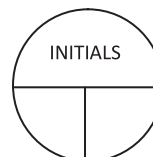


Rear Right Elevation



Rear Left Elevation

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Rear Elevation



Deck

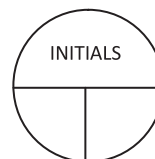


Roof



Roof

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Roof



Roof

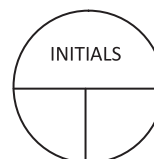


Garage



Garage

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Attic



Attic

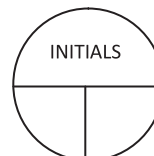


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Attic



Attic

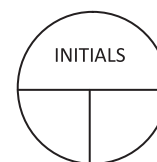


Attic



Crawl Space

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Pooling Water in Crawl Space



Pooling Water in Crawl Space

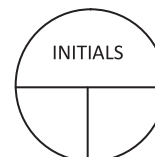


Electric Panel



Electric Panel

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Electric Sub-Panel



Electric Sub-Panel

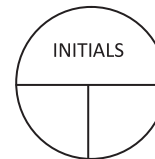


Heat Pump



Leak at Heat Pump Condensate Line

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Buyer's Initials: _____ / _____

Customer: Sirva
 Attn: Amanda Funk
 Date Inspected: 6/10/2024

Transferee:
 SIRVA
 4660 Hancock Rd
 Oxford, NC 27565

Inspection Type: ERC Property Assessment
 MCI / MCA
 Customer File Number: 8648827
 ReloOlogy Number: 108027

*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***



Standing Water at Condensate Pump



Heat Pump

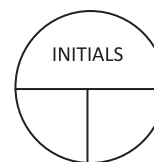


Above Ground Propane Tank



Water Heater

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Buyer's Initials: _____ / _____

Customer: Sirva
Attn: Amanda Funk
Date Inspected: 6/10/2024

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SIRVA
4660 Hancock Rd
Oxford, NC 27565

Inspection Type: ERC Property Assessment
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Customer File Number: 8648827
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*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***



Fireplace

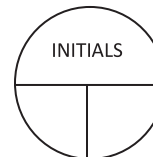


Fireplace



Missing Hardware at Attic Access Ladder

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Buyer's Initials: _____ / _____