

Trust 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 trust accounts. 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.

SECTION 1. GENERAL INFORMATION

File #:		Client:	Edward Jones Trust Company						
Contact:		Phone:		Fax:					
E-mail Address:									
Client Address:	12555 Manchester Road								
City/State/Postal Code:	St. Louis , MO 63131-3729								
Transferee(s):	Traube Trust								
Transferee Property Address:	909 Willow Run South Drive								
City/State/Postal Code:	Raleigh , NC 27615								
Property Assessment Provider:		Job/File#:							
Reviewer:									
Reviewer Email:									
Inspector's Name:		Digital Signature:							
Inspector License #:									
Date:	7/30/2025	Time:	11:30 am	Weather:	Partly Cloudy	Temp:	88	Est. Age of Main Dwelling (yrs):	40
Parties Present at Time of Assessment:	Inspector & assistant				Occupied:	☐ Yes ☒ No			

SECTION 2. PURPOSE AND SCOPE OF THE TRUST 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.

SECTION 3. OBJECTIVE OF THE TRUST 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.

TRUST PROPERTY ASSESSMENT

THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT

SECTION 4. DEFINITION OF THE TRUST 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 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, urea-formaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, emission of gas from any building materials, and any other environmental or indoor 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.

SECTION 5. STATUS DEFINITIONS

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

- ☐ AC= Acceptable: The item is performing its intended function as of the date of the assessment.
- ☐ NP= Not present: The item does not exist in the structure being assessed.
- ☐ NA= Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.
- ☐ DE= 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.

Job/File#: 19484-RE

TRUST PROPERTY ASSESSMENT

THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT

ITEM	REMARKS
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: Wood rot and deteriorated wood at the pergola and railings on the rear side of the home.
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: Roof was assessed using a drone.
2 ☒ AC ☐ NP ☐ NA ☐ DE	Roof#1: Asphalt Shingles Approx. Age: 8-10 Design Life: 15-20
3 ☐ AC ☒ NP ☐ NA ☐ DE	Roof#2: Approx. Age: Design Life:
4 ☐ AC ☒ NP ☐ NA ☐ DE	Roof#3: Approx. Age: Design Life:
5 ☐ AC ☒ NP ☐ NA ☐ DE	Roof#4: Approx. Age: Design Life:
6 ☐ AC ☒ NP ☐ NA ☐ DE	Roof#5: Approx. Age: Design Life:
7 ☒ AC ☐ NP ☐ NA ☐ DE	Flashing:
8 ☒ AC ☐ NP ☐ NA ☐ DE	Skylights:
9 ☐ AC ☐ NP ☐ NA ☒ DE	Chimney: Cracks and deterioration at the chimney crown and flue.
10	ROOF WATER CONTROL
11 ☒ AC ☐ NP ☐ NA ☐ DE	Gutters:
12 ☐ AC ☐ NP ☐ NA ☒ DE	Downspouts & Extensions: Damaged downspout at the front side of the home.
R-9: NOTE: The assessment of exterior chimney components can be limited by design or accessibility with areas that are beyond the scope of this visual assessment.	
EXTERIOR SURFACES (ES)	
1 ☐ AC ☐ NP ☐ NA ☒ DE	Surface#1: Solid Wood Siding - Hole in the wall cladding at the rear side of the home. Moisture damaged siding at the front of the home near the eaves and dormers, and at the rear side of the home near the deck.
2 ☐ AC ☐ NP ☐ NA ☒ DE	Surface#2: Brick - Step-cracking at the brick cladding on the front side of the home.
Client: Edward Jones Trust Company Client File #: RERS19894	

ITEM	REMARKS
3 ☐ AC ☒ NP ☐ NA ☐ DE	Surface#3:
4 ☐ AC ☐ NP ☐ NA ☒ DE	Trim: Moisture damaged trim at the rear side of the home near the deck and entry door, at the front-facing window on the left-side of the home, and above the dormer window on the front of the home.
5 ☒ AC ☐ NP ☐ NA ☐ DE	Fascia:
6 ☒ AC ☐ NP ☐ NA ☐ DE	Soffits:
7 ☒ AC ☐ NP ☐ NA ☐ DE	Windows:
GARAGE / CARPORTS (G/C)	
☒ Garage ☐ Carport ☒ Attached ☐ Detached	
1 ☒ AC ☐ NP ☐ NA ☐ DE	Door Operation:
2 ☒ AC ☐ NP ☐ NA ☐ DE	Automatic Door Opener:
3 ☐ AC ☐ NP ☐ NA ☒ DE	Condition: Damaged weather stripping at the left side of the overhead garage door.
G/C-3: NOTE: Limited assessment of garage due to vehicle and storage.	
STRUCTURE (S)	
1 ☒ AC ☐ NP ☐ NA ☐ DE	Foundation: Crawl Space
2 ☒ AC ☐ NP ☐ NA ☐ DE	Beams: Wood
3 ☒ AC ☐ NP ☐ NA ☐ DE	Bearing Walls: Block
4 ☒ AC ☐ NP ☐ NA ☐ DE	Joists/Trusses: Conventional
5 ☒ AC ☐ NP ☐ NA ☐ DE	Piers/Posts: Block
6 ☒ AC ☐ NP ☐ NA ☐ DE	Floor/Slab: Wood
7 ☒ AC ☐ NP ☐ NA ☐ DE	Hand Rails:
ATTIC (A)	
1	METHOD OF ASSESSMENT: Entered - NOTE: Limited assessment of attic due to design, insulation, lack of walk boards, and ductwork.
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 ☒ AC ☐ NP ☐ NA ☐ DE	Evidence of water penetration? ☐ Yes ☒ No If yes describe below:
BASEMENT (B)	
1 ☐ AC ☒ NP ☐ NA ☐ DE	Sump Pump:
2 ☐ AC ☒ NP ☐ NA ☐ DE	Floor:
Client: Edward Jones Trust Company Client File #: RERS19894	

ITEM	REMARKS
3 ☐ AC ☒ NP ☐ NA ☐ DE	Heat:
4 ☐ AC ☒ NP ☐ NA ☐ DE	Evidence of water penetration? ☐ Yes ☐ No If yes describe below:
CRAWL SPACE (CS)	
1	METHOD OF ASSESSMENT: Entered - NOTE: Limited assessment of crawl space due to low clearance, insulation, and plumbing pipes.
2 ☒ AC ☐ NP ☐ NA ☐ DE	Moisture:
3 ☒ AC ☐ NP ☐ NA ☐ DE	Access:
4 ☒ AC ☐ NP ☐ NA ☐ DE	Evidence of water penetration? ☐ Yes ☒ No If yes describe below:
ELECTRICAL (E)	
1	Amps: 225 Voltz: 120/240
2 ☒ AC ☐ NP ☐ NA ☐ DE	Service Cable: Underground
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: NOTE: GFCI protection not present at the kitchen outlets.
8 ☒ AC ☐ NP ☐ NA ☐ DE	Smoke Detector:
9 ☒ AC ☐ NP ☐ NA ☐ DE	Is the size of the incoming electrical service adequate to meet the needs of the dwelling? ☒ Yes ☐ No
HEATING SYSTEM (HS)	
1 Primary: Forced Air	Approx. Age: 1 Design Life: 15-20 Fuel: Gas
2 Additional: Forced Air	Approx. Age: 12 Design Life: 15-20 Fuel: Gas
3 ☐ AC ☐ NP ☒ NA ☐ DE	Primary Operation: NOTE: The ambient temperature was too high to safely test the heating system.
4 ☐ AC ☐ NP ☒ NA ☐ DE	Additional Operation: See HS-3.
5 ☐ AC ☐ NP ☒ NA ☐ DE	Draft Control: See HS-3.
6 ☐ AC ☐ NP ☒ NA ☐ DE	Exhaust System: See HS-3.
7 ☐ AC ☐ NP ☒ NA ☐ DE	Distribution: See HS-3 and AC-4.
8 ☐ AC ☐ NP ☒ NA ☐ DE	Fuel Tanks/Lines: See HS-3.
9 ☐ AC ☐ NP ☐ NA ☒ DE	Thermostat: Malfunctioning thermostat at the second-floor of the home (shuts off when any command is entered).
10 ☐ AC ☐ NP ☒ NA ☐ DE	Blower: See HS-3.
11 ☐ AC ☒ NP ☐ NA ☐ DE	Humidifier:
12 ☐ AC ☐ NP ☒ NA ☐ DE	Heat Exchanger: Not visible by design.
Client: Edward Jones Trust Company Client File #: RERS19894	

ITEM	REMARKS
13 ☐ AC ☒ NP ☐ NA ☐ DE	Pressure Relief Valve(s):
14 ☐ AC ☒ NP ☐ NA ☐ DE	Circulator Pump:
AIR CONDITIONING SYSTEM (AC)	
1 Type #1: Heat Pump	Fuel: Electric Approx. Age: 14 Design Life: 10-15
2 Type #2: Heat Pump	Fuel: Electric Approx. Age: 14 Design Life: 10-15
3 ☒ AC ☐ NP ☐ NA ☐ DE	System #1:
4 ☐ AC ☐ NP ☐ NA ☒ DE	System #2: Inoperable condenser fan at the exterior air conditioning unit.
PLUMBING (P)	
1	Water Source: ☒ Public ☐ Private ☐ Undetermined How Verified? Location
2	Sewage Service: ☒ Public ☐ Private ☐ Undetermined How Verified? Location
3	Water Service On? ☒ Yes ☐ No
4 ☒ AC ☐ NP ☐ NA ☐ DE	Water Pipes: Copper Plastic Flexible Tubing
5 ☒ AC ☐ NP ☐ NA ☐ DE	Drain Pipes: PVC
6 ☒ AC ☐ NP ☐ NA ☐ DE	Vent Pipes:
7 ☐ AC ☒ NP ☐ NA ☐ DE	Laundry Tub:
8 ☒ AC ☐ NP ☐ NA ☐ DE	Water Pressure:
9 ☐ AC ☐ NP ☐ NA ☒ DE	Toilet: Inoperable toilet in the primary bathroom.
10 ☒ AC ☐ NP ☐ NA ☐ DE	Tub/Shower:
11 ☒ AC ☐ NP ☐ NA ☐ DE	Exhaust Fan:
12 ☒ AC ☐ NP ☐ NA ☐ DE	Sink:
13	WATER HEATER: Approx. Age (yrs): 5 Approx. Design Life (yrs): 10-15
14 ☒ AC ☐ NP ☐ NA ☐ DE	Water Heater: NOTE: 40 gallon capacity.
15 ☒ AC ☐ NP ☐ NA ☐ DE	Exhaust System:
16 ☒ AC ☐ NP ☐ NA ☐ DE	Temperature/Pressure Relief Valve:
ON-SITE SEWAGE DISPOSAL (SD)	
1 ☐ AC ☒ NP ☐ NA ☐ DE	System Operation:
WELL (W)	
1	☐ Private ☐ Community
2 ☐ AC ☒ NP ☐ NA ☐ DE	Overall Condition:
POOL AND HOT TUB (P/T)	
Client: Edward Jones Trust Company Client File #: RERS19894	

ITEM	REMARKS
1	Pool Type: In-ground Hot Tub Type: Not Present
2 ☐ AC ☐ NP ☒ NA ☐ DE	Pool: NOTE: The in-ground pool was not assessed. Not requested at the time of assessment.
3 ☐ AC ☒ NP ☐ NA ☐ DE	Hot Tub:
FIREPLACE (FP)	
1 ☒ AC ☐ NP ☐ NA ☐ DE	Fireplace:
2 ☐ AC ☒ NP ☐ NA ☐ DE	Free-standing Stove:
3 ☐ AC ☒ NP ☐ NA ☐ DE	Fireplace Insert:
4 ☒ AC ☐ NP ☐ NA ☐ DE	Flue: NOTE: The assessment of interior components of fireplaces, stoves, inserts, chimneys and flues is limited by design with areas that are beyond the scope of this visual assessment.
KITCHEN (K)	
1 ☒ AC ☐ NP ☐ NA ☐ DE	Cooking Appliances:
2 ☒ AC ☐ NP ☐ NA ☐ DE	Disposal:
3 ☐ AC ☐ NP ☐ NA ☒ DE	Dishwasher: Dishwasher failed to operate at the time of assessment.
4 ☒ AC ☐ NP ☐ NA ☐ DE	Ventilator:
5 ☒ AC ☐ NP ☐ NA ☐ DE	Other Built-ins: Microwave
FINAL COMMENTS (FC)	
Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this Property Assessment document? ☒ Yes ☐ No If yes, please explain: FC-1: Overgrown vegetation in contact with the structure at the front side of the home. Number of additional pages appended to this Property Assessment: <u>48</u> 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: [REDACTED] Date: <u>8/7/2025</u>	
Client: Edward Jones Trust Company Client File #: RERS19894	

TRUST PROPERTY ASSESSMENT ADDENDUM

ITEM

REMARKS

ROOMS & DOORS (RD)

1 ☒ AC ☐ NP ☐ NA ☐ DE Walls and ceilings:2 ☒ AC ☐ NP ☐ NA ☐ DE Floors:3 ☒ AC ☐ NP ☐ NA ☐ DE Doors:4 ☒ AC ☐ NP ☐ NA ☐ DE Closets:5 ☒ AC ☐ NP ☐ NA ☐ DE Stairs, Balconies &
Railings:

DRIVEWAYS (D)

1 ☒ AC ☐ NP ☐ NA ☐ DE Driveway: **Concrete**

ATTIC MATERIALS (AM)

1 ☒ AC ☐ NP ☐ NA ☐ DE Attic Insulation Type: **Blown Fiberglass
Fiberglass Batts** Thickness: **8-10** in. Est. R Value: **38-40**

ENVIRONMENTAL (ENV)

During the course of this assessment did you observe any of the following conditions which merits additional investigation? If yes, please describe.

1 Friable Asbestos: ☐ Yes ☒ No ☐ Suspected

Location:

2 Underground Storage Tank(s): ☐ Yes ☒ No ☐ Suspected

Location:

3 Other / Comments:

NOTE: This house was built prior to 1978 which would indicate the potential for the present of lead based paint: ☐ Yes ☒ No

ENV-3: Suspected mold was observed on/at the wall in the entry foyer beneath the front-facing window and on/at the wall behind the second-floor air handler unit.

Client: Edward Jones Trust Company

Client File #: RERS19894

Addendum Page 1A

Report #: 19484-RE

TRUST PROPERTY ASSESSMENT

THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT

Initials _____/_____

INDOOR AIR QUALITY DISCLAIMER

Indoor Air Quality (IAQ) services, including those associated with mold/fungus, emission of gas from any building material and/or any other indoor air pollutants are not a part of this inspection report. [REDACTED] has performed no inspections or testing for the presence or absence of any indoor air pollutants unless expressly and separately contracted for and separately reported. Inspecting and testing of IAQ is outside the scope of this inspection.

Readily visible mold/fungus, conditions conducive to mold/fungus growth and/or other indoor air pollutants may be noted in the report for informational purposes only. Clients who desire IAQ testing of any structure or material, or who may desire remediation are advised to seek further evaluations by IAQ experts who can determine if further testing and remediation may be warranted.

[REDACTED] may, at our discretion and for additional fees, arrange for specific IAQ evaluations by professionals to determine the need for testing and remediation of specific indoor air pollutants.

TRUST RESIDENTIAL PROPERTY ASSESSMENT – WHOLE HOUSE SUMMARY/COST ESTIMATE

This summary should not be considered the entire report. The full report should be reviewed as it may contain additional information.

DEFICIENCY

SECTION	REMARKS	
Lots & Grounds (LG)	Qualified contractor to correct as determined necessary, but not limited to, the wood rot and deteriorated wood at the pergola and railings on the rear side of the home.	
Roof (R)	Qualified contractor to correct as determined necessary, but not limited to, the cracks and deterioration at the chimney crown and flue.	
Roof (R)	Qualified contractor to correct as determined necessary, but not limited to, the damaged downspout at the front side of the home.	
Exterior Surfaces (ES)	Qualified contractor to correct as determined necessary, but not limited to, the following conditions: 1. Hole in the wall cladding at the rear side of the home. 2. Moisture damaged siding at the front of the home near the eaves and dormers, and at the rear side of the home near the deck. 3. Moisture damaged trim at the rear side of the home near the deck and entry door, at the front-facing window on the left-side of the home, and above the dormer window on the front of the home. Due to the nature of visible concerns, the scope and cost estimate of this project is to be determined by a qualified siding contractor.	TBD
Exterior Surfaces (ES)	Qualified contractor to correct as determined necessary, but not limited to, the step-cracking at the brick cladding on the front side of the home.	
Garage / Carports (GC)	Qualified contractor to correct as determined necessary, but not limited to, the damaged weather stripping at the left side of the overhead garage door.	
Heating System (HS)	Qualified HVAC contractor to correct as determined necessary, but not limited to, the following conditions: 1. Malfunctioning thermostat at the second-floor of the home (shuts off when any command is entered). 2. Inoperable condenser fan at the exterior air conditioning unit.	
Plumbing (P)	Qualified plumbing contractor to correct as determined necessary, but not limited to, the inoperable toilet in the primary bathroom.	
Kitchen (K)	Qualified contractor to correct as determined necessary, but not limited to, the dishwasher that failed to operate at the time of assessment.	
Final Comments (FC)	Qualified contractor to correct as determined necessary, but not limited to, the overgrown vegetation in contact with the structure at the front side of the home.	
Environmental Concerns (ENV)	Suspected mold was observed on/at the wall in the entry foyer beneath the front-facing window and on/at the wall behind the second-floor air handler unit. Recommend further evaluation by a qualified contractor and/or mold specialist to determine source/cause, scope of repairs and cleanup, and make all corrections as determined necessary.	TBD

Page 1

Any estimates provided are in good faith from a home inspector and should not be considered repair bids. Actual repair costs can vary substantially. [REDACTED] recommends obtaining repair bids from qualified contractors as necessary.

Transferee(s): Traube Trust
Transferee Property Address: 909 Willow Run South Drive
City/State/Zip Code: Raleigh, NC 27615

Client: Edward Jones Trust Company

Client File #: RERS19894

TRUST RESIDENTIAL PROPERTY ASSESSMENT – WHOLE HOUSE SUMMARY/COST ESTIMATE

This summary should not be considered the entire report. The full report should be reviewed as it may contain additional information.

NOT ASSESSED

SECTION	REMARKS	
Heating System (HS)	NOTE: The ambient temperature was too high to safely test the heating system.	FYI
Pool	NOTE: The in-ground pool was not assessed. Not requested at the time of assessment.	FYI

ADDITIONAL INFORMATION

SECTION	REMARKS	
Additional Information	NOTICE: This inspection is limited to visual observations with the emphasis on looking for significant and obvious concerns. Neither testing nor detailed environmental assessments are performed as part of this inspection. [REDACTED] does not provide any warranties or guarantees in relation to this inspection and report. The photos sent with this report may not reflect all the defects and/or locations of needed repairs noted within the body or summary pages of the report. Please read the report in its entirety. If estimated costs are shown above, they were provided by a home inspector with only a general knowledge of potential costs. [REDACTED] recommends that at least one qualified repair contractor provide a more accurate and detailed bid for these repairs prior to closing. This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.	FYI

Page 2

Any estimates provided are in good faith from a home inspector and should not be considered repair bids. Actual repair costs can vary substantially. [REDACTED] recommends obtaining repair bids from qualified contractors as necessary.

Transferee(s): Traube Trust
Transferee Property Address: 909 Willow Run South Drive
City/State/Zip Code: Raleigh, NC 27615

Client: Edward Jones Trust Company

Client File #: RERS19894