

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 #: RL-1941-306	Client: Relo Direct
Contact: MORREALE	
Address: 161 N Clark St - Ste 1250	
City/State/Zip: Chicago, IL 60601	
Transferee(s): Ronaldo Ayala	
Address: 6500 Palm Valley Dr	
City/State/Zip: Sioux City IA 51106	
Property Assessment Provider: GlobeSpec	File #: RL-1941-306
Provider Address: 370 S Main Place	
City/State/Zip: Carol Stream, IL 60188	
	License #:
Date: 06/14/2019	Time: 09:30 a.m.
Weather: Clear	Temp: 70
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.

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 = **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 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	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Walks	Per client directive
2	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Stoops/Steps	Per client directive
3	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Patio	Per client directive
4	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Deck/balcony	
5	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Porch	
6	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Retaining walls	Per client directive
7		SURFACE WATER CONTROL:	
8	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Grading	
9	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Swales	Per client directive
10	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Basement stairwell drain	
11	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Window wells	
12	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Exterior surface drain	Per client directive

ROOF (R)

1		Method of Assessment: Walked on roof		
2	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	#1 Asphalt - Previous caulk repairs noted	Aprx. Age: 2	Des Life: 15-20
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	#2 Metal - Garage overhang	Aprx. Age: 2	Des Life: 25+
4	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	#3	Aprx. Age:	Des Life:
5	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	#4	Aprx. Age:	Des Life:
6	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	#5	Aprx. Age:	Des Life:
7	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Flashing		
8	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Skylights		
9	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Chimney		
10		ROOF WATER CONTROL		
11	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Gutters	Per client directive	
12	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Downspouts & extensions	Per client directive	

EXTERIOR SURFACE (ES)

1	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	#1 Wood composition siding (Manufacturer Unknown)	
2	<input type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input checked="" type="radio"/> DE	#2 Stone veneer - In contact with grade & landscaping material: no visible	
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	#3 Stucco - Unknown type	
4	<input type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Trim	
5	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Fascia	
6	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Soffits	
7	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Windows	

ES-2: flashing where stone veneer meets stucco at ledge

GARAGE / CARPORTS (G/C)

1	<input checked="" type="radio"/> Garage <input type="radio"/> No Garage	<input checked="" type="radio"/> Attached <input type="radio"/> Detached <input type="radio"/> N/A	
2	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Door Operation	
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Automatic Door Opener	
4	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Condition (Structural, roof, electrical, slab, etc)	

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

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Item

Remarks

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

1	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Foundation
2	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Beams
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Bearing Walls
4	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Joists / Trusses
5	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Piers / Posts
6	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Floor / Slab
7	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Hand Rails Per client directive

Note: Previous repairs to wall under NW bedroom window & above NW bedroom door & kitchen ceiling

ATTIC (A)

1		Method of Assessment: Viewed from access
2	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Roof Framing
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Sheathing
4	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Ventilation Per client directive
5	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Attic Fan
6	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Whole House Fan
7		Evidence of water penetration? <input checked="" type="radio"/> No <input type="radio"/> Yes <input type="radio"/> N/A

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

BASEMENT (B)

1	<input type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input checked="" type="radio"/> DE	Sump Pump: Drain line discharges too close to foundation
2	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Floor Per client directive
3	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Heat Per client directive
4		Evidence of water penetration? <input checked="" type="radio"/> No <input type="radio"/> Yes <input type="radio"/> N/A

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

CRAWL SPACE (CS)

Not Applicable

ELECTRICAL (E)

1		Amps: 200 Volts: 110/220
2	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Service Cable Buried cable, not visible for inspection
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Panel Eaton
4	<input type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input checked="" type="radio"/> DE	Branch Circuits Exposed, improperly terminated wire under basement stairwell
5	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Ground
6	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Wire Conductor
7	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	GFI
8	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Smoke Detector
9		Is the size of the incoming electrical service adequate to meet the needs of the dwelling? Y

A representative number of outlets were tested throughout the house

Item

Remarks

HEATING SYSTEM (HS)

1		Primary: Forced air	Approx Age: 2	Design Life 15-20
2		Additional:	Approx. Age	Design Life
3		Fuel: Natural gas		
4	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Primary Operation		
5	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Additional Operation		
6	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Draft Control		
7	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Exhaust System		
8	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Distribution		
9	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Fuel Tank Lines		
10	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Thermostat Per client directive		
11	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Blower		
12	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Humidifier Per client directive		
13	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE	Heat Exchanger Not visible due to design		
14	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Pressure Relief Valve (s)		
15	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Circulator Pump		

AIR CONDITIONING SYSTEM (AC)

1		Type: Central system	Fuel: Electric
2		Approx. Age 2	Design Life: 15
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	System Adequate temperature drop obtained	

PLUMBING (P)

1		Water Source: <input checked="" type="radio"/> Public <input type="radio"/> Private <input type="radio"/> Unknown	How verified? Owner
2		Sewage Svc: <input checked="" type="radio"/> Public <input type="radio"/> Private <input type="radio"/> Unknown	How verified? Owner
3		Water Service On? <input checked="" type="radio"/> Yes <input type="radio"/> No	
4	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Water Pipes PEX	
5	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Drain Pipes PVC	
6	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Vent Pipes PVC	
7	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Laundry Tub	
8	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Laundry Tub Pump	
9	<input type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Water Pressure	
10	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Toilet	
11	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Tub / Shower	
12	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Exhaust Fan	
13	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Sink	
14		WATER HEATER: Approx. Age (yrs): 2	Approx. Design Life (yrs): 12-15
15	<input type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input checked="" type="radio"/> DE	Water Heater Corrosion at water pipe on top of water heater	
16	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Exhaust System	
17	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Temperature / Pressure Relief Valve	

Water softener present but not inspected

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	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Fireplace	Gas log
2	<input type="radio"/> AC <input checked="" type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Free-standing Stove	
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Fireplace Insert	
4	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Flue	Limited view due to design

KITCHEN (K)

1	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Cooking Appliances	Tested for operation only
2	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Disposal	Tested for operation only
3	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Dishwasher	Tested for operation only
4	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Ventilator	Tested for operation only
5	<input checked="" type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE	Other Built-ins:	Microwave - Tested for operation only

FINAL COMMENTS

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

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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.

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 06/14/2019

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Relo Direct / # RL-1941-306 / Name: Ayala /

Purchaser(s) Initials: /

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