

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 identified below 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 #: 878464	Client: Sirva Relocation
Contact: JENNIFER SIEKER	
Address: 211 N Broadway, Ste 2200	
City/State/Zip: St Louis, MO 63102	
Transferee(s): Umut Eser	
Address: 116 Sage Thrush Bend	
City/State/Zip: Holly Springs NC 27540	
Property Assessment Provider: GlobeSpec	File #: 878464
Provider Address: 370 S Main Place	
City/State/Zip: Carol Stream, IL 60188	
Date: 04/24/2026	Time: 10:00 a.m.
Weather: Sunny	Temp: 74
Estimated Age of Main Dwelling (yrs): 2	
Parties Present at Time of Assessment: Owner	Occupied: Yes
Scope: RELOCATION MAJOR COMPONENT INSPECTION -- (MCI)	

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 report 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 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. Suspected, visible friable asbestos is to be reported. Unless directed by the Client, the reporting of the possible presence of lead-based paint, urea-formaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and any 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.

5. PROCEDURAL GUIDELINES FOR THE RELOCATION PROPERTY ASSESSMENT

1. Contact the transferee for an appointment within 1 working day after accepting an assignment. If the transferee cannot be reached, contact the Client.

2. Assess the property within 3 working days after accepting the assignment unless the transferee delays the process. Contact the Client with the verbal report within 1 day of assessing the property. If the Property Assessment cannot be completed in the required time frame, or if the property assessor will be unavailable to discuss the assignment after completion, it should not be accepted.

3. Send completed copies of the typewritten assessment within 3 working days from the date of assessing the property.

4. Ask the transferee (or the Client if the transferee is unavailable) if there have been any room additions, conversions or structural improvements made since the date of purchase. Attach a copy of building permits, city approvals, etc., if available.

5. Call the Client immediately after leaving the property if an evaluation of defects, noted in the Property Assessment, is inconclusive and requires additional assessing.

6. Present a professional and courteous manner. Property assessors are amongst the few representatives of the Client visible to the relocating employee.

7. Feel free to discuss the transferee's general questions about the assessment process. Any specific questions regarding the assessment, however, should be referred to the Client.

8. Include a photograph whenever necessary to facilitate the Client's understanding of a defective item.

STATUS DEFINITIONS

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

AC
NP
NA
DE

= **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 on page one.

Important, If any item is rated as 'Defective,' or 'Not Assessed' a comment in the corresponding 'Remarks' column is required.

LOTS & GROUNDS (LG)

1	☐ AC ☐ NP ☒ NA ☐ DE	Walks	
2	☒ AC ☐ NP ☐ NA ☐ DE	Stoops/Steps	
3	☐ AC ☐ NP ☒ NA ☐ DE	Patio	
4	☐ AC ☒ NP ☐ NA ☐ DE	Deck/balcony	
5	☒ AC ☐ NP ☐ NA ☐ DE	Porch	
6	☐ AC ☒ NP ☐ NA ☐ DE	Retaining walls	
7		SURFACE WATER CONTROL:	
8	☐ AC ☐ NP ☒ NA ☐ DE	Grading	
9	☐ AC ☐ NP ☒ NA ☐ DE	Swales	
10	☒ AC ☐ NP ☐ NA ☐ DE	Basement stairwell drain	
11	☐ AC ☒ NP ☐ NA ☐ DE	Window wells	
12	☐ AC ☒ NP ☐ NA ☐ DE	Exterior surface drain	

ROOF (R)

1		Method of Assessment: Visual from ground with binoculars	
2	☒ AC ☐ NP ☐ NA ☐ DE	#1 Asphalt	Aprx. Age: 2 Des Life: 15-20
3	☐ AC ☒ NP ☐ NA ☐ DE	#2	Aprx. Age: Des Life:
4	☐ AC ☒ NP ☐ NA ☐ DE	#3	Aprx. Age: Des Life:
5	☐ AC ☒ NP ☐ NA ☐ DE	#4	Aprx. Age: Des Life:
6	☐ AC ☒ NP ☐ NA ☐ DE	#5	Aprx. Age: Des Life:
7	☐ AC ☐ NP ☒ NA ☐ DE	Flashing	
8	☐ AC ☒ NP ☐ NA ☐ DE	Skylights	
9	☐ AC ☒ NP ☐ NA ☐ DE	Chimney	
10		ROOF WATER CONTROL	
11	☐ AC ☐ NP ☐ NA ☒ DE	Gutters	Damaged gutters at front above garage
12	☒ AC ☐ NP ☐ NA ☐ DE	Downspouts & extensions	

Note 1 The solar panel system is excluded from this report.

EXTERIOR SURFACE (ES)

1	☒ AC ☐ NP ☐ NA ☐ DE	#1 Cement composition siding (Manufacturer Unknown)	
2	☒ AC ☐ NP ☐ NA ☐ DE	#2 Brick	
3	☐ AC ☐ NP ☐ NA ☒ DE	#3	Damaged weather stripping at rear exterior door
4	☐ AC ☐ NP ☒ NA ☐ DE	Trim	
5	☒ AC ☐ NP ☐ NA ☐ DE	Fascia	
6	☒ AC ☐ NP ☐ NA ☐ DE	Soffits	
7	☒ AC ☐ NP ☐ NA ☐ DE	Windows	

GARAGE / CARPORTS (G/C)

1	☒ Garage ☐ No Garage ☒ Attached ☐ Detached ☐ N/A		
2	☐ AC ☐ NP ☒ NA ☐ DE	Door Operation	
3	☒ AC ☐ NP ☐ NA ☐ DE	Automatic Door Opener	
4	☒ AC ☐ NP ☐ NA ☐ DE	Condition (Structural, roof, electrical, slab, etc)	

GC-4 The Tesla charging station is excluded from this report.

PERSONAL STORAGE LIMITED VIEW AND ACCESS TO SOME AREAS OF GARAGE.

Relocation Property Assessment 2007, Worldwide ERC / Employee Relocation Council -This report was prepared for the exclusive use of a relocation company and the seller's employer. This report is not intended as a substitute for a prospective purchaser of the subject property obtaining their own inspection from an independent inspector of their choice. This report is neither assignable to nor assumable by any third party and should not be relied upon by any party other than the relocation company and/or seller. This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property

Sirva Relocation / # 878464 / Name: Eser /

Purchaser(s) Initials: /

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Item

Remarks

STRUCTURE (S) - (Non-Viewable & Hidden structural components are excluded from this report)

1	☐ AC ☐ NP ☐ NA ☒ DE	Foundation	Concrete slab-Limited view & access due to design-Cracks right side
2	☒ AC ☐ NP ☐ NA ☐ DE	Beams	
3	☒ AC ☐ NP ☐ NA ☐ DE	Bearing Walls	
4	☒ AC ☐ NP ☐ NA ☐ DE	Joists / Trusses	
5	☒ AC ☐ NP ☐ NA ☐ DE	Piers / Posts	
6	☐ AC ☐ NP ☒ NA ☐ DE	Floor / Slab	
7	☒ AC ☐ NP ☐ NA ☐ DE	Hand Rails	

ATTIC (A)

1		Method of Assessment:	Entered
2	☒ AC ☐ NP ☐ NA ☐ DE	Roof Framing	
3	☒ AC ☐ NP ☐ NA ☐ DE	Sheathing	
4	☐ AC ☐ NP ☒ NA ☐ DE	Ventilation	
5	☐ AC ☒ NP ☐ NA ☐ DE	Attic Fan	
6	☐ AC ☒ NP ☐ NA ☐ DE	Whole House Fan	
7		Evidence of water penetration?	☒ No ☐ Yes ☐ N/A

A-1 Limited view due to insulation, lack of a complete catwalk, distance and design

BASEMENT (B)

Not Applicable

CRAWL SPACE (CS)

Not Applicable

ELECTRICAL (E)

1		Amps: 200	Volts: 120/240
2	☒ AC ☐ NP ☐ NA ☐ DE	Service Cable	
3	☒ AC ☐ NP ☐ NA ☐ DE	Panel	
4	☒ AC ☐ NP ☐ NA ☐ DE	Branch Circuits	
5	☒ AC ☐ NP ☐ NA ☐ DE	Ground	
6	☒ AC ☐ NP ☐ NA ☐ DE	Wire Conductor	
7	☐ AC ☐ NP ☐ NA ☒ DE	GFI	GFCI outlet at exterior left side did not reset when tested
8	☒ AC ☐ NP ☐ NA ☐ DE	Smoke Detector	
9	Is the size of the incoming electrical service adequate to meet the needs of the dwelling?		

Yes

A representative number of outlets were tested throughout the house

Item	Remarks
HEATING SYSTEM (HS)	
1	Primary: Forced air Approx Age: 2 Design Life
2	Additional: Forced air Approx. Age 2 Design Life
3	Fuel: Natural gas
4 ☒ AC ☐ NP ☐ NA ☐ DE	Primary Operation
5 ☒ AC ☐ NP ☐ NA ☐ DE	Additional Operation
6 ☐ AC ☐ NP ☒ NA ☐ DE	Draft Control
7 ☒ AC ☐ NP ☐ NA ☐ DE	Exhaust System
8 ☐ AC ☐ NP ☒ NA ☐ DE	Distribution
9 ☐ AC ☐ NP ☐ NA ☒ DE	Fuel Tank Lines No visible bond/ground wire to CSST gas piping
10 ☐ AC ☐ NP ☒ NA ☐ DE	Thermostat
11 ☐ AC ☐ NP ☒ NA ☐ DE	Blower
12 ☐ AC ☒ NP ☐ NA ☐ DE	Humidifier
13 ☐ AC ☐ NP ☒ NA ☐ DE	Heat Exchanger Sealed chamber not visible by design
14 ☐ AC ☒ NP ☐ NA ☐ DE	Pressure Relief Valve (s)
15 ☐ AC ☒ NP ☐ NA ☐ DE	Circulator Pump

AIR CONDITIONING SYSTEM (AC)	
1	Type: Central air-Two units Fuel: Electric-R410A
2	Approx. Age 2/2 Design Life:
3 ☒ AC ☐ NP ☐ NA ☐ DE	System Adequate temperature drop obtained

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

Note 2 The sprinkler system is winterized.

Personal storage restricted the view and/or access to some areas

This report excludes any hidden moisture penetration and damage within the wall cavities.

ON SITE SEWAGE DISPOSAL (SD)	
Not Applicable	

Item	Remarks
WELL (W)	

Not Applicable

POOL AND HOT TUB (P/T)

Not Applicable

FIREPLACE / WOODBURNING DEVICES (FP)

1	☒ AC	☐ NP	☐ NA	☐ DE	Fireplace	One-Gas logs-Living room
2	☐ AC	☒ NP	☐ NA	☐ DE	Free-standing Stove	
3	☐ AC	☒ NP	☐ NA	☐ DE	Fireplace Insert	
4	☒ AC	☐ NP	☐ NA	☐ DE	Flue	

FP-1 The outdoor fireplace and associated chimney are excluded from this report.

KITCHEN (K)

1	☐ AC	☐ NP	☒ NA	☐ DE	Cooking Appliances	
2	☐ AC	☐ NP	☒ NA	☐ DE	Disposal	
3	☐ AC	☐ NP	☒ NA	☐ DE	Dishwasher	
4	☐ AC	☐ NP	☒ NA	☐ DE	Ventilator	
5	☐ AC	☐ NP	☒ NA	☐ DE	Other Built-ins:	

FINAL COMMENTS

During this assessment, have you observed other unsafe or hazardous conditions as defined on page 1 of this report? If yes, explain:

This report was prepared for the exclusive use of a relocation company and the seller's employer in accordance with the company's guidelines and requirements and that of the employee relocation council. The report is not intended as a substitute for a comprehensive inspection of the property. It is recommended that any buyer obtain an evaluation by an independent inspector of their choice prior to closing. This report is neither assignable to nor assumable by any third party.

No concealed areas, and/or underground pipes, utility lines or underground connections of any nature have been assessed as part of this report. This report is a visual evaluation only. It does not guarantee the insurability or marketability of this property.

During the assessment the inspector has made a concerted effort to identify breached windows or windows that show evidence of failure. Often breached/failing windows cannot be identified due to continually changing conditions affected by exterior temperatures, weather conditions, lighting conditions dirty windows or accessibility. The inspector is required to assess a representative number of doors/windows and the inspector's observations are limited to the conditions as of the date of the assessment and is not intended to be a guarantee or warranty of future conditions.

Number of additional pages appended to this Assessment:

The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions and Procedural Guidelines of this Property Assessment.

Property Assessment Provider Name: GlobeSpec Date 04/24/2026

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GlobeSpec

370 S. Main Place, Carol Stream, IL 60188 Phone (800) 231 1301 Fax (800) 566 7329 Internet: www.globespec.com

National Residential and Environmental Inspections

Reporting Disclaimer – Indoor Air Quality (Moisture Intrusion / Fungal Growth)

Testing and/or inspecting of indoor air quality is outside the parameters of this inspection. Unless explicitly and individually contracted for and separately reported, GlobeSpec has not performed any inspections or testing for the presence or absence of indoor air pollutants.

The report may contain, for informative reasons only, the notation of visible moisture intrusion/fungal growth or conducive conditions to moisture intrusion/fungal growth. Those who wish further testing and evaluations are urged to contact indoor air quality experts.

GlobeSpec can arrange, for an additional cost, to have professionals conduct actual testing if needed for any specific indoor air pollutant.

Information on Indoor Air Quality can be obtained from the federal Environmental Protection Agency (EPA).

Contacts for the EPA:

EPA Website: www.epa.gov (enter in the search box – “indoor air quality”)

Mail: EPA Indoor Air Quality Information Clearinghouse

P.O. Box 37133

Washington, DC 20013

Phone: 800-438-4318