

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks

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:

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

Client: American International Relocation Solutions

Client File #: 812315

Property Address: 132 Woodstaff Avenue Wake Forest NC 27587

RELOCATION PROPERTY ASSESSMENT

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

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SUPPLEMENTAL DISCLOSURE

1. A representative sample of property components such as windows, doors, outlets, light and wall switches are evaluated on a "best efforts" basis to ascertain if the property components have failed. Often, such conditions cannot be determined during the assessment due to limited and/or restricted access as well as varying weather conditions and humidity. Therefore, no representations are made as to the condition of every property component. **No responsibility is assumed for items not observed or accessed during the property assessment.**
2. The assessment is a recording of conditions on the given date and time of the assessment. Future condition changes are outside the scope of the assessment.
3. **The photos sent with this report may NOT reflect all defects and/or location of needed repairs noted within the body or summary of the report. Please review the report in its entirety.**
4. Product and manufacturer recalls are beyond the scope of this assessment.
5. If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint.
6. Determination of the presence or absence of Chinese or other defective drywall materials and related conditions or risks is outside the scope of this assessment. See <http://www.cpsc.gov/info/drywall/index.html> for more information.

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ERC Relocation Property Assessment Images



Client: American International Relocation Solutions

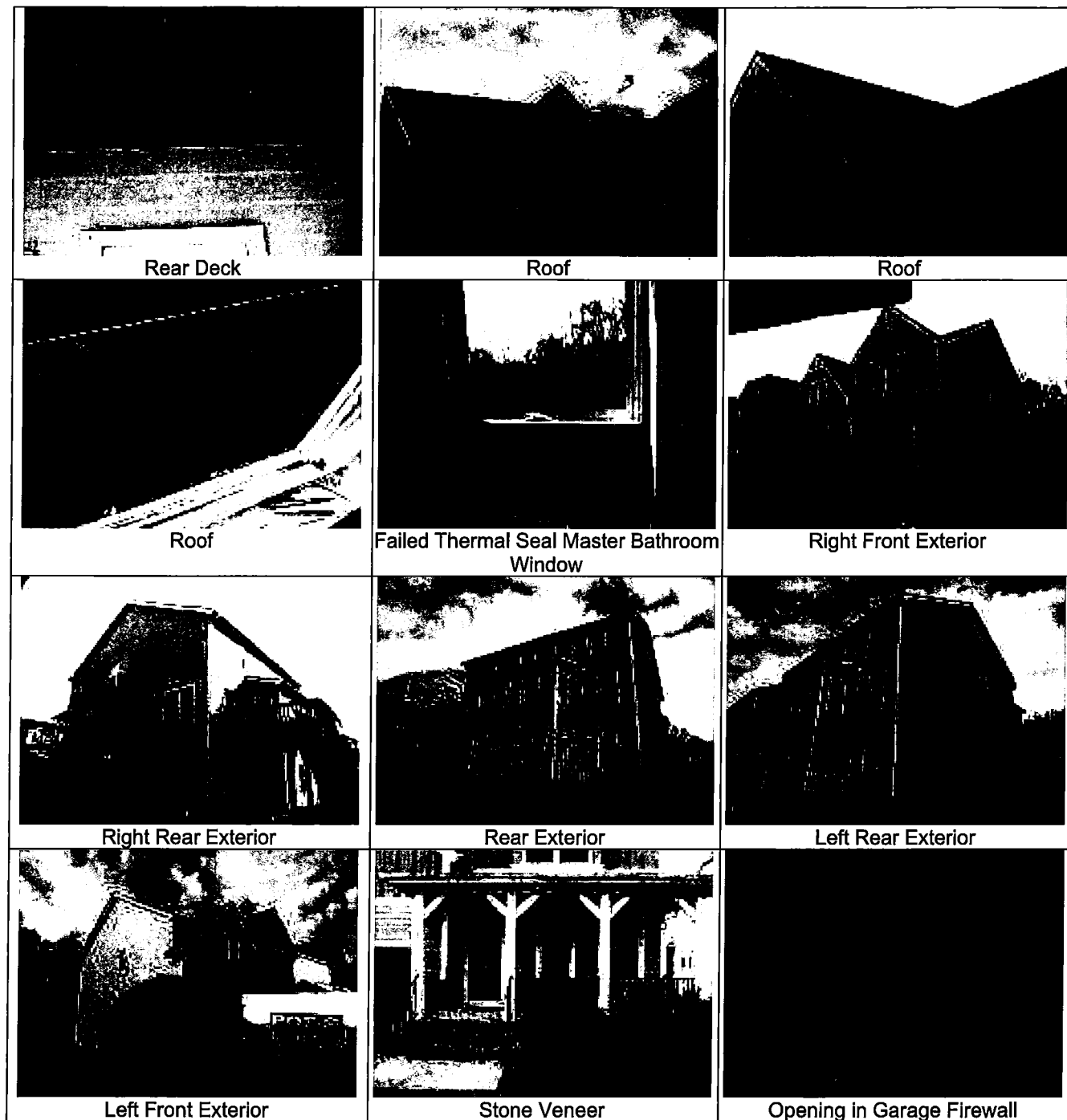
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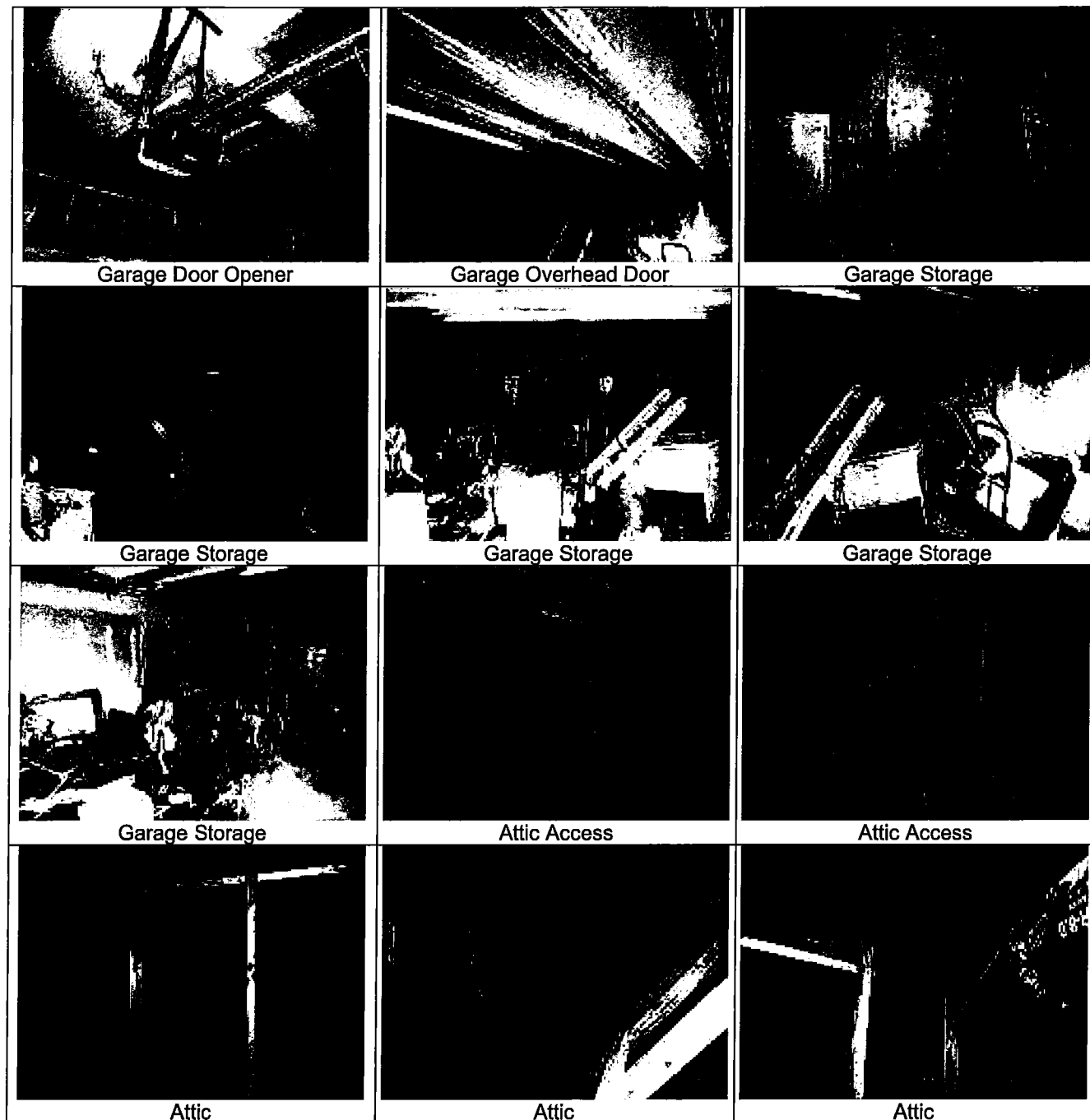
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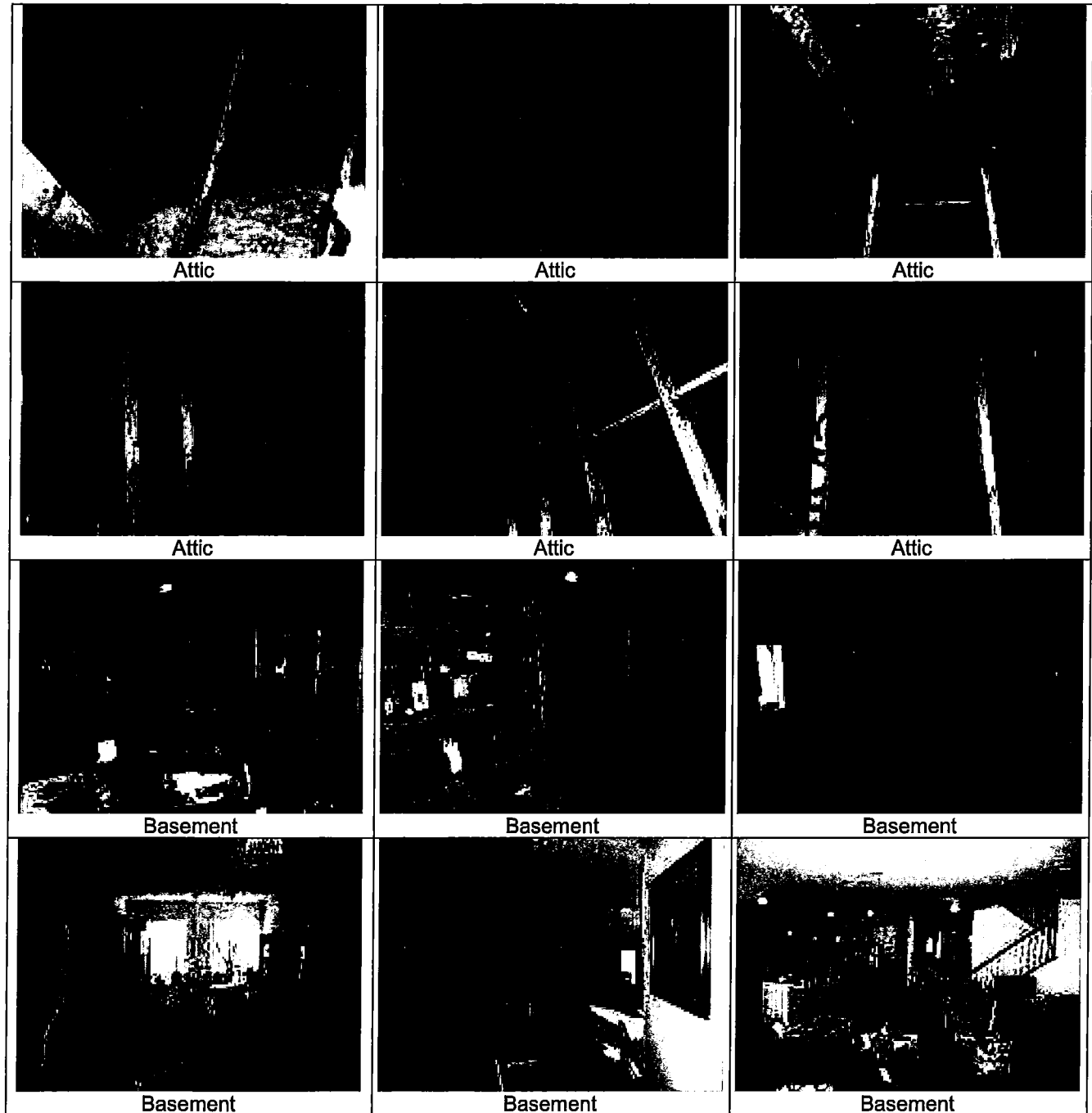
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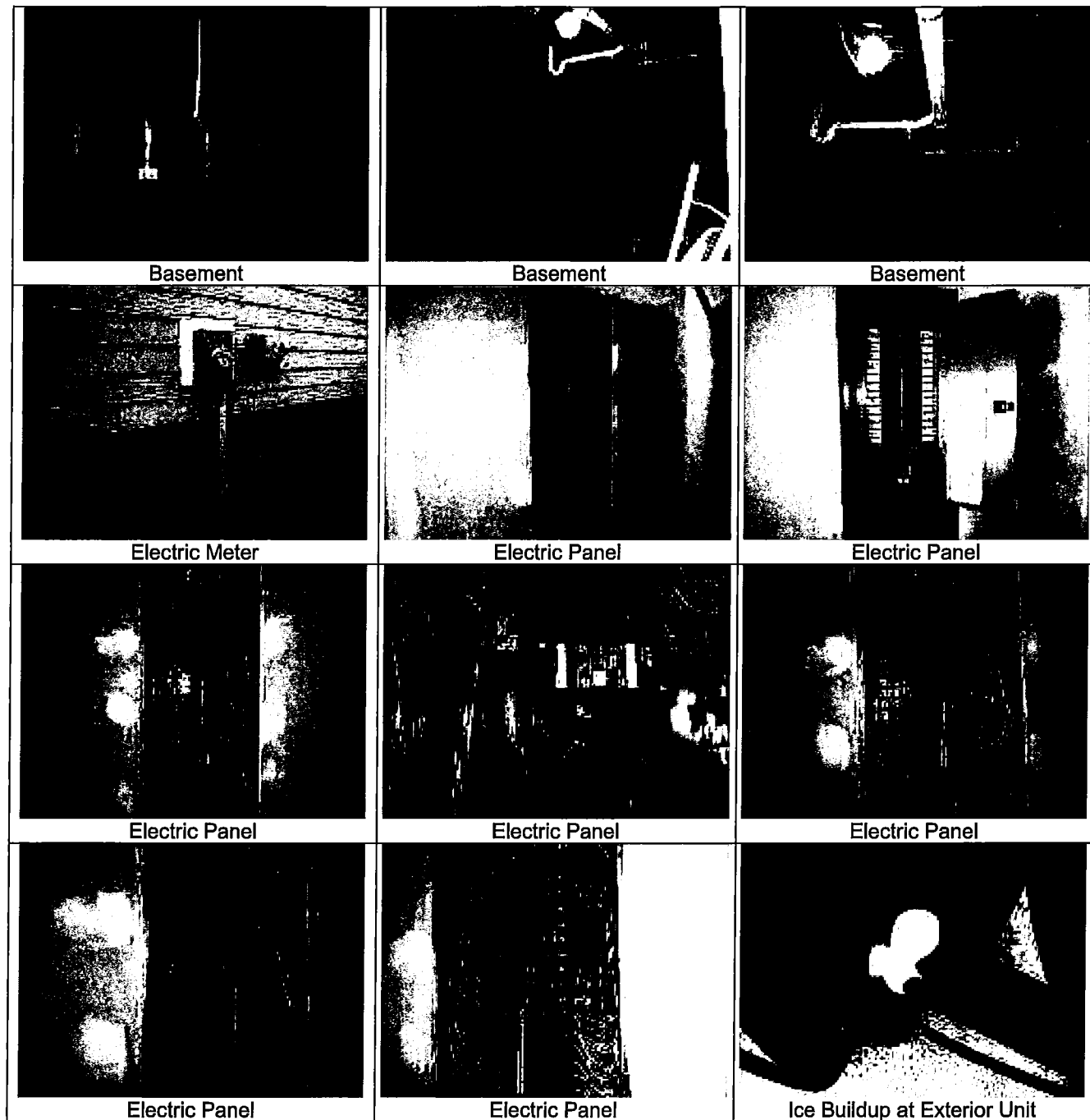
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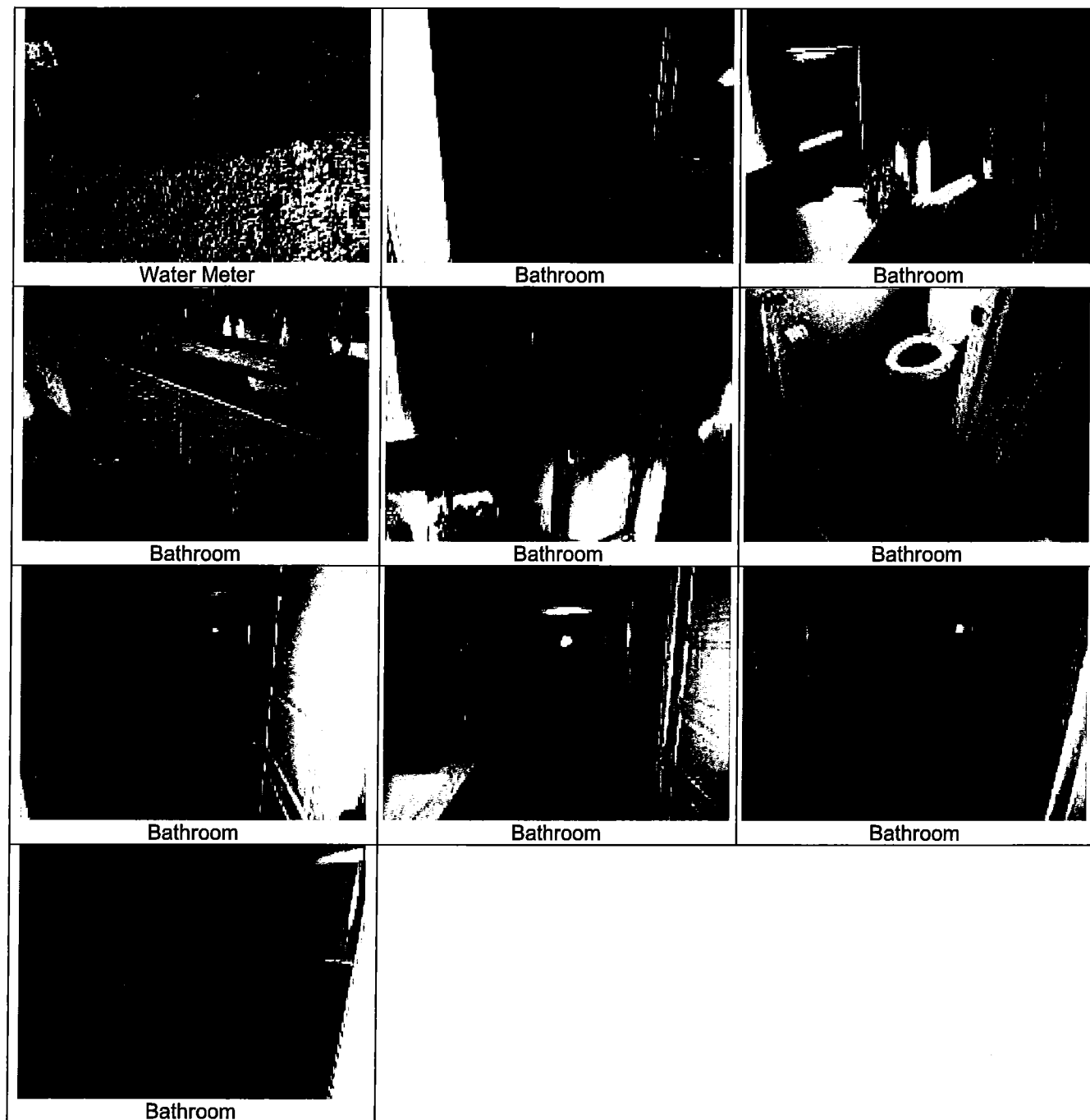
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RELOCATION PROPERTY ASSESSMENT SUMMARY

Record on this summary page the corrective action(s) required for all items determined to be defective and explain any items reported as "Not Assessed."

DEFECTIVE

The findings noted below are in need of repair. It is recommended that all repairs are completed by the appropriate certified/licensed repair contractors. Detailed itemized receipts for repairs are recommended.

Report Category / Items / Remarks

EXTERIOR SURFACES (ES)

(ES) 7 Windows: Failed thermal seal window(s) (fogged glass) were observed at the upper sash of the rear second floor master bathroom water closet/toilet room window.

Corrective Action: Window contractor to confirm and replace all failed thermal seal windows.

GARAGE/CARPORTS (G/C)

(G/C) 4 Condition: There is a hole through the garage firewall at the upper rear right corner of the garage.

Corrective Action: Contractor to repair the hole through the garage firewall at the upper rear right corner of the garage.

PLUMBING (P)

(P) 9 Toilet: The second floor front right shared bathroom toilet is loose at the floor.

Corrective Action: Plumber to secure the second floor front right shared bathroom toilet.

(P) 14 Water Heater: The hot water temperature is set too high (149 degrees should be below 120 degrees).

Corrective Action: Plumber to lower the hot water temperature setting.

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LIMITED ACCESSIBILITY/NOT ASSESSED

Variables such as construction type, conditions at the time of the assessment, safety, potential damage/liability and/or inspector discretion have limited the evaluation of this item at the time of this assessment. If applicable, further assessment should be considered.

Report Category / Items / Remarks**ROOF (R)**

(R) 1 Method of Assessment: Viewed from Ground-Limited evaluation of the roof due to design, height, and pitch (60% visible).

EXTERIOR SURFACES (ES)

(ES) 2 #2: Fiber Cement Board Siding: The siding was not evaluated (see separate siding ID and evaluation report).

GARAGE/CARPORTS (G/C)

(G/C) 4 Condition: Limited evaluation of the garage due to storage (85% visible).

STRUCTURES (S)

(S) 1 Foundation: Limited evaluation of the structure due to finishings, furniture/furnishings, and storage (35% visible).

HEATING SYSTEMS (HS)

(HS) 13 Heat Exchanger: This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were evaluated (without disassembly of the unit).

FIREPLACE (F)

(F) 4 Flue: Not evaluated - Not visible due to design. Readily accessible areas of the flue / fireplace system were evaluated only.

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FURTHER EVALUATION

The findings below require an additional evaluation by a specialist and/or appropriate contractor.

Report Category / Items / Remarks

HEATING SYSTEMS (HS)

(HS) 4 Primary Operation: Rust/condensate leakage/backflow was observed at both furnace units (rust/corrosion on the front face of the second floor right rear utility closet furnace burner tube penetration and inside the burner compartments of both units and rust and moisture staining on the exterior cabinets of both units).

Corrective Action: Further evaluation necessary. Heating specialist to evaluate the heating system. Pay special attention to the rust/condensate leakage/backflow at both furnace units (rust/corrosion on the front face of the second floor right rear utility closet furnace burner tube penetration and inside the burner compartments of both units and rust and moisture staining on the exterior cabinets of both units) and the rust inside the exhaust vent of the basement unit as seen from the right side exterior of the house.

(HS) 5 Additional Operation: See HS-4.

(HS) 7 Exhaust System: Rust was observed inside the exhaust vent of the basement unit as seen from the right side exterior of the house.

Corrective Action: See HS-4.

AIR CONDITIONING SYSTEM (AC)

(AC) 3 System: The A/C unit that serves the main level and second floor of the house runs continuously, has ice buildup on the line-set at the exterior unit, and has a temperature differential of only 11 degrees (the minimum temperature differential should be 15 degrees).

Corrective Action: Further evaluation necessary. Cooling specialist to evaluate the A/C system. Pay special attention to the A/C unit that serves the main level and second floor of the house which runs continuously, has ice buildup on the line-set at the exterior unit, and has a temperature differential of only 11 degrees (the minimum temperature differential should be 15 degrees).

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Wood Destroying Insect Inspection

American International Relocation Solutions
6 Penn Center West 2nd Floor
Pittsburgh, PA 15276

03/25/2026
Client File # 812315
FICS File # 3062622

Inspection Address

Mariusz Mika
132 Woodstaff Ave
Wake Forest, NC 27587

In accordance with your request a Wood Destroying Insect Inspection was conducted on **03/24/2026** at the above captioned property. The following is a summary of the inspector's findings.

EXISTING CONDITIONS

Evidence of Wood Destroying insects

No visible evidence of active infestation was observed at the time of inspection.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Frank Woniemko Jr.
Director of Account Management

THIS REPORT IS MADE IN ACCORDANCE WITH AND SUBJECT TO CONDITIONS ON THE REVERSE SIDE OF THIS PAGE
This is not a structural damage report. Neither is this a warranty as to the total absence of wood-destroying insects.

OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a inspector employed by the below-named firm has carefully inspected readily accessible areas of the property located at the address below for wood-destroying insects. This report specifically excludes hidden areas and areas not readily accessible (see section 2 below) and the undersigned pest control operator has not made any inspection of such hidden areas or of such areas not readily accessible. **This is not a warranty as to the total absence of wood-destroying insects or damage from same.** The inspection described herein was made on the basis of visible evidence. **This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to any future infestation.**

1. Seller's Name(s) Fidelity Inspection & Consulting Services

Buyer's Name(s) _____

Address of Property 132 Woodstaff Avenue, Wake Forest, NC 27587

Structure(s) Inspected: A. Main Residence Only ☒ B. Other _____

FINDINGS

2. Areas of the property which are deemed to be obstructed or inaccessible: _____

Note: Certain areas of all structures are obstructed or inaccessible (see numbers 2 & 3 on reverse side for conditions governing this report).

If there is evidence of a previous or an active infestation of subterranean termites and/or other wood destroying insects in the wooden members, it must be assumed that there is some damage to the wooden members caused by this infestation, no matter how slight. If this is the case, the structural integrity of this property should be evaluated by a qualified building expert. (For the purpose of completing the report "infestation" means evidence of past or present activity by a wood-destroying insect visible in, on, or under a structure, or in or on debris under the structure.)

3. Inspection revealed visible evidence of:

Locations of visible evidence of infestation:

☐ A. Subterranean termites

☐ 1. Control measures were performed.

☐ 2. No control measures were performed.

☐ 3. Visible evidence of a previously treated infestation, which now appears to be inactive.

☐ B. Powder post Beetles

☐ 1. Control measures were performed.

☐ 2. No control measures were performed.

☐ 3. An infestation which now appears to be inactive.

☐ C. Old House Borers

☐ 1. Control measures were performed.

☐ 2. No control measures were performed.

☐ 3. An infestation which now appears to be inactive.

☐ D. Others _____

☐ 1. Control measures were performed.

☐ 2. No control measures were performed.

☐ 3. An infestation which now appears to be inactive.

☒ 4. No visible evidence of infestation from wood-destroying insects was observed.

5. The following conditions conducive to subterranean termites were noted on this property: _____

FIRM: Massey Services Inc : Service Center 154

Address: 222 Tpowerview Court, Cary NC 27513

Signature of Authorized Company Rep: _____

Purchaser's signature is required on reverse side.

PCO Lic No. 2382 PW Date 3/24/2026

Telephone: 919-439-2159

Title: Licensee : General Manager

OVER