

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 # M-C-198567-2

Client: Weichert Workforce Mobility

Contact:

Phone:

Fax:

E-mail address:

Client Address: 5 Wood Hollow Road

City/State/Postal Code: Parsippany, NJ 07054

Transferee(s): Joy Fiasconaro

Transferee Property Address: 605 Ravenswood Road

City/State/Postal Code: Hampstead, NC 28443

Property Assessment Provider: Fidelity Inspection & Consulting Services Job/File #: 3060174

Provider Address: 2003 South Easton Road, Suite 208

City/State/Postal Code: Doylestown, PA 18901

Contact:

Phone:

Fax:

E-mail address:

Date: 07/09/2025 Time: 10:00 AM Weather: Cloudy Temp: 80 Estimated Age of Main Dwelling (yrs.): 38

Parties Present at Time of Assessment: Inspector Only

Occupied: Yes No



RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

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, urea- formaldehyde 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.

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.

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks

LOTS & GROUNDS (LG)

1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walks: The walkway is cracked at the front of the house and sunken at the left front side of the house.
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stoops/Steps:
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio:
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deck/Balcony:
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porch:
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Retaining Walls:
7	SURFACE WATER CONTROL				
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading:
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swales:
10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement Stairwell Drain:
11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Wells:
12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Surface Drain:



Cracked/Sunken Walkways



Cracked/Sunken Walkways

ROOF (R)

1	METHOD OF ASSESSMENT: Viewed with Drone				
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#1: Metal Approx. Age: 5 Design Life: 40
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2: Approx. Age: Design Life:
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#3: Approx. Age: Design Life:
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#4: Approx. Age: Design Life:
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#5: Approx. Age:
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flashing:
8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skylights:
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney:

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks

10					ROOF WATER CONTROL:
11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gutters:
12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Downspouts & Extension:

EXTERIOR SURFACES (ES)

1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#1: Wood Siding
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2:
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#3:
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trim: The trim is deteriorated at the rear left exterior, the front left trim is damaged/split, and the front center left window trim is cracked.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fascia:
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soffits:
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows:



Deteriorated Trim at Rear Left



Deteriorated Trim at Rear Left



Split Trim at Front Left



Split Trim at Front Left



Split Trim at Front Left



Cracked Trim at Front Center Left Window

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks



Cracked Trim at Front Center Left Window



Cracked Trim at Front Center Left Window

GARAGE/CARPORTS (G/C)

1	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached				
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Operation:
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Automatic Door Opener:
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition:

STRUCTURES (S)

1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation:
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Beams:
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bearing Walls:
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Joists/Trusses:
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Piers/Posts:
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor/Slab:
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hand Rails:

ATTIC (A)

1	METHOD OF ASSESSMENT: Viewed from Access				
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof Framing: The right attic access pull down stairs hardware is damaged.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheathing:
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation:
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan:
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Fan:
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evidence of water penetration? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: Moisture and/or damage has been observed in the following visually observable areas of the home: moisture stains were observed at the front right attic sheathing.

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks



Moisture Stains at Front Right Sheathing



Moisture Stains at Front Right Sheathing



Right Pull Down Stairs Hardware Damaged

BASEMENT (B)

1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump:
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor:
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat:
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evidence of water penetration? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: Moisture and/or damage has been observed in the following visually observable areas of the home: Efflorescence was observed at the rear left and right basement foundation walls.



Efflorescence at Rear Left Foundation



Efflorescence at Rear Right Foundation

CRAWL SPACE (CS)

1	METHOD OF ASSESSMENT: Entered				
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture:
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access:
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of water penetration? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe:

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks

ELECTRICAL (E)

1	Amps:2x200				Volts: 240/480
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Cable:
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Panel:
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Branch Circuits:
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground:
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wire Conductor:
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GFI:
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector:
9	Is the size of the incoming electrical service adequate to meet the needs of the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

HEATING SYSTEMS (HS)

1	Primary: Heat Pump				Approx. Age: 11	Design Life: 15
2	Additional: Heat Pump				Approx. Age: 11	Design Life: 15
3	Fuel(s): Electric					
4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Primary Operation: Not evaluated - Due to season, heat pump operated in cooling mode only, heating mode uses same components in reverse-cycle.	
5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional Operation: Not evaluated - Due to season, heat pump operated in cooling mode only, heating mode uses same components in reverse-cycle.	
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Control:	
7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust System:	
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distribution:	
9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fuel Tank/Lines: The underground propane tank located at the right exterior of the house was not evaluated. Obtain all available service documentation from the service company/homeowner.	
10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat:	
11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blower:	
12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier:	
13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Exchanger:	
14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pressure Relief Valve(s):	
15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circulator Pump:	

AIR CONDITIONING SYSTEM (AC)

1	Type: Heat Pump				Fuel: Electric
2	Approx. Age: 11				Design Life: 15
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	System: The exterior refrigerant line insulation is deteriorated.

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks



Deteriorated Refrigerant Line Insulation



Deteriorated Refrigerant Line Insulation



Deteriorated Refrigerant Line Insulation

PLUMBING (P)

1	Water Source:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Undetermined	How Verified?	Visual
2	Sewage Service:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Undetermined	How Verified?	Homeowner
3	Water Service On?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
4	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Water Pipes: Plastic piping (PEX) was noted at the water supply pipes. No evidence of leakage was noted at the time of the evaluation.				
5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Drain Pipes:				
6	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Vent Pipes:				
7	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Laundry Tub:				
8	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Water Pressure:				
9	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Toilet:				
10	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Tub/Shower:				
11	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Exhaust Fan:				
12	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Sink: The master bathroom right sink stopper is inoperable.				
13	WATER HEATER: Approx Age (yrs): 4 / 12 Approx Design Life (yrs): 10					
14	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Water Heater:				
15	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Exhaust System:				
16	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Temperature/Pressure Relief Valve:				



Inoperable Drain Stopper at Master Right Sink



Inoperable Drain Stopper at Master Right Sink

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks

ON-SITE SEWAGE DISPOSAL (SD)

1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	System Operation: The septic system was not evaluated (see separate report).
---	--------------------------	--------------------------	-------------------------------------	--------------------------	--

WELL (W)

1	<input type="checkbox"/> Private <input type="checkbox"/> Community <input checked="" type="checkbox"/> Not Present				
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pump:
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower Pressure (Top Floor):
4	Water sample sent to the lab? <input type="checkbox"/> Yes <input type="checkbox"/> No Date Sent:				
5	Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes? <input type="checkbox"/> Yes <input type="checkbox"/> No				
6	If no, state the number of gallons per minute after 30 minutes: (gpm)				

POOL AND HOT TUB (P/T)

1	Pool Type : In-ground			Hot Tub Type: Not Present	
2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool: The pool was not evaluated (see separate report).
3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deck/Apron:
4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heater:
5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pump:
6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Filter:
7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fence:
8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub:

FIREPLACE (F)

1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace:
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Free-standing Stove:
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert:
4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flue: Not evaluated - Not visible due to design. Readily accessible areas of the chimney / fireplace system were evaluated only.

KITCHEN (K)

1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooking Appliances:
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Disposal: The lower kitchenette disposal is inoperable.
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher:
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilator:
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Built-ins:

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

Acceptable

Not Present

Not Assessed

Defective

Item

Remarks



Lower Disposal is Inoperable



Lower Disposal is Inoperable



Lower Disposal is Inoperable

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

(FC) 1 Final Comments: The sprinkler system was not evaluated (see separate report).

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

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

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.

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®

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

LOTS & GROUNDS (LG)

(LG) 1 Walks: The walkway is cracked at the front of the house and sunken at the left front side of the house.

Corrective Action: Contractor to repair the cracked walkway at the front of the house and repair the sunken walkway at the left front side of the house.

EXTERIOR SURFACES (ES)

(ES) 4 Trim: The trim is deteriorated at the rear left exterior, the front left trim is damaged/split, and the front center left window trim is cracked.

Corrective Action: Contractor to replace the deteriorated trim at the rear left exterior, the split trim at the front left exterior, and the cracked front center left window trim.

ATTIC (A)

(A) 2 Roof Framing: The right attic access pull down stairs hardware is damaged.

Corrective Action: Contractor to replace the damaged attic access pull down stairs hardware.

(A) 7 Evidence of Water Penetration: Moisture and/or damage has been observed in the following visually observable areas of the home: moisture stains were observed at the front right attic sheathing.

Corrective Action: Elimination/correction of the source of moisture is required. Repair/replacement of any associated damage is also necessary, if present. All work should be performed by a qualified contractor.

BASEMENT (B)

(B) 4 Evidence of Water Penetration: Moisture and/or damage has been observed in the following visually observable areas of the home: Efflorescence was observed at the rear left and right basement foundation walls.

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

Corrective Action: Elimination/correction of the source of moisture is required. Repair/replacement of any associated damage is also necessary, if present. All work should be performed by a qualified contractor.

AIR CONDITIONING SYSTEM (AC)

(AC) 3 System: The exterior refrigerant line insulation is deteriorated.

Corrective Action: Cooling contractor to replace the deteriorated refrigerant line insulation.

PLUMBING (P)

(P) 12 Sink: The master bathroom right sink stopper is inoperable.

Corrective Action: Plumber to replace the master bathroom right sink stopper.

KITCHEN (K)

(K) 2 Disposal: The lower kitchenette disposal is inoperable.

Corrective Action: Plumber to replace the lower kitchenette disposal.

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

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

HEATING SYSTEMS (HS)

(HS) 4 Primary Operation: Not evaluated - Due to season, heat pump operated in cooling mode only, heating mode uses same components in reverse-cycle.

(HS) 5 Additional Operation: Not evaluated - Due to season, heat pump operated in cooling mode only, heating mode uses same components in reverse-cycle.

(HS) 9 Fuel Tank/Lines: The underground propane tank located at the right exterior of the house was not evaluated. Obtain all available service documentation from the service company/homeowner.

PLUMBING (P)

(P) 4 Water Pipes: Plastic piping (PEX) was noted at the water supply pipes. No evidence of leakage was noted at the time of the evaluation.

ON-SITE SEWAGE DISPOSAL (SD)

(SD) 1 System Operation: The septic system was not evaluated (see separate report).

POOL AND HOT TUB (P/T)

(P/T) 2 Pool: The pool was not evaluated (see separate report).

FIREPLACE (F)

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

FINAL COMMENTS (FC)

(FC) 1 Final Comments: The sprinkler system was not evaluated (see separate report).

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

ERC Relocation Property Assessment Images



Cracked/Sunken Walkways



Cracked/Sunken Walkways



Gazebo



Gazebo



Roof



Chimney



Roof



Roof



Roof



Roof



Roof



Roof

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443



Roof



Deteriorated Trim at Rear Left



Deteriorated Trim at Rear Left



Split Trim at Front Left



Split Trim at Front Left



Split Trim at Front Left



Cracked Trim at Front Center Left Window



Cracked Trim at Front Center Left Window



Cracked Trim at Front Center Left Window



Front of House



Right Exterior



Rear Exterior

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®



Left Exterior



Garage Door Openers



Garage Door Opener



Garage



Garage



Garage



Moisture Stains at Front Right Sheathing



Moisture Stains at Front Right Sheathing



Right Pull Down Stairs Hardware Damaged



Left Attic



Left Attic



Right Attic

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®



Right Attic



Efflorescence at Rear Left Foundation



Efflorescence at Rear Right Foundation



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443



Main Electric Panels



Main Electric Panels



Electric Service



Electric Service



Generator Panels



Sub Panel



Deteriorated Refrigerant Line Insulation



Deteriorated Refrigerant Line Insulation



Deteriorated Refrigerant Line Insulation



Heat Pump Equipment



Heat Pump Equipment



Heat Pump Equipment

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443



HVAC Equipment



HVAC Equipment



HVAC Equipment



HVAC Equipment



Fireplace



Chimney



Chimney



Fireplace



Fireplace



Fireplace



Lower Disposal is Inoperable



Lower Disposal is Inoperable

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443

RELOCATION PROPERTY ASSESSMENT

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

© 2018, Worldwide ERC®



Lower Disposal is Inoperable



Inoperable Drain Stopper at Master Right Sink



Inoperable Drain Stopper at Master Right Sink



Pool Not Evaluated



Pool Not Evaluated

Client: Weichert Workforce Mobility

Client File #: M-C-198567-2

Property Address: 605 Ravenswood Road Hampstead NC 28443