

Closeout package.

Documented completion of the repair conditions attached to the transaction below, assembled for the lender and title file and forwardable as received.

PROPERTY	1412 Fairridge Drive Johnson City, TN 37601 Washington County, Tennessee · Parcel 046K-C-014.00
PACKAGE TYPE	Inspection-response repair — pre-closing
SOURCE DOCUMENT	Home inspection report dated July 28, 2026 [Inspector name withheld — sample], TN HI-####
CLOSING DATE	August 21, 2026
LOAN / FILE	Loan XXXXXX4471 · FHA 203(b) Title file TC-26-3390
LENDER	[Lender name withheld — sample]
TITLE	[Title company withheld — sample]
REFERRED BY	[Agent name withheld — sample]

WORK COMMENCED	August 4, 2026
WORK COMPLETED	August 12, 2026 7 working days
ORIGINAL SCOPE	\$8,450.00
APPROVED CHANGES	\$685.00 (1 change order, Section 04)
CONTRACT TOTAL	\$9,135.00
SCOPE BAND	Within Grandmark scope band (\$25,000 and under)

CONTENTS

01	Certification of completion	SIGNED
02	Itemized completion against the source document	7 ITEMS
03	Items not performed — referred or declined	2 ITEMS
04	Change orders	1 APPROVED

05	Photographic record	12 EXHIBITS
06	Subcontractors and lien waivers	2 ENGAGED
07	Workmanship warranty	STATED

Prepared by Grandmark, Inc., East Tennessee · Tennessee corporation · Certificate of insurance available on request · begrand@grandmarkinc.com · 423-390-8574. This package records work performed by Grandmark against the source document identified above. It is not an inspection, an appraisal, a warranty of the property, or a representation as to conditions outside the scope performed.

01 — CERTIFICATION

Certification of completion.

The undersigned certifies, on behalf of Grandmark, Inc., that:

- The repair items listed in Section 02 were performed at 1412 Fairridge Drive, Johnson City, TN 37601, and were completed on August 12, 2026.
- Each item was scoped in writing against Home inspection report dated July 28, 2026 prior to pricing, and is traceable to that document by item reference.
- All changes to the original scope were written, priced, and approved in advance. No unapproved work appears in this package or on any invoice.
- Items identified in Section 03 were not performed by Grandmark and are reported here for the completeness of the file.
- Photographs in Section 05 were taken at the property during the course of the work and have not been altered other than for cropping and orientation.
- Work requiring separate trade licensure was performed by licensed subcontractors, named with license numbers in Section 06. Grandmark did not self-perform licensed trades.
- Lien waivers from each subcontractor engaged are recorded in Section 06.

Scope band and licensure

Grandmark performs work at \$25,000 and under. The band is deliberate, and it is also the licensing posture: at this size a scope can be defined precisely, performed without a chain of intermediaries, and documented completely. Work scoping beyond the band is referred out rather than stretched to fit.

Trades requiring separate licensure under Tennessee law — electrical, plumbing, and mechanical — are not self-performed. They are subcontracted to separately licensed contractors, who are named with their license numbers in Section 06 and whose lien waivers are included with this package.

Where an item on the source document exceeded the band or fell outside our trades, it is recorded in Section 03 with the date the referral was made.

BEN LONG · GRANDMARK, INC.

DATE

A digitally signed copy of this certification is issued with the package. Questions on any item may be directed to begrand@grandmarkinc.com or 423-390-8574, referencing package GM-2026-0184-CO.

02 — ITEMIZED COMPLETION

Completion against the source document.

Item references correspond to Home inspection report dated July 28, 2026. Condition language is quoted or summarized from that document; it is not a Grandmark characterization.

ITEM	CONDITION AS WRITTEN & WORK PERFORMED	TRADE	DONE	EXHIBIT	AMOUNT
3.2	Two bedroom receptacles ungrounded; no GFCI protection in hall bath. Replaced three receptacles; installed GFCI protection at hall bath. Circuit tested and verified.	Electrical (sub)	Aug 6	P-01, P-02	\$840.00
4.1	Water heater TPR discharge line terminates above floor; improper material. Replaced discharge piping in CPVC, terminated to within 6 in. of floor per IRC P2804.6.1.	Plumbing (sub)	Aug 6	P-03	\$410.00
5.6	Deck ledger not flashed; fasteners are nails rather than approved connectors. Removed ledger trim, installed continuous ledger flashing, replaced fasteners with 1/2 in. through-bolts at 16 in. o.c.	Carpentry	Aug 8	P-04, P-05, P-06	\$3,260.00
5.9	Deck guard height 33 in.; below required 36 in. Rebuilt guard assembly to 36 in. Verified 4 in. sphere spacing at balusters.	Carpentry	Aug 8	P-07	\$1,180.00
7.3	Drip edge absent at north and east eaves; fascia showing moisture staining. Installed drip edge at north and east eaves. Replaced 14 lf of fascia at staining. Primed and finished.	Carpentry	Aug 11	P-08, P-09	\$2,100.00
7.4	Downspout discharges at foundation, northeast corner. Extended discharge 6 ft from foundation, sloped to grade.	Carpentry	Aug 11	P-10	\$185.00
9.1	Crawlspace vapor barrier torn and displaced across approximately 240 sf. Removed damaged barrier, installed 6-mil across 240 sf, lapped 12 in. and sealed at piers.	Carpentry	Aug 12	P-11	\$475.00
Original scope, 7 items					\$8,450.00
Approved changes (Section 04)					\$685.00
Contract total					\$9,135.00

Every item above is priced individually rather than bundled into a single figure, so completion can be checked line by line against the negotiated repair list.

03 — NOT PERFORMED

Referred out,
or declined.

Recorded so the file is complete. An item appearing here was read and priced or assessed, and then deliberately not performed by Grandmark.

ITEM	CONDITION AS WRITTEN	DISPOSITION
6.2	Evidence of prior foundation movement at southwest pier.	Referred out. Outside Grandmark scope band and outside our trade. Structural engineer evaluation recommended; referral provided to the listing agent on August 4, 2026. Not performed by Grandmark.
8.5	HVAC condensate line minor staining at air handler.	Reviewed and not performed. Condition determined to be historic, not active. Reported to the file August 4, 2026 with photographs rather than repaired.

04 — CHANGE ORDERS

Changes, shown
as changes.

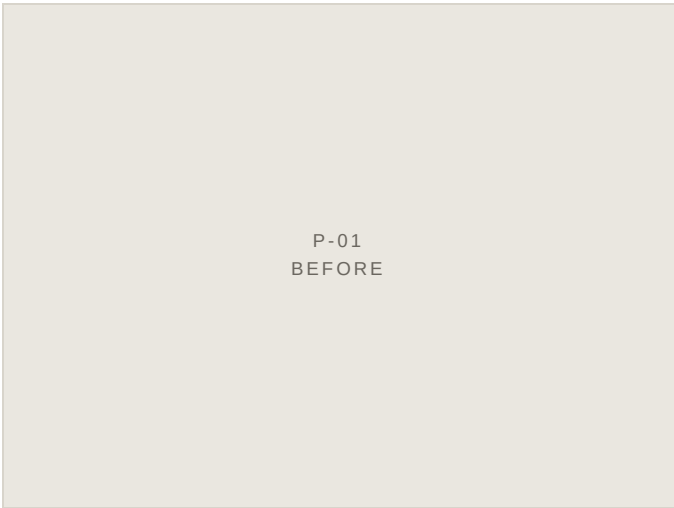
Written, priced, and approved before the work proceeded. Nothing reached an invoice that was not agreed in advance.

NO.	APPROVED	REASON AND SCOPE	SCHEDULE	AMOUNT
CO-01	August 8, 2026 Owner, in writing	Fascia replacement extended from 6 lf to 14 lf. Rot found continuous past the original limit once trim was removed. Photographed prior to approval.	None. Absorbed within schedule.	\$685.00
Total approved changes				\$685.00

05 — PHOTOGRAPHIC RECORD

Conditions before,
during, at completion.

Exhibit references correspond to the Exhibit column in Section 02. Photographs were taken during the course of the work.



P-01 3.2 — Bedroom receptacle, ungrounded, before



P-02 3.2 — GFCI installed and tested, hall bath



P-03 4.1 — TPR discharge, terminated per code



P-04 5.6 — Ledger, trim removed, no flashing present



P-05 5.6 — Flashing installed, through-bolts set



P-06 5.6 — Ledger assembly, complete



P-07 5.9 — Guard rebuilt to 36 in.



P-08 7.3 — North eave, fascia staining, before



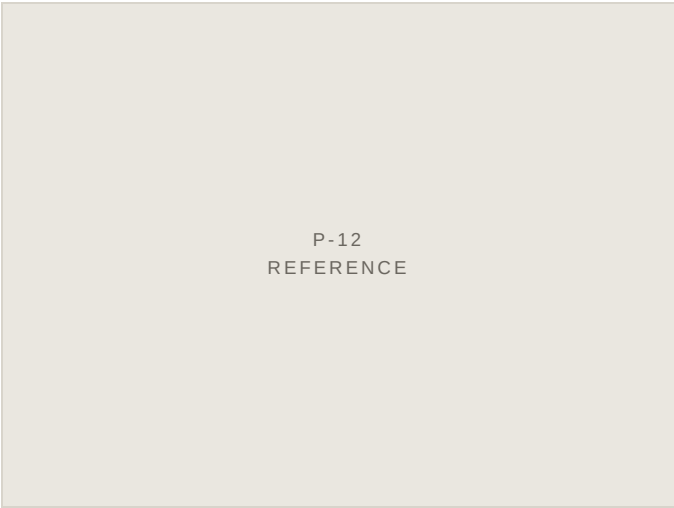
P-09 7.3 — Drip edge and fascia, complete



P-10 7.4 — Downspout extension to grade



P-11 9.1 — Crawlspace barrier, lapped and sealed



P-12 6.2 — Southwest pier, documented not repaired

Exhibit photographs are embedded above at print resolution and are part of this document. Originals are retained by Grandmark and available on request. Where an item required a specialist trade, the subcontractor performing the work is identified in Section 06.

06 — SUBCONTRACTORS AND WAIVERS

Every trade engaged,
named and waived.

SUBCONTRACTOR	TRADE	LICENSE	WORK PERFORMED	WAIVER	DATED
[Electrical contractor — sample]	Electrical	TN LEC #####	Item 3.2 — receptacle replacement and GFCI protection	UNCONDITIONAL	Aug 12, 2026
[Plumbing contractor — sample]	Plumbing	TN LPL #####	Item 4.1 — TPR discharge piping	UNCONDITIONAL	Aug 12, 2026

Executed waivers are reproduced in the appendix to this package. Conditional waivers were collected at each draw; unconditional waivers at closeout. Originals are retained by Grandmark and available on request. License numbers above are the licensure of record for the trades performed on this property and may be verified with the issuing board.

07 — WARRANTY

Workmanship
warranty.

TERM	One (1) year on Grandmark workmanship from the date of completion stated above.
EXCLUDES	Material defects, manufacturer warranties, pre-existing conditions not within the scope performed, and any item listed as excluded or referred out in Section 03.
SUBCONTRACTED WORK	Subcontracted work carries the subcontractor's own license and warranty in addition to the Grandmark workmanship term.

End of package

Package GM-2026-0184-CO, issued August 14, 2026 for 1412 Fairidge Drive. This package is a single document: everything the file needs is contained in it, and it is forwardable as received without assembling attachments. Direct questions to begrand@grandmarkinc.com or 423-390-8574.