

# 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 # 17459-2176

Client: TRC Global Mobility

Contact:

Phone:

Fax:

E-mail address:

Client Address: 7270 S 13th Street Suite 201

City/State/Postal Code: Oak Creek, WI 53154

Transferee(s): Bradley Levi

Transferee Property Address: 507 Sapphire Street

City/State/Postal Code: Redondo Beach, CA 90277

Property Assessment Provider: Fidelity Inspection & Consulting Services Job/File #: 3048792

Provider Address: 2003 South Easton Road, Suite 208

City/State/Postal Code: Doylestown, PA 18901

Contact:

Phone:

Fax:

E-mail address:

Date: 11/04/2022 Time: 9:00 AM Weather: Clear Temp: 52 Estimated Age of Main Dwelling (yrs.): 18

Parties Present at Time of Assessment: Agent

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



Cracked Tile at Roof

### EXTERIOR SURFACES (ES)

	Acceptable	Not Present	Not Assessed	Defective	Item
1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#1: Stucco: Not evaluated - See separate stucco report.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trim:
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fascia:
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soffits:
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows: One interior window has a loose handle.



Loose Window Handle

### GARAGE/CARPORTS (G/C)

	Acceptable	Not Present	Not Assessed	Defective	Item
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Condition: Cracks were observed in the garage walls (breach in fire barrier).  Moisture and/or damage has been observed in the following visually observable areas of the home: moisture stains were observed at the garage right side wall.

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

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

		
Cracks in Garage Drywall	Moisture Stains at Garage Right Side Wall	

**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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hand Rails: The handrails do not return to the wall at the lower level stairs.

		
Handrails Missing Returns		

**ATTIC (A)**

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

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

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

**BASEMENT (B)**

1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump:
2	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of water penetration? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe:

**CRAWL SPACE (CS)**

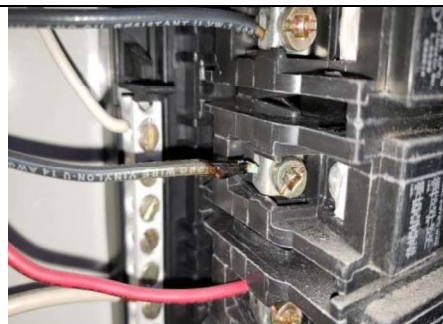
1	METHOD OF ASSESSMENT:				
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture:
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access:
4	<input type="checkbox"/>	<input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

**ELECTRICAL (E)**

1	Amps:200				Volts: 120/240
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Cable:
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Panel: Scorching was observed at a wire in the main electric panel and the 100 amp breaker is in the off position.
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Branch Circuits: There are loose outlets at the master bedroom and upper level hallway, there are inoperable lights at the pantry and master bedroom, and there is a cracked light fixture cover at the rooftop.
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				



100 Amp Breaker in Off Position



Scorched Wire in Main Panel



Cracked Light Cover at Rooftop

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

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



Inoperable Master Bedroom Light



Inoperable Pantry Light



Loose Outlets

### HEATING SYSTEMS (HS)

1		Primary: Forced Air	Approx. Age: 18	Design Life: 20	
2		Additional:	Approx. Age:	Design Life:	
3		Fuel(s): Natural Gas			
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary Operation:
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Additional Operation:
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Control:
7	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Fuel Tank/Lines: The furnace fuel line is missing a drip leg.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier:
13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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).
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:



Furnace Fuel Line Missing Drip Leg

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

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

**AIR CONDITIONING SYSTEM (AC)**

1		Type: Central	Fuel: Electric		
2		Approx. Age: 18	Design Life: 15		
3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	System: This unit could not be operated due to low ambient temperature. Compressor damage could result if this unit is operated at less than 60° F. Recommend confirming proper operation when temperature permits.

**PLUMBING (P)**

1	Water Source:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Undetermined	How Verified?	Agent
2	Sewage Service:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Undetermined	How Verified?	Agent
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:	
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Toilet: Corrosion was observed at the water shut-off valves at the toilets throughout the house.	
10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tub/Shower:	
11	<input checked="" type="checkbox"/>	<input 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 drain line leaks under the second bedroom bathroom sink, low water flow was observed in the first bathroom sink, and corrosion was observed at the water shut-off valves at the sinks throughout the house.	
13	WATER HEATER: Approx Age (yrs): 5 Approx Design Life (yrs): 10					
14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater: Corrosion was observed at the water heater water supply lines and the fuel lines are missing a drip leg.	
15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exhaust System: The water heater has an improper PVC exhaust flue installed.	
16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Temperature/Pressure Relief Valve:	



Leak at Bathroom Sink Drain



Improper PVC Flue at Water Heater



Low Water Flow at Bathroom Sink

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

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



Corrosion at Water Supply Lines



Corrosion at Water Shut Off Valves.



Corrosion at Water Shut Off Valves.

**ON-SITE SEWAGE DISPOSAL (SD)**

1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	System Operation:
---	--------------------------	-------------------------------------	--------------------------	--------------------------	-------------------

**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: In-ground	
---	-----------------------	--	--	-------------------------	--

2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool: The pool/spa were 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Tub:
---	--------------------------	--------------------------	-------------------------------------	--------------------------	----------

**FIREPLACE (F)**

1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace: An improper semi rigid gas line was observed at the fireplace and the pilot is out at the fireplaces.
---	--------------------------	--------------------------	--------------------------	-------------------------------------	--

2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Free-standing Stove:
---	--------------------------	-------------------------------------	--------------------------	--------------------------	----------------------

3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert:
---	-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

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

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.
---	--------------------------	--------------------------	-------------------------------------	--------------------------	--



Improper Gas Line for Fireplaces



Family Room Fireplace Pilot Out



Fireplace Pilot Out

### KITCHEN (K)

1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooking Appliances:
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal:
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:

### 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).

(FC) 2 Final Comments: The steamer and dumbwaiter were not evaluated.

(FC) 3 Final Comments: Per SB 442, when a single family residence with a pool is transferred and a home inspection is performed on the home, the home inspection report shall identify which, if any, of seven specific drowning prevention safety features are present. Those safety features are defined in section 115922 of the Health & Safety Code. The pool or spa has fewer than two of the listed drowning prevention safety features. The non-invasively identifiable features were: None, no fully qualifying safety features were identified.

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

**Client: TRC Global Mobility**

**Client File #: 17459-2176**

**Property Address: 507 Sapphire Street Redondo Beach CA 90277**

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



Dumbwaiter Not Evaluated



Steamer Not Evaluated



Steamer Not Evaluated

**Client: TRC Global Mobility**

**Client File #: 17459-2176**

**Property Address: 507 Sapphire Street Redondo Beach CA 90277**

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®

## 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: TRC Global Mobility**

**Client File #: 17459-2176**

**Property Address: 507 Sapphire Street Redondo Beach CA 90277**

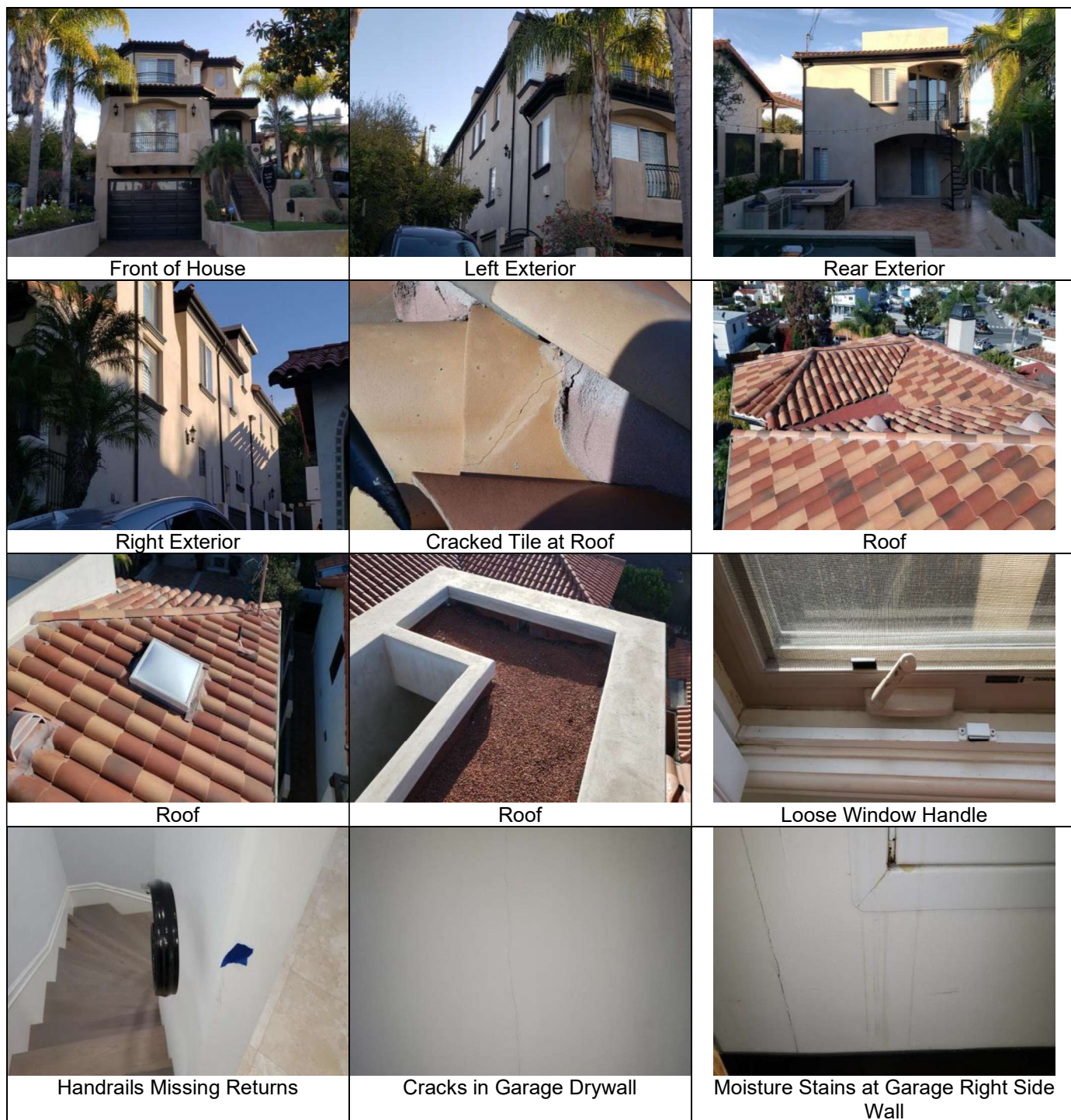
RELOCATION PROPERTY ASSESSMENT

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

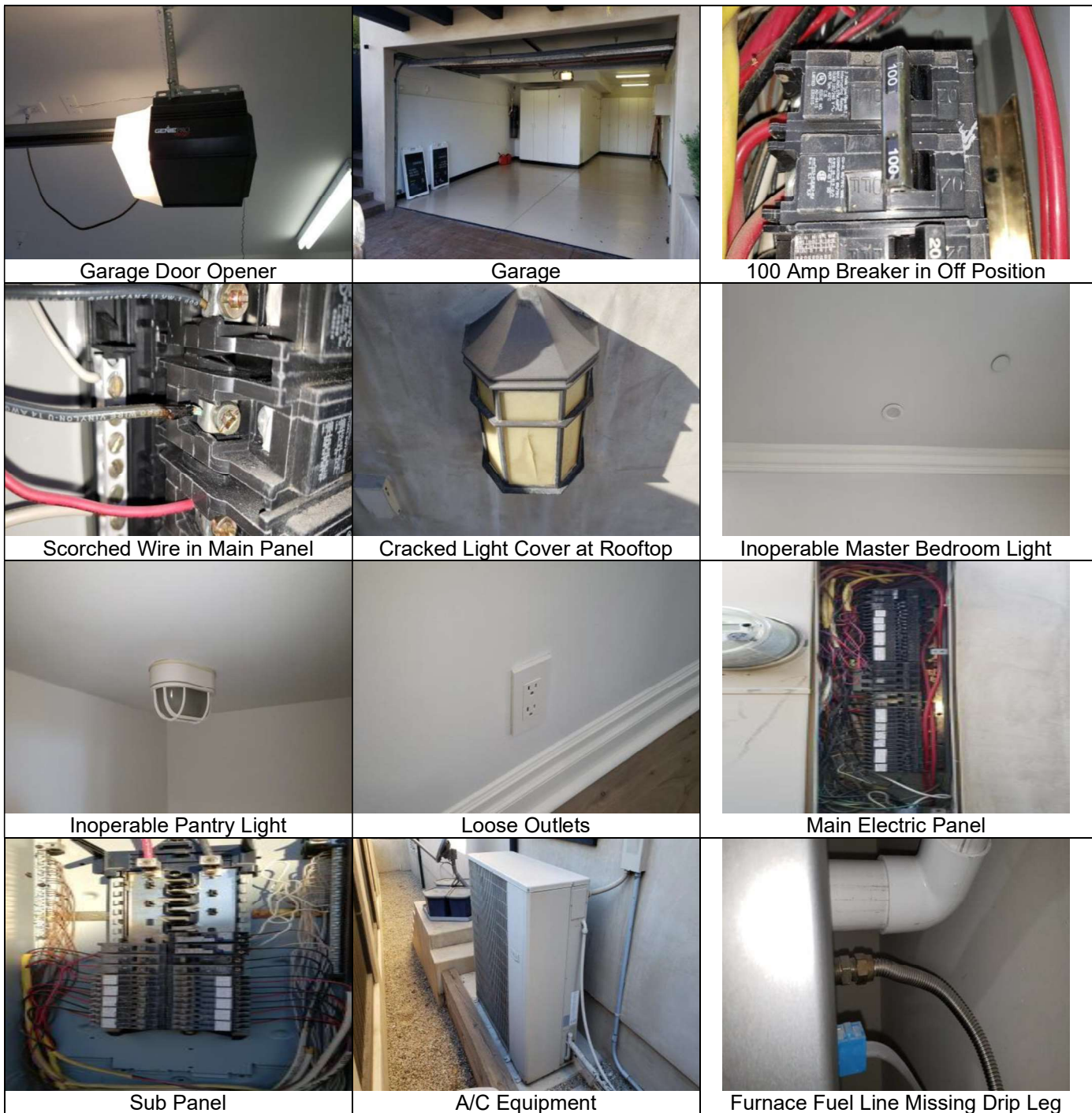
© 2018, Worldwide ERC®



**ERC Relocation Property Assessment Images**



<p><b>Client: TRC Global Mobility</b></p> <p><b>Property Address: 507 Sapphire Street Redondo Beach CA 90277</b></p>	<p><b>Client File #: 17459-2176</b></p>
--	---



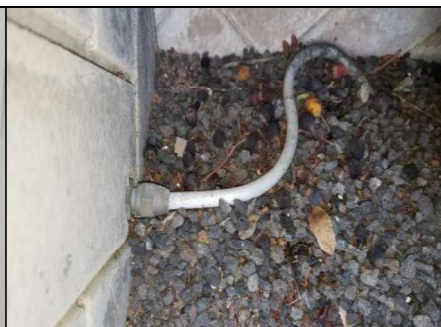
**Client: TRC Global Mobility**  
**Property Address: 507 Sapphire Street Redondo Beach CA 90277**

**Client File #: 17459-2176**





Furnace



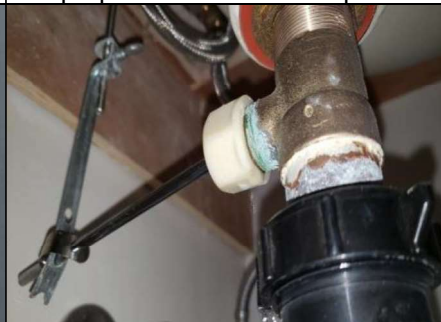
Improper Gas Line for Fireplaces



Family Room Fireplace Pilot Out



Fireplace Pilot Out



Leak at Bathroom Sink Drain



Improper PVC Flue at Water Heater



Low Water Flow at Bathroom Sink



Corrosion at Water Supply Lines



Corrosion at Water Shut Off Valves.



Corrosion at Water Shut Off Valves.



Gas Meter



Water Heater

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

RELOCATION PROPERTY ASSESSMENT

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

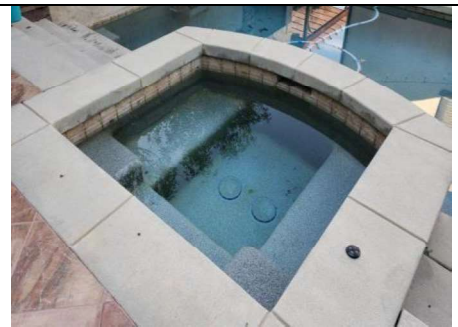
© 2018, Worldwide ERC®



Water Shut Off



Pool Not Evaluated



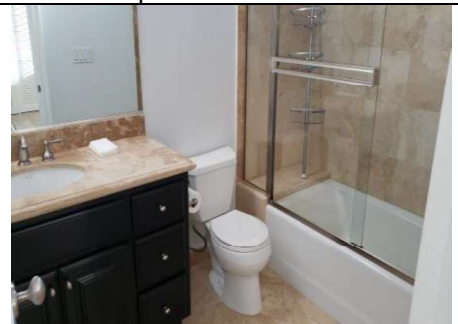
Spa Not Evaluated



First Bathroom



Second Bathroom



Third Bathroom



First Bedroom



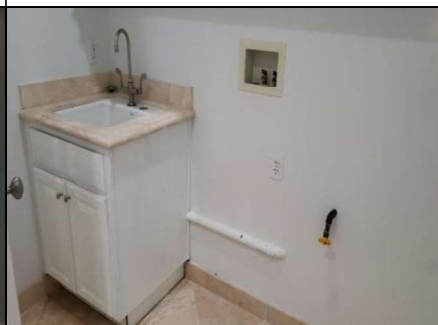
Second Bedroom



Third Bedroom



Dining Room



Laundry Room



Living Room

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

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®





Master Bathroom



Master Bathroom



Master Bedroom



Dumbwaiter Not Evaluated



Steamer Not Evaluated



Steamer Not Evaluated

**Client: TRC Global Mobility**

**Client File #: 17459-2176**

**Property Address: 507 Sapphire Street Redondo Beach CA 90277**

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®