

ADDITIONAL COMMENTS

Page 1

Borrower/Owner [REDACTED]

Property Address 105 W Thorndale Drive

City Oxford

County Granville

State NC

Zip Code 27565

Lender/Client [REDACTED]

Analysis of Sale Contract

Owner of Public Record: Elizabeth Hartley Executor, Matthew Hartley, Benjamin Saunders, Anna Saunders, Grover Michael Saunders II and Amy Saunders.

Property Condition

Subject to items:

1. Inspection by a licensed structural engineer of the cracks in the basement walls
2. Inspection by a licensed electrician of the entire electrical service & panel box
3. Remove the backyard storage building or replace the rotted siding
4. Have a plumber fix the water leak in basement when the secondary bathroom is used. check the plumbing for the whole house, including basement and replace the cracked water faucet in the secondary bathroom.
5. Fix front porch loose bricks on stairs and install handrail for the porch landing and stairs
6. Fix or remove all outdoor light & wiring hanging from trees that do not meet code
7. Remove or correct wiring on ground going to storage building
8. Install handrail on basement stairs and fix rotted basement stairs that have collapsed to code
9. Replace or repair rotted or cracked back doors leading to kitchen and to basement
10. Have a contractor inspect and repair the front door as MLS listing advised not to open
11. Make sure the drain outside the basement door is unclogged and functional
12. Replace rotted basement shower walls and have a plumber test all plumbing
13. Install threshold going into sun room to secure carpet, trip hazard
14. Remove or repair & caulk rotted flooring and materials in bathroom

Additional Comments

Comps 1,2,3,4,5&6 are adjusted downward for condition as they have more updates than the subject property. Comps 1,2,3&6 are given the most weight as they are closest in proximity to the subject. No value was given to the bathroom in the basement due to it poor condition and uncertainty if it will be repaired or removed. The MC data sample is too small to get reliable market trends for the subject property and no adjustments are made for date of contract.