

# Uniform Residential Appraisal Report

File # 130700090

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 1009 Cobb St City Durham State NC Zip Code 27707  
 Borrower North Carolina Modernist Houses Owner of Public Record Stanley L McCauley, Sr County Durham  
 Legal Description Lts 1-3 Prop Grace Walters PB 97 PG 74 DB 3226 PG 427  
 Assessor's Parcel # Rec#115115,115128,11528 Tax Year 2013 R.E. Taxes \$ 3,846  
 Neighborhood Name Morehead Hills Area Map Reference 20500 Census Tract 0007.00  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ 0  PUD HOA \$ 0  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) Determine offer price  
 Lender/Client North Carolina Modernist Houses Address c/o George Smart, 5409 Pelham Rd, Durham, NC 27713  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). Per Triangle MLS and Durham Co public records subject has not been offered for sale nor transferred in the last 12 months.

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ Date of Contract Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

NEIGHBORHOOD

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	78	Low 29	Multi-Family	2 %		
Neighborhood Boundaries The subjects' market area is comprised of the city of Durham, south of I-85, west of Hwy 70, north of Hwy 15/Durham Chapel Hill Blvd and east of Hwy 15-501.		700	High 64	Commercial	2 %		
Neighborhood Description The subject is compatible with other homes in the area, which are a mixture of one, 1.5 & 2 sty homes of varying styles. It is convenient to schools, shopping and employment opportunities both locally and regionally. Maintenance of the area is deemed typical. Subjects' poorly maintained site detracts from the neighborhood. Other noted above are local elementary and jr high schools nearby		398	Pred. 52	Other	5 %		
Market Conditions (including support for the above conclusions) Market conditions for the area are average, with most homes selling in 3-6 months. Predominant financing is conventional with some FHA & VA at market rates and terms. Supply and demand characteristics are in balance at this time.							

SITE

Dimensions Per Tax Card Area 1.02 ac Shape Irregular/Corner View N;Res;  
 Specific Zoning Classification RU5 (2) Zoning Description Residential Urban, duplex allowed  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe  
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private  
 Electricity   Water   Street Asphalt    
 Gas   Sanitary Sewer   Alley None    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 3720082100K FEMA Map Date 08/02/2007  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
 No adverse easements or encroachments noted on subject site, in improvements nor in immediate vicinity of subject. FEMA data subject to confirmation by independent source or survey

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Slab/Brick/Avg	Floors	Hwd/Tile/Asphalt/Fai
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Wood/Brk/Fair	Walls	Plaster/Panel/Fair
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,309 sq.ft.	Roof Surface	CompShgl/Fair	Trim/Finish	WdPaint/Stain/Fair
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	Ceramic/Avg
Design (Style) Raised Ranch	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	Wood Csmt/Fair	Bath Wainscot	Ceramic/Avg
Year Built 1953	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 60	<input checked="" type="checkbox"/> Dampness <input checked="" type="checkbox"/> Settlement	Screens	Partial	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other None Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 3	<input checked="" type="checkbox"/> Fence None	<input type="checkbox"/> Garage	# of Cars 0
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 2Patio	<input checked="" type="checkbox"/> Porch Breezewa	<input checked="" type="checkbox"/> Carport	# of Cars 2
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: 5 Rooms 1 Bedrooms 1.0 Bath(s) 1,309 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.). 1 fireplace in family room on main level, 1 fireplace on lower level & 1 on the lower level patio; 400sf carport connect to house via 112sf breezeway; 306sf upper patio and a 419sf lower patio; custom built in 1953 the subject is comprised of two****					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C5;No updates in the prior 15 years;Subject is in poor condition and power and water were not on at the time of the site visit. Condition of mechanical, plumbing and electric is undetermined.					
****levels 1533sf each with one bedroom, living room, kitchen and full bath on each level and could serve as a duplex unit as it is zoned for that, but is considered a single family residence.					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe					
See addendum for repairs needed.					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe					
Utilities not on and not functioning at time of site visit.					

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There are **3** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **278,900** to \$ **539,000**.

There are **8** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **255,000** to \$ **700,000**.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1009 Cobb St Durham, NC 27707	2734 Sevier St Durham, NC 27705		1603 Acadia St Durham, NC 27701		2741 Dogwood Rd Durham, NC 27705	
Proximity to Subject		1.84 miles SW		2.12 miles NE		1.55 miles SW	
Sale Price	\$	\$ 402,500		\$ 255,000		\$ 370,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 234.01 sq.ft.		\$ 194.36 sq.ft.		\$ 153.02 sq.ft.	
Data Source(s)		TMLS 1891825;DOM 4		TMLS 1869299;DOM 48		TMLS 1843868;DOM 140	
Verification Source(s)		Durham Co Reg of Deeds		Durham Co Reg of Deeds		Durham Co Reg of Deeds	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;4000		ArmLth Conv;2500		ArmLth Conv;0	
Date of Sale/Time		s06/13;c05/13		s04/13;c03/13		s02/13;c01/13	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.02 ac	23871 sf	-21,600	12632 sf	+13,900	20473 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	Raised Ranch	Raised Ranch		SpFoyer		Ranch	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	60	52	-8,000	56	-4,000	58	-2,000
Condition	Poor	Average	-200,000	Fair	-125,000	Average	-200,000
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
	5 1 1.0	7 3 2.0	-3,000	5 2 1.0	0	8 4 3.0	-6,000
Gross Living Area	1,309 sq.ft.	1,720 sq.ft.	-16,400	1,312 sq.ft.	0	2,418 sq.ft.	-44,400
Basement & Finished Rooms Below Grade	1,309 Sq.Ft.	634sf	+10,100	1042sf	+4,000	0sf	+19,600
	1rr,1br,1ba,1kit	1rr,1ba	0	1rr2br1ba	0	None	0
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	None	FWA/CAC	-7,000	FWA/CAC	-7,000	EBB/CAC	-4,000
Energy Efficient Items	None	Insul Wdws	-5,000	None		None	
Garage/Carport	2C Att Carport	2C BI Garage	-5,000	1C BI Garage	0	1C Att Gar/3C C	-7,500
Porch/Patio/Deck	2Patos,Brzway	Patio,Porch	0	Stoop	+5,000	Deck,SCPrch	0
Fireplace	2FP/3Opens	1 Fireplace	+1,500	2 Fireplaces	+500	1 Fireplace	+1,500
Other Amenities	Bk	Bk		Fence	-3,000	Bk,Fnc,Irrig	-5,000
Kitchen	Minimal	Upgd.Kitchen	-10,000	Minimal		Upgd.Kitchen	-10,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -264,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -115,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -257,800
Adjusted Sale Price of Comparables		Net Adj. 65.7 % Gross Adj. 71.5 %	\$ 138,100	Net Adj. 45.3 % Gross Adj. 63.7 %	\$ 139,400	Net Adj. 69.7 % Gross Adj. 81.1 %	\$ 112,200

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **MLS & Durham Co Public Records**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **MLS & Durham Co Register of Deeds**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	MLS & Public Records	MLS & Public Records		MLS & Public Records		MLS & Public Records	
Effective Date of Data Source(s)	07/01/2013	07/01/2013		07/01/2013		07/01/2013	

Analysis of prior sale or transfer history of the subject property and comparable sales **All prior sales/transfers of comparable sales noted in grid above are arms length transactions. Data at the top of this page reflects one active listing, one contingent sale and one pending sale which the MLS system considers active until closed. There are eight closed sales of mid century modern homes in the last 12 months as noted above. Comparable sales are selected which bracket the square footage of the subject.**

Summary of Sales Comparison Approach **See comments on general text addendum and revision notes dated 8/30/2013**

Indicated Value by Sales Comparison Approach \$ **138,000**

**Indicated Value by: Sales Comparison Approach \$ 138,000 Cost Approach (if developed) \$ Income Approach (if developed) \$**

The sales comparison approach has been used to determine value as it is indicative of the motivations of typical buyers and sellers in the market. The cost and income approaches were considered but not necessary to produce credible results and were not utilized.

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

**Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 138,000 , as of 07/09/2013 , which is the date of inspection and the effective date of this appraisal.**

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**PURPOSE & INTENDED USER:** The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the state Scope of Work, the purpose of the appraisal, reporting requirements of this appraisal form, and the Definition of Market Value. No additional Intended Users are identified by the appraiser.

**SCOPE OF WORK** The appraisal is based on information gathered by the appraiser from public records, Triangle Multiple Listing Service, and other identified sources, inspection of the property and its' neighborhood and selection of the comparable sales from within the subjects' market area. The data is believed to be reliable. Where desirable for clarity or verification purposes, the source of the information has been identified. Data believed to be unreliable has not been included in the report nor used in analyses leading to a value conclusion, unless the reasoning behind its' use is clearly explained and the item(s) believed unreliable identified.

Appraiser is not a home inspector and no representations or warranties given regarding electrical, heating/cooling, roofing, plumbing or structural condition except sighting units in place only. Appraiser informs buyer/borrower to have a home inspection.

Appraiser is not an environmental inspector and no representations or warranties given regarding potential adverse environmental conditions other than sighting them in/on the subject property or in close proximity to the subject. Appraiser informs buyer/borrower to have an environmental inspection if buyer/borrower is concerned about such conditions.

**ADDITIONAL COMMENTS**

**Other Comments:** I certify that, to the best of my knowledge and belief: the statements of fact contained in this report are true and correct. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. I have made a personal inspection of the property that is the subject of this report. No one provided significant real property appraisal assistance to the person signing this certification. I have not performed a previous appraisal of the subject property / an appraisal review involving the subject property / an appraisal consulting assignment involving the subject property involving the subject property within the three years prior to this assignment nor any services regarding the subject property performed by the appraiser within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. Estimated exposure time is

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) As the subject is located in an existing neighborhood, site value is determined by extraction.

**COST APPROACH**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 75,000
Source of cost data	DWELLING Sq.Ft. @ \$ ..... = \$
Quality rating from cost service Effective date of cost data	Sq.Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	..... = \$
Due to the age of the subject, the cost approach is not necessary to produce creditable results	Garage/Carport Sq.Ft. @ \$ ..... = \$
	Total Estimate of Cost-New ..... = \$
	Less Physical Functional External
<b>Remaining economic life, based on a 100 year age life is 40 years</b>	Depreciation ..... = \$( )
	Depreciated Cost of Improvements ..... = \$
	"As-is" Value of Site Improvements ..... = \$
Estimated Remaining Economic Life (HUD and VA only) 40 Years	<b>INDICATED VALUE BY COST APPROACH</b> ..... = \$

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach  
 Summary of Income Approach (including support for market rent and GRM)

**INCOME**

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
 Legal Name of Project  
 Total number of phases Total number of units Total number of units sold  
 Total number of units rented Total number of units for sale Data source(s)  
 Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.  
 Does the project contain any multi-dwelling units?  Yes  No Data Source  
 Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
 Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.  
 Describe common elements and recreational facilities.

**PUD INFORMATION**

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

## Uniform Residential Appraisal Report

File # 130700090

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature

Name Mary Elizabeth (Beth) Elizabeth BaldwinCompany Name Appraisals Online, Inc.Company Address 3818 Zenith Place, Durham, NCTelephone Number (919) 471-6661Email Address appraisol@gmail.comDate of Signature and Report 08/30/2013Effective Date of Appraisal 07/09/2013State Certification # A3246

or State License # \_\_\_\_\_

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State NCExpiration Date of Certification or License 06/30/2014

## ADDRESS OF PROPERTY APPRAISED

1009 Cobb St  
Durham, NC 27707APPRAISED VALUE OF SUBJECT PROPERTY \$ 138,000

## LENDER/CLIENT

Name \_\_\_\_\_

Company Name North Carolina Modernist HousesCompany Address c/o George Smart, 5409 Pelham Rd, Durham,  
NC 27713Email Address george@ncmodernist.org

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

 Did not inspect subject property Did inspect exterior of subject property from street

Date of Inspection \_\_\_\_\_

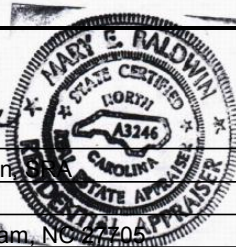
 Did inspect interior and exterior of subject property

Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

 Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street

Date of Inspection \_\_\_\_\_



**Supplemental Addendum**

File No. 130700090

Borrower/Client	North Carolina Modernist Houses			
Property Address	1009 Cobb St			
City	Durham	County	Durham	State NC Zip Code 27707
Lender	North Carolina Modernist Houses			

**• URAR : Improvements -**

The site is comprised of three tracts, whose tax records numbers are 115115, 115128 and 115130. The smallest of the three lots is the middle lot which has a stream running through it and is unbuildable. The lot on the corner of Cobb and Carroll St. slopes toward the middle, creek site and is most probably unbuildable based on requirements that lots which border a street can not have new construction within 110' of the middle of the stream, which is a state regulation. The largest of the lots, a .737ac site, is the homesite. Like the other two lots, it slopes toward the creek but is existing construction and verification with the NC Department of Environment will need to be consulted should the buyer wish to make changes to the home requiring a building permit. The total acreage of the three sites is 1.02 acres, while the combined sites are larger than the comparables used in this report, they are not more valuable than smaller sites based on the Principle of Diminishing Returns, in that the larger a given site, the fewer \$/sf value is achieved, and this is doubly so when considering lack of buildable sites on those currently without a home, also known as record numbers 115128 and 115130.

Taxes noted at the top of page one reflect the combination of record #115115 whose taxes are \$3330.58; 115130 whose taxes are \$26.30; and 115128 whose taxes are \$489.34. While the tax site noted 115115 as having paid taxes, the buyer should be aware that the taxes have not been paid for 115128 & 115130.

The subject is a mid-century modern home built in 1953 and because there are fewer of these homes in any market than the more traditional designs such as colonial or cape cod, the market area is somewhat larger than typical. Comps 1 & 3 are close to Duke University while comp 2 is located near Duke Park, closer to I-85. Once having homes somewhat similar in value and demand, the homes closest to Duke University have, because of their location remained more in demand than the subject or comp 2. A survey of land/improvements ratios reflects the subject site at 31%, while the sites closest to Duke University at 18% and 21% and the site closest to I-85 at 24%; the average ratio of land/improvements being 24%, which is used to determine the variance in site value between the subject and the comps based on their respective sales prices.

**Sales Comparison Comments:**

Financial concessions are not adjusted as they are typical in the area.

Site adjustments are made on the typical 24% land/improvements ratio as noted in the cost approach section and in the sales comparison grid is used in calculating based on 24% of the sales prices of the respective comps and listings vs the value of the subject site and is not necessarily based on size of the sites because some of the subdivisions have higher predominant value homes.

Age adjustments are based on prior paired sales data with differences of one year not adjusted as the true difference could be as little as a month if one home is completed in December of a given year and another in January of the next year.

Condition adjustment is based on the repairs needed and reflect the subject's moisture penetration on the lower level, its lack of functional appliances on both levels and the need for significant updates to the bath room as well as interior paint on both levels and remediation of the hardwood flooring on the main level and the asphalt tile on the lower level. Exterior staining of siding, and extensive landscape overgrowth will need to be done. Lacking firm bid, estimated repairs are \$150,000.

Square footage is adjusted at \$25/sf for above grade footage and \$15/sf for finished basement with all rounded to the nearest \$100. This is a less than typical adjustment but used to reflect the Principle of Diminishing Returns because comp 2 is so much smaller than the subject. Bedroom counts are considered within the square footage adjustment as most of the comps have other rooms that can serve as bedrooms, such as a bonus room, while bath rooms are adjusted separately because other rooms can not serve as baths.

Other adjustments reflect the subjects' two slate patios, its breezeway, two car attached carport, and its three fireplaces vs the amenities of the comps, with adjustments based on prior paired sales data.

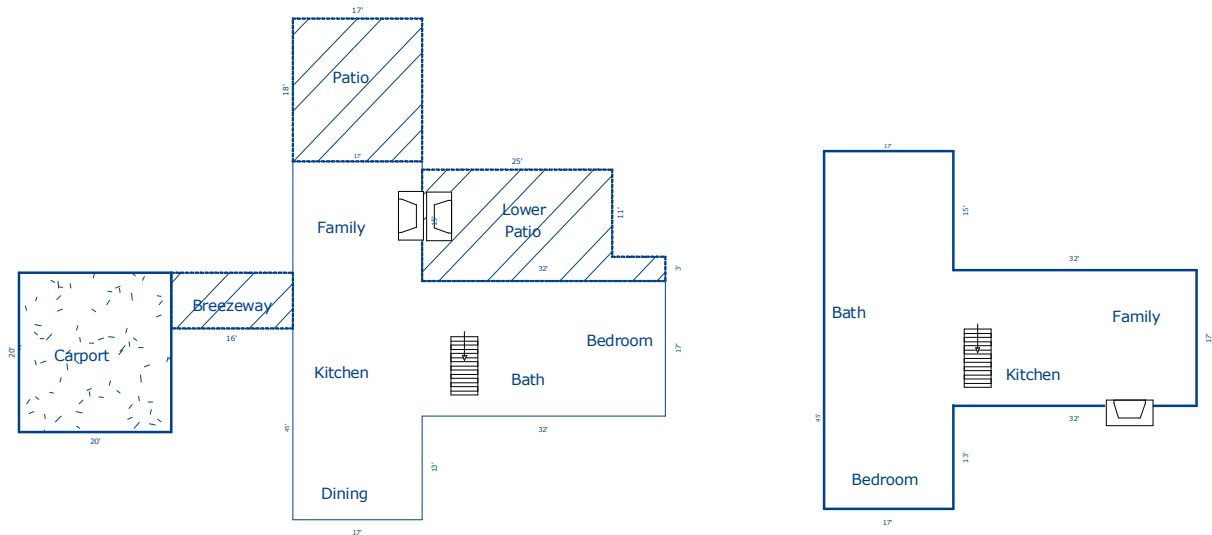
Estimated value of the subject is \$190,000 with most weight given comp 1 which is the most recent sale of a mid century home.

**08/26/2013 Engineering report received and square footage revised.**

Engineering reported noted settlement to be more extensive than first thought and repair costs are re-estimated, though no cost estimates are provided by the engineering firm, please see attached. Additionally an error in square footage was caught and has been corrected, see sketch. Original sketch had the length of the family room/kitchen on the lower level and the bedroom/bath on the upper level at 48'. It is actually 32' with the vertical section of the home at 17' which totalled 49'. The original horizontal measurement was an interior measurement which would have been rounded to 49'. Error is corrected and value revised to \$138,000. Please note estimated repair costs are just that, estimates. In the case of subjects' kitchen, they are market driven figures for resale homes and do not necessarily reflect the top of the line appliances or finishes.

### Building Sketch

Borrower/Client	North Carolina Modernist Houses			
Property Address	1009 Cobb St			
City	Durham	County	Durham	State NC Zip Code 27707
Lender	North Carolina Modernist Houses			



Sketch by Apex Sketch v6 Standard - TOTAL Store Labs Preview™

Comments:

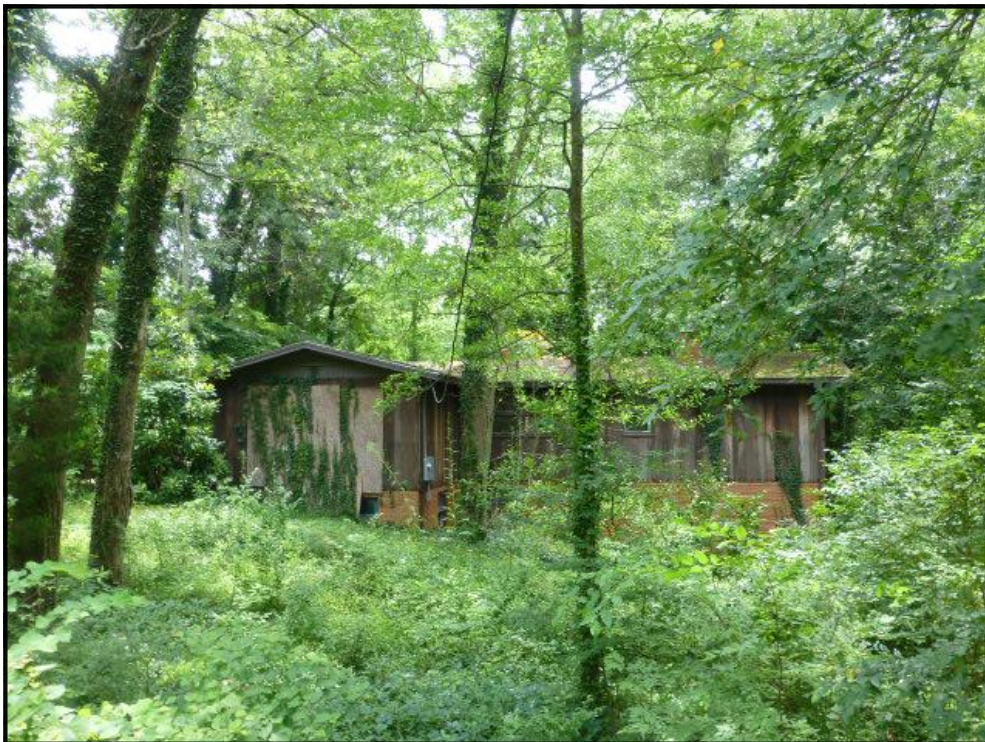
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1309.00	1309.00
BSMT	Basement	1309.00	1309.00
GAR	Carport	400.00	400.00
P/P	Patio	306.00	
	Lower Patio	371.00	
	Breezeway	112.00	789.00
Net LIVABLE Area		(rounded)	1309

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	17.0 x	0.0	0.00
	15.0 x	17.0	255.00
	17.0 x	49.0	833.00
	13.0 x	17.0	221.00
0.5 x	15.0 x	0.0	0.00
5 Items			(rounded) 1309



### Subject Photo Page

Borrower/Client	North Carolina Modernist Houses				
Property Address	1009 Cobb St				
City	Durham	County	Durham	State	NC
				Zip Code	27707
Lender	North Carolina Modernist Houses				



#### Subject Front

1009 Cobb St  
Sales Price  
GLA 1,309  
Total Rooms 5  
Total Bedrms 1  
Total Bathrms 1.0  
Location N;Res;  
View N;Res;  
Site 1.02 ac  
Quality Q3  
Age 60



#### Subject Rear



#### Subject Street



### Interior Photos

Borrower/Client	North Carolina Modernist Houses						
Property Address	1009 Cobb St						
City	Durham	County	Durham	State	NC	Zip Code	27707
Lender	North Carolina Modernist Houses						



**Upper slate patio**



**Steep drop off on left side of patio with no railing**



**Overgrown yard**



**Damaged soffit/facia, and faded siding**



**Family room on main level**



**Living room**



### Interior Photos

Borrower/Client	North Carolina Modernist Houses						
Property Address	1009 Cobb St						
City	Durham	County	Durham	State	NC	Zip Code	27707
Lender	North Carolina Modernist Houses						



**Hall bath on main level**



**Lower level with kitchen and fireplace**



**Alternate view of lower level main room**



**Lower level walls removed due to moisture penetration**



**Moisture damaged bedroom walls removed on the lower level**



**Lower level bath with moisture penetration to the outside wall**

**Interior Photos**

Borrower/Client	North Carolina Modernist Houses						
Property Address	1009 Cobb St						
City	Durham	County	Durham	State	NC	Zip Code	27707
Lender	North Carolina Modernist Houses						

**Moisture damaged soffit/facia**



## Comparable Photo Page

Borrower/Client	North Carolina Modernist Houses			
Property Address	1009 Cobb St			
City	Durham	County Durham	State NC	Zip Code 27707
Lender	North Carolina Modernist Houses			



### Comparable 1

2734 Sevier St  
 Proximity 1.84 miles SW  
 Sale Price 402,500  
 GLA 1,720  
 Total Rooms 7  
 Total Bedrms 3  
 Total Bathrms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 23871 sf  
 Quality Q3  
 Age 52



### Comparable 2

1603 Acadia St  
 Proximity 2.12 miles NE  
 Sale Price 255,000  
 GLA 1,312  
 Total Rooms 5  
 Total Bedrms 2  
 Total Bathrms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 12632 sf  
 Quality Q3  
 Age 56



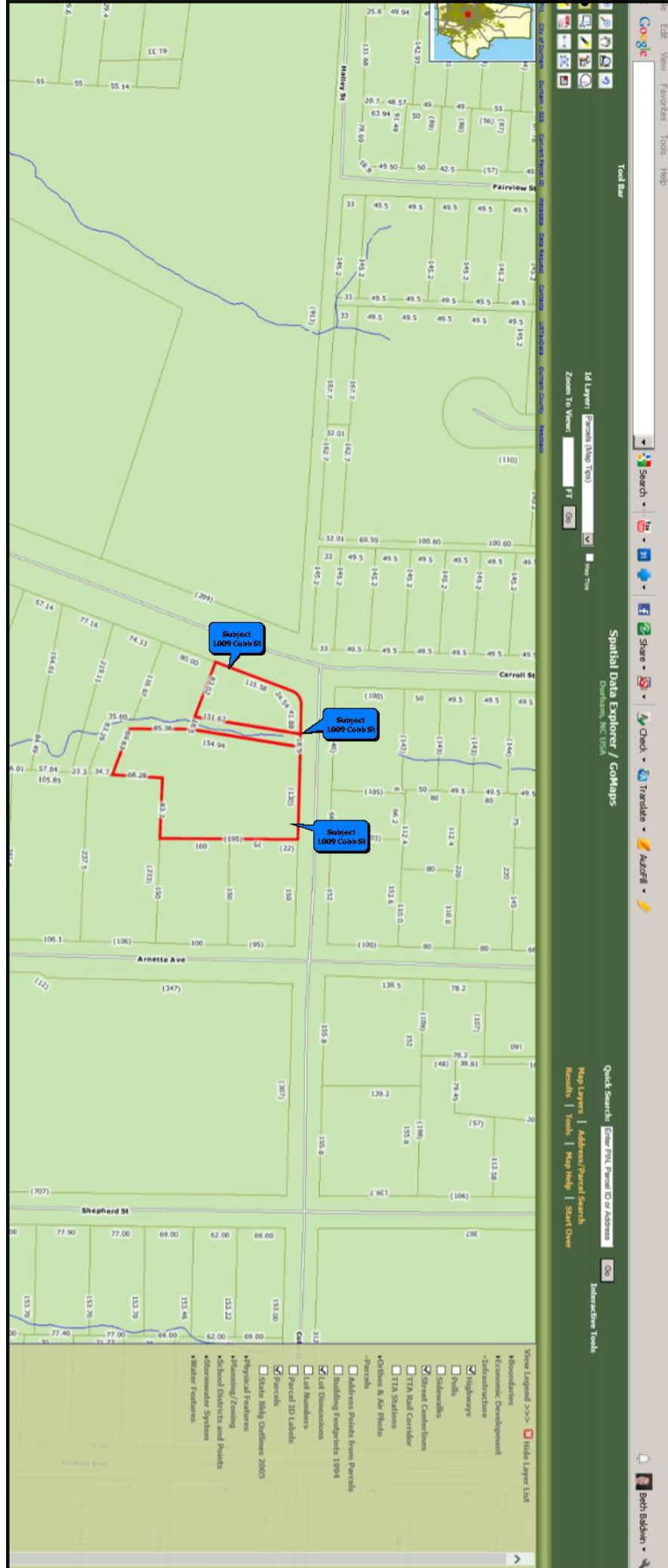
### Comparable 3

2741 Dogwood Rd  
 Proximity 1.55 miles SW  
 Sale Price 370,000  
 GLA 2,418  
 Total Rooms 8  
 Total Bedrms 4  
 Total Bathrms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 20473 sf  
 Quality Q3  
 Age 58



### Tax Assessor's Map

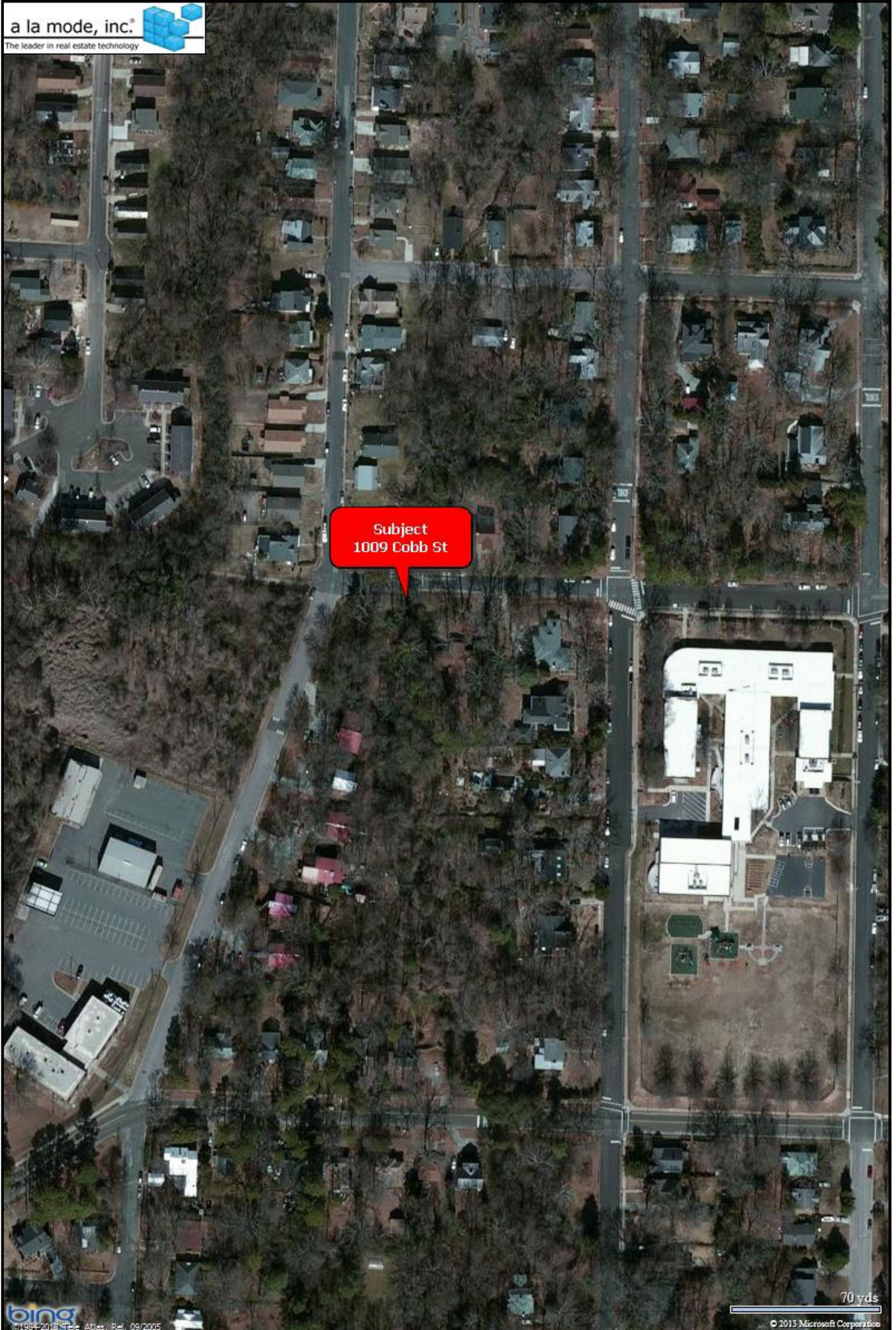
Borrower/Client	North Carolina Modernist Houses			
Property Address	1009 Cobb St			
City	Durham	County	Durham	State NC Zip Code 27707
Lender	North Carolina Modernist Houses			





### Aerial Map

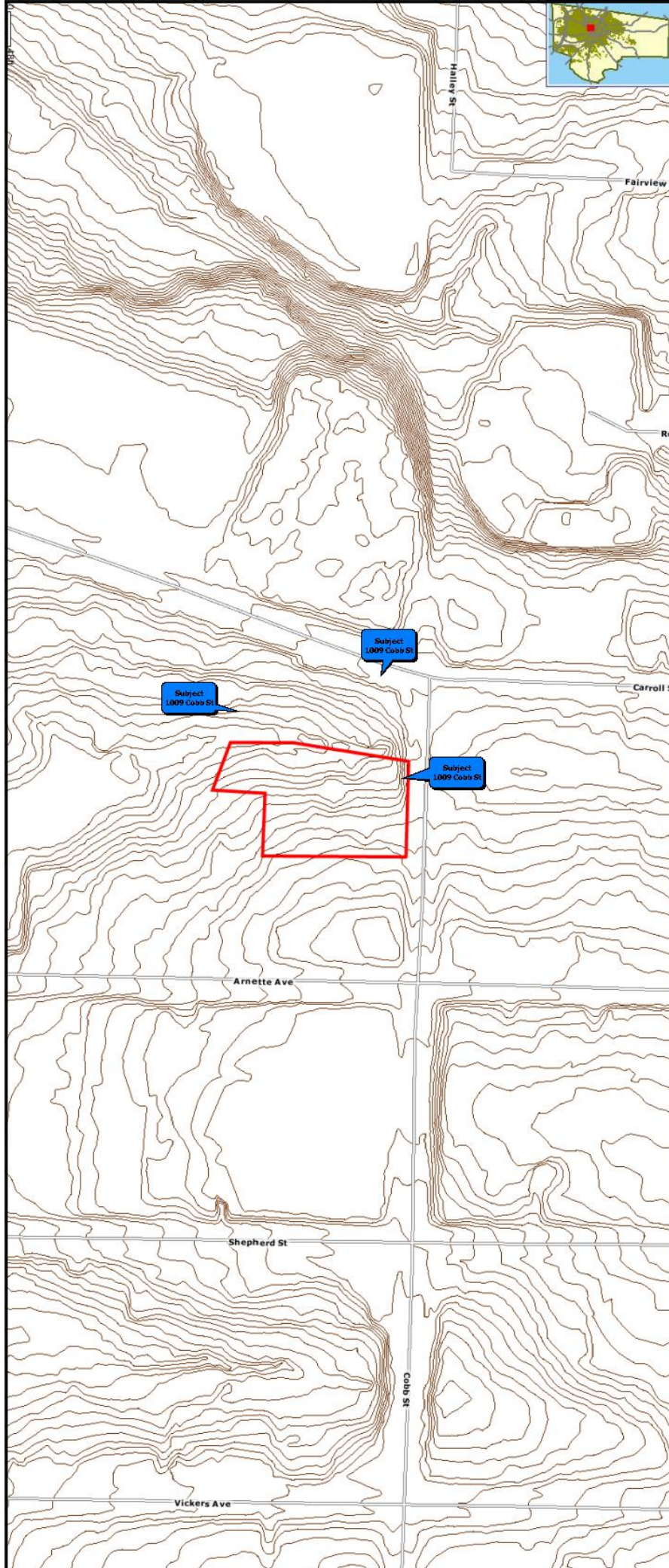
Borrower/Client	North Carolina Modernist Houses						
Property Address	1009 Cobb St						
City	Durham	County	Durham	State	NC	Zip Code	27707
Lender	North Carolina Modernist Houses						





### Topographic Map

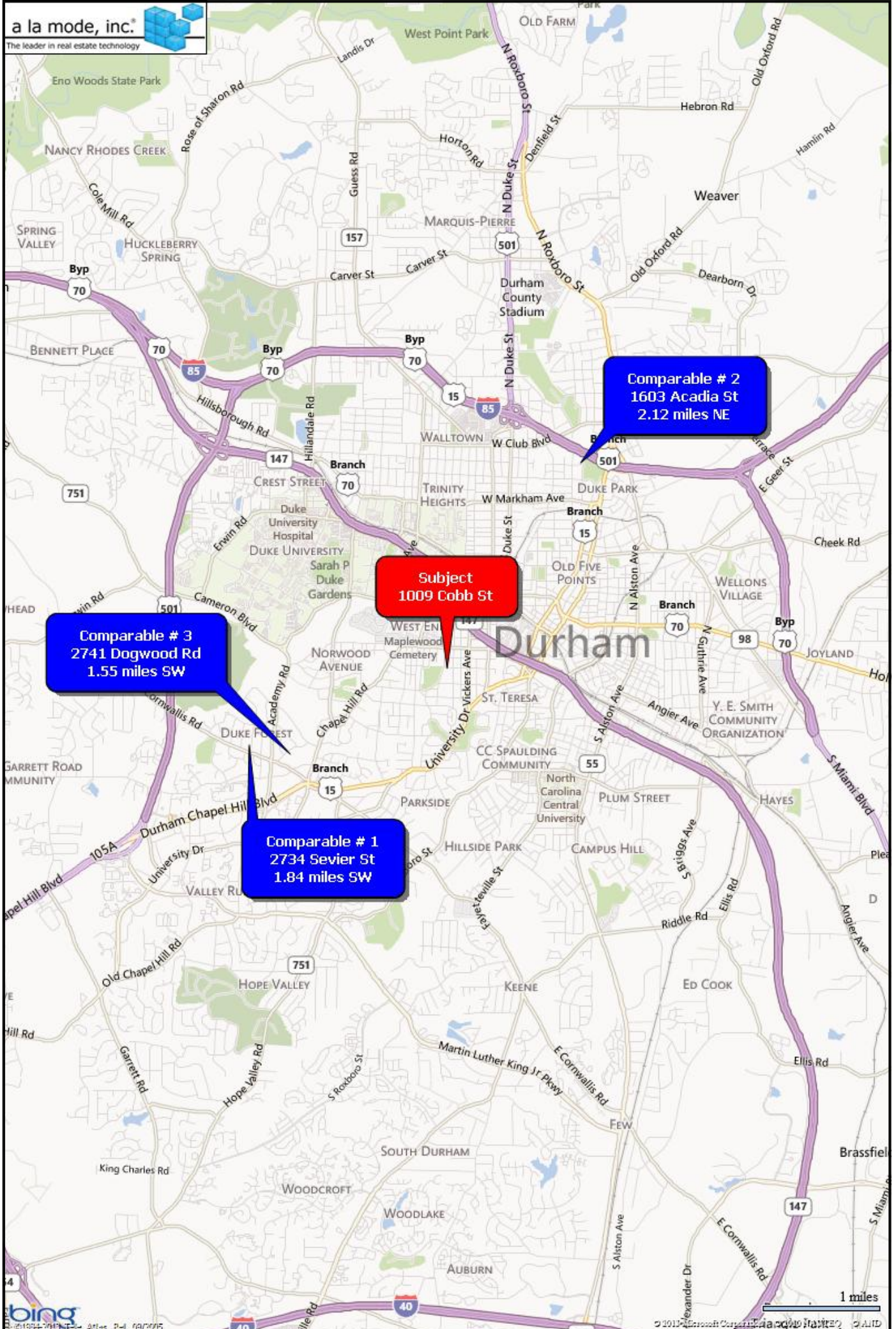
Borrower/Client	North Carolina Modernist Houses						
Property Address	1009 Cobb St						
City	Durham	County	Durham	State	NC	Zip Code	27707
Lender	North Carolina Modernist Houses						





### Location Map

Borrower/Client	North Carolina Modernist Houses						
Property Address	1009 Cobb St						
City	Durham	County	Durham	State	NC	Zip Code	27707
Lender	North Carolina Modernist Houses						





License 2014

Certificate No. A3246

# State of North Carolina



## North Carolina Appraisal Board

**MARY ELIZABETH BALDWIN**

having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a Residential Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

**State-Certified Residential Real Estate Appraiser**

Given under and by virtue of the provisions of Article 1 Chapter 93E of the General Statutes of North Carolina, I herewith set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:

**NORTH CAROLINA APPRAISAL BOARD**  
**APPRAISER QUALIFICATION CARD**  
*Expires June 30, 2014*

REGISTRATION	LICENSE / CERTIFICATE HOLDER
<b>13</b>	<b>MARY ELIZABETH BALDWIN</b>
<b>A3246</b>	<b>G Y</b>
APPRAISER NUMBER	NATIONAL REGISTRY

*Mary Elizabeth Baldwin*  
 APPRAISER'S SIGNATURE

*A. Melton Black, Jr.*  
 EXECUTIVE DIRECTOR

This certificate shall expire on the 30th day of June following the date shown below unless renewed prior to expiration.

NOVEMBER 9, 1993

*A. Melton Black, Jr.*  
 A. Melton Black, Jr.  
 Executive Director

WRS

**Engineering report - Page 1**

July 13, 2013

North Carolina Modernist Houses  
c/o Chris Bozzelli  
5409 Pelham Road  
Durham, NC 27713

Re: Structural Evaluation  
West Cobb St, Durham, NC  
Project # 13-1126

Mr. Bozzelli:

As authorized, McClancy Engineering, PC performed an evaluation at the above site on July 9, 2013. The site investigation was performed and this report written by Mr. John McClancy, P.E., president of McClancy Engineering.

### **INTRODUCTION**

The purpose of this assignment was to evaluate certain apparent distresses in your home to determine if they are the result of structural problems. This was accomplished by direct physical examination of the subject property.

This report is an assessment of the noted conditions based on visual evidence and our qualified knowledge and experience. It is not a guarantee or warranty of condition or suitability for a particular use. Further, McClancy Engineering, PC is not responsible for conditions that could not be seen or were outside of the scope of services at the time the services were rendered.

This report is the work product of an engineering investigation. This report is not a home inspection as defined by Section 142-151 of the North Carolina General Statutes nor is it a code compliance report. While comments may be offered on any untoward conditions or building code violations observed, they were not the focus of this investigation. Unless otherwise specifically described below, no destructive or invasive testing or procedures were performed during this investigation.

**Engineering report - Page 2**

**North Carolina Modernist Houses**  
**Re: West Cobb St., Durham, NC**  
**Project # 13-1126**

**Page 2**

**SUMMARY OF FINDINGS**

For your convenience, I have prepared the following brief summary of my findings:

- The damage and bulging of the foundation wall at the lower (west) elevation of the home was rotational movement associated with classic failure mode of an unrestrained under-reinforced retaining wall. Structural repairs are recommended.
- The cracks and inward movement of the basement foundation wall on the north elevation at the east end was lateral rotation due to classic failure mode of an unrestrained retaining wall. Structural repairs are recommended.
- The structural repairs performed to the basement wall on the east elevation appear to be performing their intended function. Site drainage improvements are recommended to reduce pressure against this wall and reduce the likelihood of future movement.

**OBSERVATIONS AND CONCLUSIONS**

The subject of this investigation was a one-story residence with a combination of brick veneer and wood siding on the exterior walls and a composition-shingle roof surface. The basic construction type was a wood-frame superstructure founded upon a masonry foundation system enclosing a basement. The building was reported to be approximately 60 years old.

The building was generally accessible for inspection. However, since the construction of this home was finished long ago, many of the basic structural components are concealed by interior and exterior finish materials. Structural evaluation of those components is necessarily limited to conditions that may be reflected in the condition of the finish surfaces.

The following observations and comments are offered with respect to the specific areas of concern:

1. The bulging of the lower level foundation wall at the west elevation was indicative of rotational movement of an unrestrained retaining wall. The wall is bulging due to lateral pressure exerted by the backfilled soil below the basement slab. There may also be a water component to the pressure due to unfavorable site drainage.

Routine foundation repair methods involving either tie back anchors with building stars or removal of some of the fill behind the wall and replacing it with concrete.

2. The bulging and movement of the basement retaining wall on the north elevation at the northeast corner room was also typical of an unrestrained retaining wall. The arrangement of three consecutive windows across the center of the wall effectively created an unrestrained retaining wall situation. Structural repairs are recommended. This wall is probably best repaired using a tie back anchor system similar to the one employed on the east wall.

**Engineering report - Page 3**

**North Carolina Modernist Houses**  
**Re: West Cobb St., Durham, NC**  
**Project # 13-1126**

**Page 3**

3. Existing tie back anchor repairs on the east wall appear to be performing their intended function and additional structural repairs are not recommended at this time.

Generally speaking, the likelihood of significant future movement of the basement retaining walls can be greatly reduced by improving the site grading around the home to better intercept and direct the water away from the foundation.

If you wish, McClancy Engineering will be glad to prepare a design for the repair of this damage. However, structural design is beyond the scope of services authorized thus far and has not been performed. Please let me know if you wish further assistance.

**LIMITATIONS**

All comments and conclusions are considered accurate to a reasonable degree of engineering certainty based on the evidence available at the time the report was issued. All opinions and conclusions are subject to revision based on receipt of new or additional information.

All services are provided exercising a level of care and diligence equivalent to other professional engineers providing similar services under similar conditions. No other warranty, expressed or implied is offered.

These services are confidential in nature and this report to any other party without your express consent. The use of this engineering work is limited to the express purpose for which it was commissioned and it may not be reused, copied or distributed for any other purpose without the express written permission of McClancy Engineering.

Please call if you have any questions or I can be of further assistance. Thank you for using McClancy Engineering.

Respectfully Submitted:  
**McCLANCY ENGINEERING, PC**

John McClancy, PE  
President

JCM:tzm