



**National Property Inspections**  
196 E. 6th St. Suite 401, Sioux Falls, SD 57104

Invoice Date: 04/10/2019

Payor
Mike Anderson 26360 464th Ave Hartford, SD 57033

Terms	Due
due on receipt	due on receipt

DESCRIPTION	AMOUNT
Inspection Fee	\$350.00
WDO	\$75.00
Radon Test - with a Home Inspection	\$95.00
Tax Amount (6.5000%)	\$33.80
<b>Total:</b>	<b>\$553.80</b>

Thank you for your business, if you have any questions please call us at (605) 321-9517



CharBino LLC DBA  
National Property Inspections

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Mike Anderson, 26360 464th Ave, Hartford, SD, 57033

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Wednesday, April 10, 2019  
**Inspector**  
Brian Shabino  
(605) 321-9517  
brian.shabino@npiinspect.com

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Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
Inspector Phone: (605) 321-9517

Email: brian.shabino@npiinspect.com



**CharBino LLC DBA**  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**

**INVOICE #: 1122**

Inspection Date : 4/10/2019 11:30 AM

CharBino LLC DBA  
National Property Inspections  
196 E. 6th St. #401  
Sioux Falls SD 57104

Client Name : **Mike Anderson**

Property Location : **26360 464TH AVE  
HARTFORD SD 57033**

Billing Address : 26360 464th Ave  
Hartford SD 57033

Client Phone : (605) 351-5518

Client Email : mlanderson@svtv.com

**TYPE OF INSPECTIONS PERFORMED**

Standard Residential Inspection	\$350.00
WDO	\$75.00
Radon Test - with a Home Inspection	\$95.00
	<b>Sales Tax: \$33.80</b>
	<b>Total \$553.80</b>
	<b>Amount Due \$553.80</b>

**Buyer Agent Information**

Agency : **KW The Headrick Team**  
**5915 S. Remington Place**  
**Sioux Falls SD 57108**

Agent : **Todd Headrick**  
**Cell #: (605) 359-5581**  
**Email: toddheadrick@kw.com**

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : <input checked="" type="checkbox"/> Yes	Temperature : 32 F
Estimated Age Of Property :	Weather :
Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Overcast <input checked="" type="checkbox"/> Rain
Type of Property :	<input checked="" type="checkbox"/> Windy
<input checked="" type="checkbox"/> Single-Family	Soil Conditions :
Primary Construction :	<input checked="" type="checkbox"/> Damp/Wet
<input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Concrete	Persons Present :

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
<b>NI (NOT INSPECTED)</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>RR (RECOMMEND REPAIRS)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawl/space; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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## Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### GRADING / DRAINAGE

MARGINAL

The grading on this property was near level. This condition may allow water to accumulate around the house during rains and has the potential to allow water to enter the dwelling. Monitor condition during rains as improvements in grading/drainage may be needed.



near level



near level

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**DRIVEWAY**

MARGINAL

Gravel driveway was muddy and had low spots. Gravel driveways may erode from heavy rains. Consider adding larger size rock and gravel to the driveway to prevent potholes, deterioration and muddy conditions.



**PORCHES / STOOPS**

RECOMMEND REPAIRS

Loose/deteriorated floor board(s) observed. Recommend replacing deteriorated and loose boards to prevent possible tripping/falling hazard.  
No steps installed on porch. Area where steps should be is open with no rail. Recommend installing steps or handrail with balusters to prevent possible falls off the porch.



Deteriorated floor boards

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DECKS / BALCONY

RECOMMEND REPAIRS

Support joists were missing properly installed mechanical hangers on the ledger board. Joists were nailed on ends of joist to rim joist. Recommend adding joist hangers for better security of decking. Handrail had horizontal balusters and openings greater than 4". Recommend installing vertical baluster no more than 4" apart for safety.



missing joist hangers



horizontal balusters, open spaces



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WINDOWS

MARGINAL

Multiple missing screens. Recommend installing screens to prevent pest intrusion when windows are open.



missing screen



missing screens

EXTERIOR DOORS

RECOMMEND REPAIRS

Front storm door sticks on framing and does not properly close. Recommend adjusting to allow door to shut and seal as designed.

Front wood door has previous repairs completed. Consider replacing door for aesthetics.

Interior porch door does not latch. Recommend adjusting door and hardware to allow door shut and latch.

West porch door is sealed shut and not operational.



sticks on frame



previous repairs

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does not latch



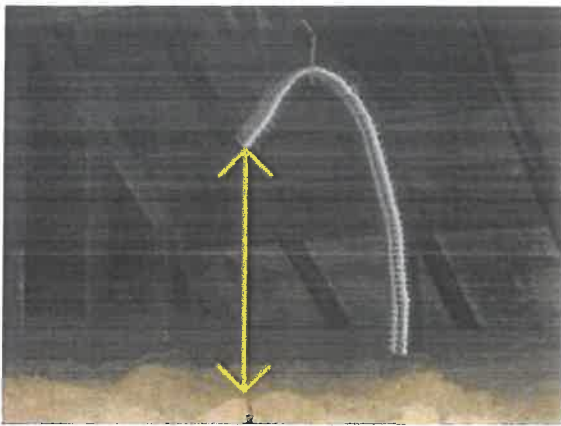
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**ATTIC VENTILATION**

**RECOMMEND REPAIRS**

The bathroom exhaust hose was venting into the attic area. The bathroom ceiling is testing as having elevated levels of moisture directly under the vent opening. Recommend further evaluation and installation of the correct type of bathroom exhaust vent to prevent any possible moisture intrusion and degradation of the sheathing / roofing system.



moisture testing in bathroom ceiling

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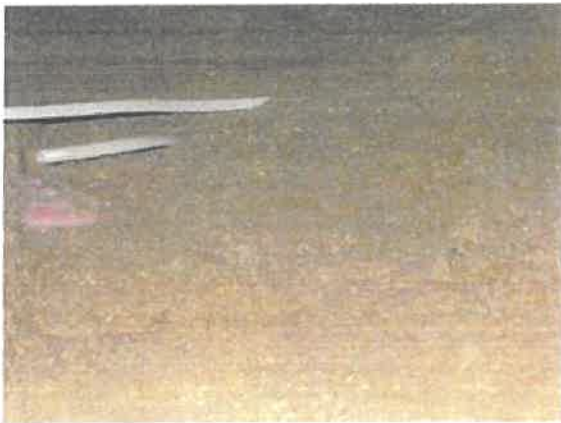
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ATTIC INSULATION

MARGINAL

Loose-fill Cellulose insulation present, approximately 7-8 inches deep, estimated R value 24-28  
Current standard for attic insulation is recommended to be R49 in value. You may wish to look at upgrading the insulation level in the near future.



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**INTERIOR FOUNDATION**

RECOMMEND REPAIRS

Block foundation was covered with concrete skim coat. Bowing noted on one wall. Monitor conditions and repair if condition worsens. Moisture coming in from pipe opening in the foundation. Recommend discovering the purpose of this pipe and repairing area to prevent further moisture intrusion. Grading along the exterior may need to be addressed to move water further from the foundation to prevent moisture intrusion to the basement.



slight bowing





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UNDER FLOOR FRAMING & SUPPORT

Beams

MARGINAL

Posts

MARGINAL

Post and beams supporting area around the steps and chimney are not properly secured.  
Recommend further evaluation/repair by qualified contractor(s).



secure post and beam



secure post and beam





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FLOOR/SLAB

RECOMMEND REPAIRS

Stains visible on the interior surfaces of the concrete floor slab appear to be the result of active moisture intrusion. . Moisture intrusion could damage materials and encourage the growth of microbes such as mold. The source of moisture should be located and corrected to avoid future moisture intrusion. Repairs to grading may be needed to move water further away from foundation.



moisture



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**PLUMBING**

Supply

RECOMMEND REPAIRS

Leaking noted at the main water supply. Recommend further evaluation and repairs by a licensed plumber to prevent further leaking.



leaking on main



**WATER HEATER**

RECOMMEND REPAIRS

Electrical wiring is connected on the outside of the tank housing. This may lead to possible electrical shocks or issues. Recommend securing wiring inside the water heater housing area as designed for safety.



wiring should be in the water heater housing

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LAUNDRY FACILITIES

Utility Hookups

RECOMMEND REPAIRS

Corrosion and leaking noted at hot water connections. Recommend further evaluation and repairs by a qualified plumber.



corrosion/leaking

HEATING

Operation

MARGINAL

Unit was well into its life cycle but was working at time of inspection with no major defects noted. It was rated marginal due to age. Although operating as designed, it was not an energy efficient furnace.

COOLING

MARGINAL

Data tag was faded. A visual review of the AC unit would indicate the unit is well into its lifespan. A properly maintained A/C unit should last from ten to fifteen years under normal exterior conditions. Unit may need repairs or replacement at any time.

A/C copper suction line missing insulation. Recommend adding new insulation to copper lines for increased energy efficiency.

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

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insulate lines

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**KITCHEN**

Floor/Finish

RECOMMEND REPAIRS

Electrical (Random sampling of outlets, switches, fixtures.)

MARGINAL

Electrical outlets were 3 prong grounding receptacle(s) but test as having no ground. This is common in homes built before 1962. Recommend further evaluation by a licensed electrician to see what steps can be taken to make the ungrounded outlets safer. (adding GFCI outlets or breakers)

Vinyl flooring was cracked/missing. Recommend repairs/replacement for aesthetics.

Minimal outlets present. Refrain from overloading or use of extension cords as permanent power supply.

Limited access and views due to personal belongings.



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**BATHROOM UPPER LEVEL**

Ceilings

MARGINAL

Interior Doors/Hardware

RECOMMEND REPAIRS

Tub/Shower

MARGINAL

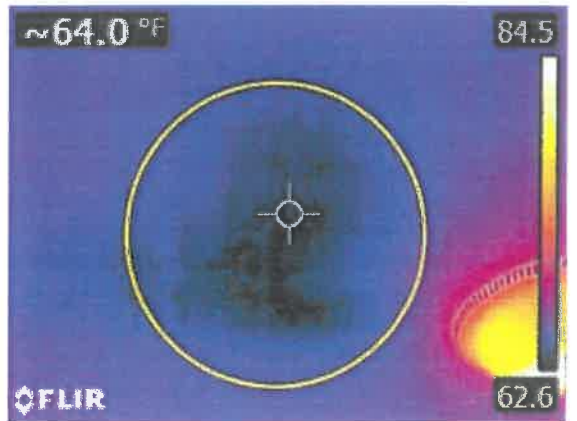
The drain stopper assembly on the tub was missing/broken. Repair as desired.  
Entry door does not latch and seal. Recommend adjustments to allow door to close as designed.  
Stains were observed on the ceiling and tested as having elevated levels of moisture. The bathroom exhaust vent is venting into the attic with the exit directly above this area that is testing as having moisture. Bathroom vent also addressed in the attic ventilation section.  
Recommend further evaluation/repair by qualified contractor(s).



door does not latch



moisture stains



moisture

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**BEDROOMS-UPPER**

Ceilings	MARGINAL
Walls	MARGINAL
Electrical (Random sampling of outlets, switches, fixtures.)	MARGINAL

Stain(s) at ceiling tested dry on day of observation. Monitor for further moisture seek repairs as needed. Recommend painting ceiling for aesthetics.

Cracks noted on walls typical of a house this age. Consider repairs and painting for aesthetics.

Outlets are a combination of 2 prong ungrounded outlets and 3 prong ungrounded outlets. This is common in homes built before 1962. Recommend further evaluation by a licensed electrician to see what steps can be taken to make the ungrounded outlets safer.

Bedroom door opens into the hallway. Typically doors open into the room you are entering. Reverse door if desired.

Minimal outlets present. Refrain from overloading or use of extension cords as permanent power supply.

Limited access and views due to personal belongings.

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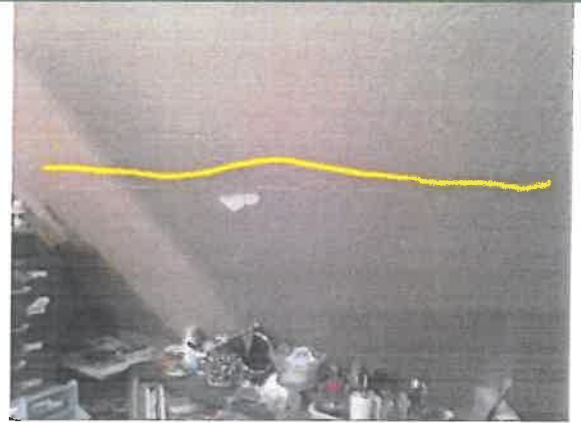


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3-prong ungrounded outlets.



door opens into hallway



moisture stains



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**BEDROOMS-UPPER**

Ceilings	RECOMMEND REPAIRS
Walls	RECOMMEND REPAIRS
Electrical (Random sampling of outlets, switches, fixtures.)	MARGINAL

Stain(s) at ceiling tested dry on day of observation. Monitor for moisture related deterioration. "Mold like growth" observed in the NW corner at time of this inspection. Mold identification and testing are beyond the scope of this inspection. Further evaluation/environmental testing should be considered to properly identify further environmental concerns and issues. Corner tested dry on day of inspection.

Outlets are 2 prong ungrounded outlets. This is common in homes built before 1962. Recommend further evaluation by a licensed electrician to see what steps can be taken to make the ungrounded outlets safer.

Minimal outlets present. Refrain from overloading or use of extension cords as permanent power supply.

Limited access and views due to personal belongings.



organic growth



2-prong outlets



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moisture related stains

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**MAIN LIVING AREA**

Window Screens

MARGINAL

Electrical (Random sampling of outlets, switches, fixtures.)

MARGINAL

Missing window screen(s). Recommend having all window screens installed before final walk through to verify presence and condition.

Outlets are a combination of 2 prong ungrounded outlets and 3 prong ungrounded outlets. This is common in homes built before 1962. Recommend further evaluation by a licensed electrician to see what steps can be taken to make the ungrounded outlets safer.

Minimal outlets present. Refrain from overloading or use of extension cords as permanent power supply.

Limited access and views due to personal belongings.



missing screens

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STAIRS / RAILINGS

RECOMMEND REPAIRS

Steps leading upstairs were missing a handrail. Any stairway with four or more risers should have a handrail on at least one side.

Steps leading to basement have over spaced risers, and no handrail and an open wall. Stairs that have an open wall on one side should have a railing with balusters no more than 4" apart for safety. Recommend further evaluation/repair by qualified contractor(s).



dangerous steps



no handrail

**MAR (MARGINAL)**

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

**NI (NOT INSPECTED)**

The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.

**RR (RECOMMEND REPAIRS)**

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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**GRADING / DRAINAGE**

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

**Comments:**

The grading on this property was near level. This condition may allow water to accumulate around the house during rains and has the potential to allow water to enter the dwelling. Monitor condition during rains as improvements in grading/drainage may be needed.



near level



near level



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**DRIVEWAY**

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gravel

Pot Holes

**Comments:**

Gravel driveway was muddy and had low spots. Gravel driveways may erode from heavy rains. Consider adding larger size rock and gravel to the driveway to prevent potholes, deterioration and muddy conditions.



**WALKS / STEPS**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

**Comments:**



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**PORCHES / STOOPS**

<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	RR
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Open                                       General Deterioration

**Comments:**

Loose/deteriorated floor board(s) observed. Recommend replacing deteriorated and loose boards to prevent possible tripping/falling hazard.

No steps installed on porch. Area where steps should be is open with no rail. Recommend installing steps or handrail with balusters to prevent possible falls off the porch.



Deteriorated floor boards

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**DECKS / BALCONY**

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wood

No Joist Hangers

Rail Opening Unsafe

**Comments:**

Support joists were missing properly installed mechanical hangers on the ledger board. Joists were nailed on ends of joist to rim joist. Recommend adding joist hangers for better security of decking.  
Handrail had horizontal balusters and openings greater than 4". Recommend installing vertical baluster no more than 4" apart for safety.



missing joist hangers



lag bolted



horizontal balusters, open spaces

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**ROOFING**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

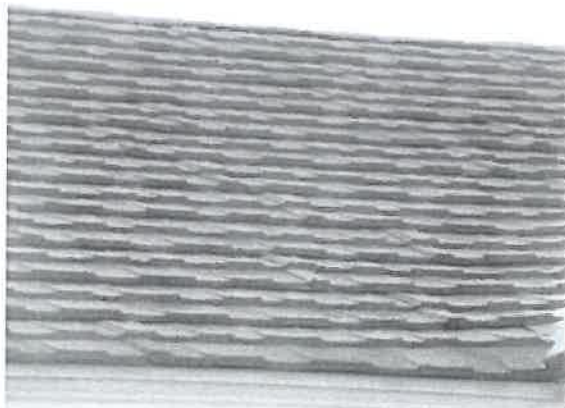
Layers: 1                      50% Visible

Ladder at Eaves                       Visual From Ground

**Comments:**

Unable to fully inspect roof due to snow/ice cover and height. Roof inspected by ladder at eaves. Visible portions of roof were acceptable. Full roof inspection requires a non-snow/ice covered roof with safe conditions.

Leaks not always detectable.



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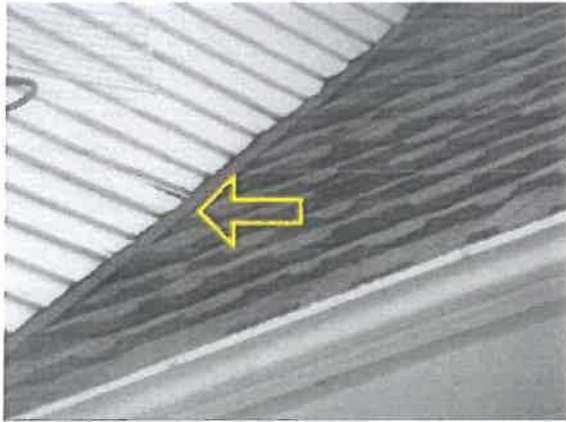
**FLASHING/VALLEYS**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

**Comments:**

Unable to fully inspect roof due to snow/ice cover and height. Roof and flashing was inspected by ladder at eaves. Visible portions of roof were acceptable. Full roof/flashing inspection requires a non-snow/ice covered roof with safe conditions.



**GUTTERS/DOWN SPOUTS**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aluminum

**Comments:**

Gutters were in good condition and free of debris, with downspouts and extensions present.

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**EXTERIOR SURFACE**

Wood

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Wood siding is in acceptable condition for age of siding. General Maintenance Note: Monitor wood surface condition on a regular basis and maintain as required, including sanding, painting and sealing exposed wood surfaces.

Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
Inspector Phone: (605) 321-9517

Email: [brian.shabino@npiinspect.com](mailto:brian.shabino@npiinspect.com)





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**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**



**WINDOWS**

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

**Comments:**

**Multiple missing screens. Recommend installing screens to prevent pest intrusion when windows are open.**



missing screen



missing screens

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**EXTERIOR DOORS**

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fiberglass                       Wood

**Comments:**

Front storm door sticks on framing and does not properly close. Recommend adjusting to allow door to shut and seal as designed.  
 Front wood door has previous repairs completed. Consider replacing door for aesthetics.  
 Interior porch door does not latch. Recommend adjusting door and hardware to allow door shut and latch.  
 West porch door is sealed shut and not operational.



sticks on frame



previous repairs



porch door sealed, not in use



does not latch

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**FOUNDATION**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete Block

**Comments:**

All visible exterior foundation walls appear in acceptable condition at time of inspection with no major defects or movement noted.



***Attic / Roof***

**Method of Inspection**     Visual from Access    50 % Visible

**ATTIC FRAMING/SHEATHING**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB     Rafters

**Comments:**

Framing/sheathing appeared to be functioning as designed at time of inspection. It appeared to be built within standards of practice for time of construction.

*Leaks not always detectable.*

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**ATTIC VENTILATION**

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Gable

Clothes Dryer / Exhaust Fans Vented into Attic

**Comments:**

The bathroom exhaust hose was venting into the attic area. The bathroom ceiling is testing as having elevated levels of moisture directly under the vent opening. Recommend further evaluation and installation of the correct type of bathroom exhaust vent to prevent any possible moisture intrusion and degradation of the sheathing / roofing system.

Inspection Date:  
04/10/2019

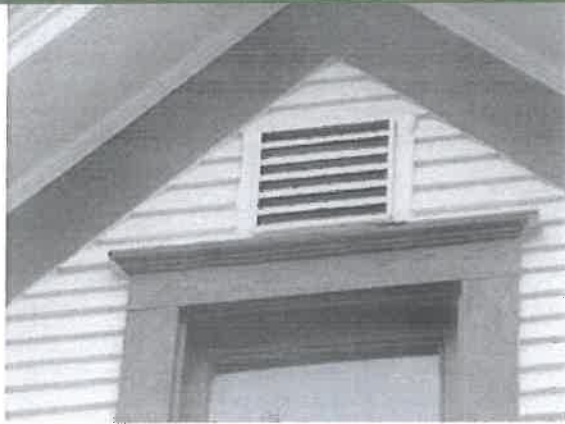
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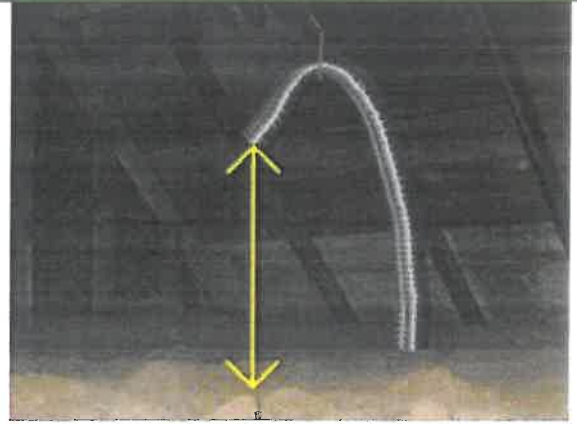


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gable venting



moisture testing in bathroom ceiling

**ATTIC INSULATION**

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Loose Fill

**Comments:**

Loose-fill Cellulose insulation present, approximately 7-8 inches deep, estimated R value 24-28  
Current standard for attic insulation is recommended to be R49 in value. You may wish to look at upgrading the insulation level in the near future.



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National Property Inspections**

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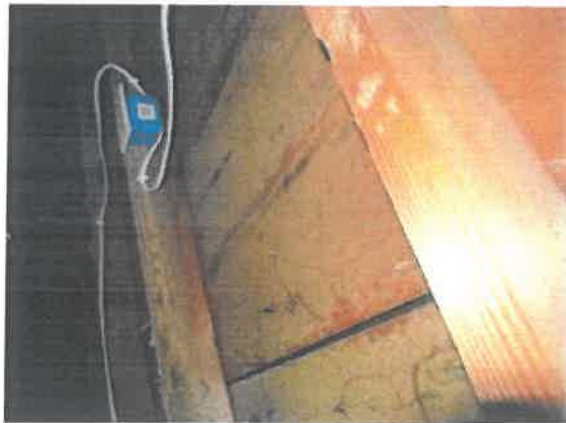
**ATTIC ELECTRICAL**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Limited visibility of attic electrical due to limited access and/or insulation. Visible electrical components appeared acceptable.

Limited visibility due to obstructions. See Electrical Section for additional information.



***Interior Foundation***

**Foundation Type**       Basement

**INTERIOR FOUNDATION**

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Limited Observation

**Comments:**

Block foundation was covered with concrete skim coat. Bowing noted on one wall. Monitor conditions and repair if condition worsens. Moisture coming in from pipe opening in the foundation. Recommend discovering the purpose of this pipe and repairing area to prevent further moisture intrusion. Grading along the exterior may need to be addressed to move water further from the foundation to prevent moisture intrusion to the basement.

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slight bowing



**UNDER FLOOR FRAMING & SUPPORT**

Monitor Condition

Limited Observation

		ACC	MAR	NI	NP	RR
BEAMS	<input checked="" type="checkbox"/> Dimensional Lumber	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/> Dimensional Lumber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input checked="" type="checkbox"/> Dimensional Lumber	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Post and beams supporting area around the steps and chimney are not properly secured. Recommend further evaluation/repair by qualified contractor(s).

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secure post and beam



secure post and beam

**FLOOR/SLAB**

Concrete

Obscured / Covered

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

Stains visible on the interior surfaces of the concrete floor slab appear to be the result of active moisture intrusion. Moisture intrusion could damage materials and encourage the growth of microbes such as mold. The source of moisture should be located and corrected to avoid future moisture intrusion. Repairs to grading may be needed to move water further away from foundation.

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moisture

**SUMP/SUMP PUMP**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

The sump pump was tested by raising the float to activate the pump. The pump operated properly during test. The tank held water at the time of inspection.

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Mike Anderson, 26360 464th Ave, Hartford, SD, 57033



sump exit hose



---

**ELECTRICAL**

**SERVICE SIZE (Main Panel)**

Brand: Square D

Main Disconnect Location: Basement

150 AMP

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	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Service panel, breakers and wiring appear acceptable on the day of the inspection. 150 Amp service is appropriate for this structure.

*\*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.*



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**PLUMBING**

Recommend Repairs

**Water Service**

Water Public

Shut Off Location: Basement

**Sewage Service**

Sewage Private

**Fuel Service**

Shut Off Location: Exterior side

		ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PEX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> ABS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> Cast Iron	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Due this being an older house and septic system, having a septic inspection is recommended.

Leaking noted at the main water supply. Recommend further evaluation and repairs by a licensed plumber to prevent further leaking.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Inspection Date:  
04/10/2019

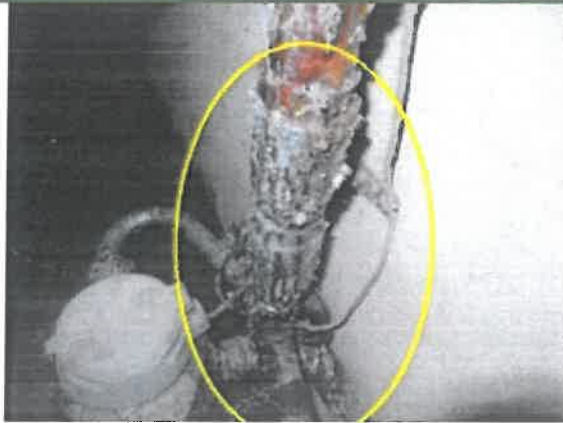
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leaking on main



Inspection Date:  
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**WATER HEATER**

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brand: SEARS  
Design Life: 10-15 Year(s)

Model: 153.322540  
SerialNo: K80707789

Size: 40 Gallons

Age: 12 Year(s)

Electric

**Comments:**

Electrical wiring is connected on the outside of the tank housing. This may lead to possible electrical shocks or issues. Recommend securing wiring inside the water heater housing area as designed for safety.



wiring should be in the water heater housing



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**LAUNDRY FACILITIES**

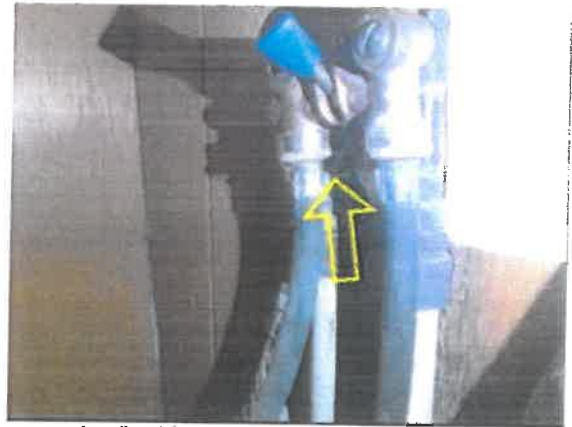
Recommend Repairs

Location: Laundry room

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Corrosion and leaking noted at hot water connections. Recommend further evaluation and repairs by a qualified plumber.



corrosion/leaking



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**HEATING**

Monitor Condition

Brand: Heil	Model: NULK075DG05	BTUs: 60000	Age: 29 Year(s)
Design Life: 15-20 Year(s)	SerialNo: L904418381		
<input checked="" type="checkbox"/> Propane	<input checked="" type="checkbox"/> Forced Air		

	ACC	MAR	NI	NP	RR
OPERATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Unit was well into its life cycle but was working at time of inspection with no major defects noted. It was rated marginal due to age. Although operating as designed, it was not an energy efficient furnace.

**Heat Exchanger - Unable to detect cracks/holes without dismantling unit.**



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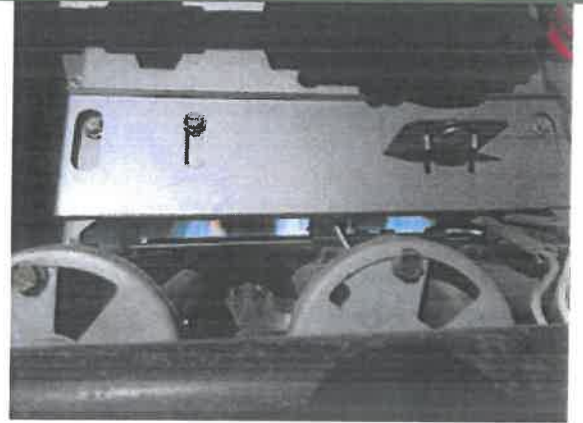
Email: [brian.shabino@npiinspect.com](mailto:brian.shabino@npiinspect.com)





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**DRAFT CONTROL/VENT**

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PVC

**Comments:**

Furnace venting and duct work was installed properly and adequate clearance's were provided.



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**HEATING DISTRIBUTION**

Ductwork

	ACC	MAR	NI	NP	RR
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present. Recommend bi-annual cleaning of furnace and ductwork in order to maintain proper operation and to extend life expectancy of heating unit. Regular filter changing/cleaning is required as a part proper maintenance.



**COOLING**

Monitor Condition

Brand: Fedders

Model: Data Tag Faded

Size: Data Tag Faded

Age: Data Tag Faded Year(s)

Electric

Central Air

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

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04/10/2019

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Data tag was faded. A visual review of the AC unit would indicate the unit is well into its lifespan. A properly maintained A/C unit should last from ten to fifteen years under normal exterior conditions. Unit may need repairs or replacement at any time.

A/C copper suction line missing insulation. Recommend adding new insulation to copper lines for increased energy efficiency.

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.



insulate lines

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04/10/2019

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<b>KITCHEN</b>	<input checked="" type="checkbox"/> Monitor Condition <input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	RR
CEILINGS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR DOORS/HARDWARE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Electrical outlets were 3 prong grounding receptacle(s) but test as having no ground. This is common in homes built before 1962. Recommend further evaluation by a licensed electrician to see what steps can be taken to make the ungrounded outlets safer. (adding GFCI outlets or breakers)

Vinyl flooring was cracked/missing. Recommend repairs/replacement for aesthetics.

Minimal outlets present. Refrain from overloading or use of extension cords as permanent power supply.

Limited access and views due to personal belongings.

Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
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left burners not tested



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**BATHROOM UPPER LEVEL**

Monitor Condition  
 Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

The drain stopper assembly on the tub was missing/broken. Repair as desired.  
Entry door does not latch and seal. Recommend adjustments to allow door to close as designed.  
Stains were observed on the ceiling and tested as having elevated levels of moisture. The bathroom exhaust vent is venting into the attic with the exit directly above this area that is testing as having moisture. Bathroom vent also addressed in the attic ventilation section.  
Recommend further evaluation/repair by qualified contractor(s).



Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
Inspector Phone: (605) 321-9517

Email: [brian.shabino@npiinspect.com](mailto:brian.shabino@npiinspect.com)



CharBino LLC DBA  
National Property Inspections

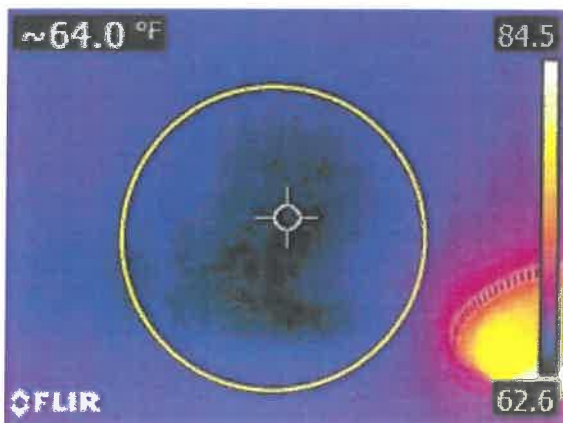
Mike Anderson, 26360 464th Ave, Hartford, SD, 57033



door does not latch



moisture stains



moisture



Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
Inspector Phone: (605) 321-9517

Email: [brian.shabino@npiinspect.com](mailto:brian.shabino@npiinspect.com)



**CharBino LLC DBA**  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**

**BATHROOM MAIN FLOOR**

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Ceiling and walls were free of cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly. All components in bathroom were acceptable at time of inspection.



Inspection Date:  
04/10/2019

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**CharBino LLC DBA**  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**



**BEDROOMS-UPPER**

Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Stain(s) at ceiling tested dry on day of observation. Monitor for further moisture seek repairs as needed.  
 Recommend painting ceiling for aesthetics.  
 Cracks noted on walls typical of a house this age. Consider repairs and painting for aesthetics.  
 Outlets are a combination of 2 prong ungrounded outlets and 3 prong ungrounded outlets. This is common in homes built before 1962. Recommend further evaluation by a licensed electrician to see what steps can be taken to make the ungrounded outlets safer.  
 Bedroom door opens into the hallway. Typically doors open into the room you are entering. Reverse door if desired.  
 Minimal outlets present. Refrain from overloading or use of extension cords as permanent power supply.  
 Limited access and views due to personal belongings.

Inspection Date:  
04/10/2019

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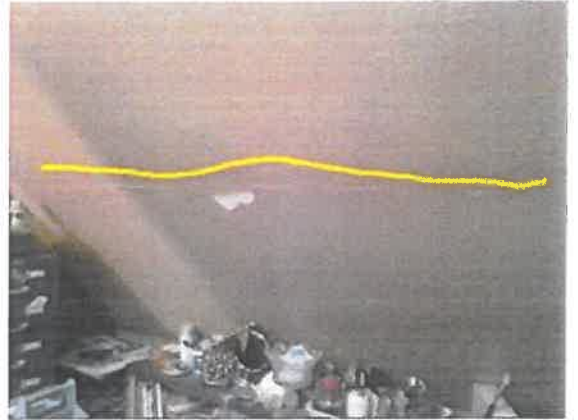


CharBino LLC DBA  
National Property Inspections

Mike Anderson, 26360 464th Ave, Hartford, SD, 57033



3-prong ungrounded outlets.



door opens into hallway



Inspection Date:  
04/10/2019

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Inspector Phone: (605) 321-9517

Email: [brian.shabino@npiinspect.com](mailto:brian.shabino@npiinspect.com)





**CharBino LLC DBA**  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**



moisture stains

**BEDROOMS-UPPER**

Monitor Condition  
 Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Stain(s) at ceiling tested dry on day of observation. Monitor for moisture related deterioration.  
 "Mold like growth" observed in the NW corner at time of this inspection. Mold identification and testing are beyond the scope of this inspection. Further evaluation/environmental testing should be considered to properly identify further environmental concerns and issues. Corner tested dry on day of inspection.  
 Outlets are 2 prong ungrounded outlets. This is common in homes built before 1962. Recommend further evaluation by a licensed electrician to see what steps can be taken to make the ungrounded outlets safer. Minimal outlets present. Refrain from overloading or use of extension cords as permanent power supply.  
 Limited access and views due to personal belongings.

Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
 Inspector Phone: (605) 321-9517

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**CharBino LLC DBA**  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**



organic growth



2-prong outlets



moisture related stains

Inspection Date:  
04/10/2019

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**CharBino LLC DBA**  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**

<b>MAIN LIVING AREA</b>	<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	RR
CEILINGS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Missing window screen(s). Recommend having all window screens installed before final walk through to verify presence and condition.

Outlets are a combination of 2 prong ungrounded outlets and 3 prong ungrounded outlets. This is common in homes built before 1962. Recommend further evaluation by a licensed electrician to see what steps can be taken to make the ungrounded outlets safer.

Minimal outlets present. Refrain from overloading or use of extension cords as permanent power supply.

Limited access and views due to personal belongings.



Inspection Date:  
04/10/2019

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**CharBino LLC DBA**  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**



missing screens



**STAIRS / RAILINGS**

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Missing Hand Rail

**Comments:**

Steps leading upstairs were missing a handrail. Any stairway with four or more risers should have a handrail on at least one side.  
 Steps leading to basement have over spaced risers, and no handrail and an open wall. Stairs that have an open wall on one side should have a railing with balusters no more than 4" apart for safety.  
 Recommend further evaluation/repair by qualified contractor(s).

Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
 Inspector Phone: (605) 321-9517

Email: brian.shabino@npiinspect.com





**CharBino LLC DBA**  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**



dangerous steps



no handrail





CharBino LLC DBA  
National Property Inspections

Mike Anderson, 26360 464th Ave, Hartford, SD, 57033

**Pre-Inspection Agreement**  
THIS IS A LEGALLY BINDING CONTRACT  
PLEASE READ CAREFULLY

This Inspection Agreement contains the terms and conditions of your (the "Client") contract with ( Brian Shabino ) D/B/A National Property Inspections (the "Company") for an inspection of the Property at the given address. This Inspection Agreement contains limitations on the scope of the inspection, remedies and liability. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns Client may have regarding the Inspection Report. This inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without the written permission of the Company.

Company encourages Client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help Client understand any comments provided in the Inspection Report.

**Client is advised to obtain firm bids from qualified contractors, prior to closing, for repair or replacement of any item(s) rated as "marginal" or "defective" within the Inspection Report.**

**1. INSPECTION**

Client hereby retains Company to perform a general home inspection and for which Client agrees to pay the agreed upon fee. A general home inspection is a non-invasive, visual examination of the readily accessible built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current Standards of Practice of the International Association of Certified Home Inspectors, which may be viewed at <https://www.nachi.org/sop.htm> or a copy may be requested from Company, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement.

**2. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS**

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component recalls.
- Structural, geological, soil, survey, engineering analysis or testing.
- Termites or other wood destroying insects or organisms, rodents or other pests, dry rot or fungus, or damage from or relating to the preceding.
- Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or

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04/10/2019

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CharBino LLC DBA  
**National Property Inspections**

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**

flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.

- Private water, sewage, water softeners or purifiers, or solar systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

### **3. DISCLAIMER OF WARRANTY**

Client understands that the Inspection and Inspection Report do not, in any way constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose or (3) implied warranty, or (4) insurance policy.

### **4. NOTICE AND STATUTE OF LIMITATIONS**

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, alter or modify the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection. Failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions, or causes of actions that may have arisen therefrom. Should Company prevail in any said action, Client will reimburse Company for its attorney's fees and associated costs. Time is expressly of the essence herein. This time may be shorter than otherwise provided for by the law.

### **5. LIMITATION OF LIABILITY**

Client agrees the fee charged by Company is substantially less than would be charged for technically exhaustive inspection of the property by all of the respective experts (i.e., electricians, plumbers, engineers, etc.), and Client specifically declines such inspection. Client agrees that Company is not an insurer, that Company's liability for the negligent performance or non-performance of any duty, the breach of this Agreement, and/or for any other reason shall be limited to the return of the fee paid by Client multiplied by five (5). Client acknowledges that this limitation of liability is a material term of this Agreement and to the determination of the amount of the fee paid by Client.

Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
Inspector Phone: (605) 321-9517

Email: [brian.shabino@npiinspect.com](mailto:brian.shabino@npiinspect.com)



**CharBino LLC DBA**  
**National Property Inspections**

---

**Mike Anderson, 26360 464th Ave, Hartford, SD, 57033**

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**6. DISPUTE RESOLUTION**

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or Inspection Report, unless first resolved by mutual agreement, shall be decided in a court of competent jurisdiction.

**7. GOVERNING LAW AND SEVERABILITY**

This Agreement shall be governed by South Dakota law. If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the parties.

**8. RECEIPT OF REPORT AND SATISFACTION GUARANTEE**

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If within thirty (30) calendar days from receipt of the Inspection Report, Client is unsatisfied with Company's Inspection, Client is to write "Null and Void" on the Inspection Report and return it to Company, keeping no copies, with a brief explanation and Company will refund the inspection fee paid. Failure to return the written Inspection Report and/or Client's payment of the inspection fee shall constitute the full acceptance of all the terms of this Agreement by Client.

**9. OTHER SERVICES**

It is understood and agreed to by the parties that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

**10. ENTIRE AGREEMENT, MODIFICATION AND THIRD PARTIES**

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

**11. INSURABILITY**

The inspection or Inspection report does not determine whether the property is insurable.

**12. ACTIONS TO BE TAKEN BY CLIENT**

Client acknowledges that conditions can change after the Inspection. Client agrees to do a "pre-closing walk-thru examination" of the property 48-72 hours prior to closing to insure that all systems/components originally reviewed are still functional. If an issue is discovered during said walk-thru examination, Client agrees to describe the issue in writing and send to Company immediately.

---

Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
Inspector Phone: (605) 321-9517

Email: [brian.shabino@npiinspect.com](mailto:brian.shabino@npiinspect.com)



CharBino LLC DBA  
National Property Inspections

Mike Anderson, 26360 464th Ave, Hartford, SD, 57033

**\*ACKNOWLEDGEMENT\***

Client acknowledges that CharBino LLC, DBA National Property Inspections, its employees, owners or agents is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Payment for the inspection service constitutes acceptance of this Pre-Inspection Agreement by the Client.

Inspector Signature

Brian Shabino

Client Signature

Print Client Name

Date

Inspection Date:  
04/10/2019

Inspector: Brian Shabino  
Inspector Phone: (605) 321-9517

Email: brian.shabino@npiinspect.com

**Continuous Radon Monitor**

Model Number: 1028  
Calibration Date: 03/13/2019  
Monitor Time: 4/10/2019 15:41

Serial Number: 226175019  
CF: 2.67

**Inspection Company**

Brian Shabino  
National Property Inspections  
196 E. 6th St  
STE #401  
Sioux Falls, SD-57104  
Phone Number: 605-321-9517  
License Number: 3272E16114

**Billing Information**

Mike Anderson  
26360 464th Ave  
Hartford, SD-57033

**Site Information**

Mike Anderson  
26360 464th Ave  
Hartford, SD-57033

**Site & Condition**

Wind: N >20mph  
Year Built: NA  
Mitigation System: Not Installed  
SqFt: NA

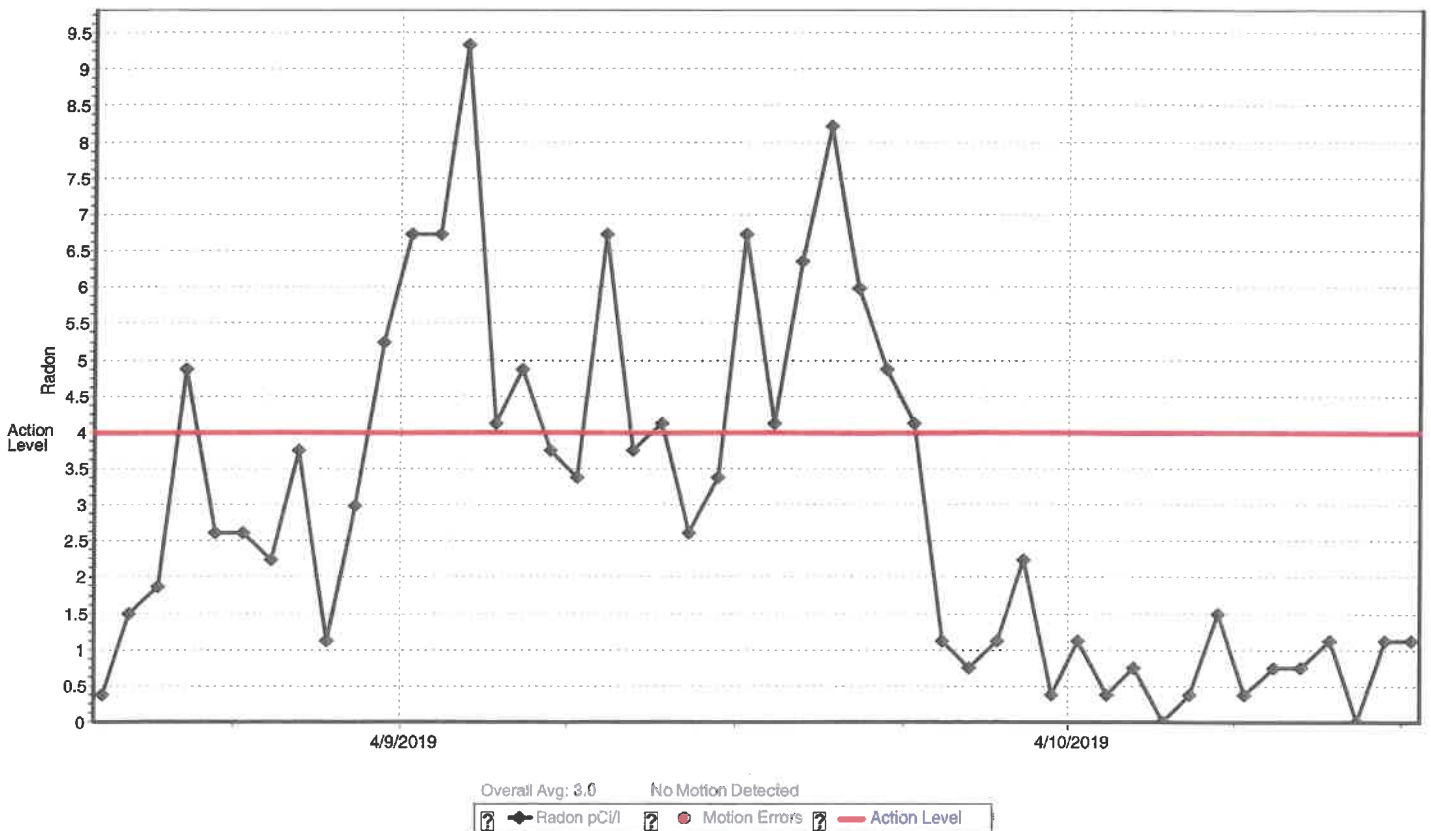
Atmospheric Condition: Recent Rainfall  
Structure Type: 2 Story  
Monitor Location: Basement

**Test Summary**

Start Time: 04/08/2019 12:22  
End Time: 04/10/2019 12:22  
Measurement Interval(hr): 1.0  
Exposure Time: 2 Days 0 hrs

Overall Avg: 3.0 pCi/l  
EPA Avg: 3.1 pCi/l

Continuous Radon Monitor Model 1028 S/N: 226175019





\*\*\*\*\* 04/08/2019 \*\*\*\*\*

Time	Counts pCi/l	Flags
13:22	0.4	
14:22	1.5	
15:22	1.9	
16:22	4.9	
17:22	2.6	
18:22	2.6	
19:22	2.2	
20:22	3.7	
21:22	1.1	
22:22	3.0	
23:22	5.2	

\*\*\*\*\* 04/09/2019 \*\*\*\*\*

Time	Counts pCi/l	Flags
00:22	6.7	
01:22	6.7	
02:22	9.3	
03:22	4.1	
04:22	4.9	
05:22	3.7	
06:22	3.4	
07:22	6.7	
08:22	3.7	
09:22	4.1	
10:22	2.6	
11:22	3.4	
12:22	6.7	
13:22	4.1	
14:22	6.4	
15:22	8.2	
16:22	6.0	
17:22	4.9	
18:22	4.1	
19:22	1.1	
20:22	0.7	
21:22	1.1	
22:22	2.2	
23:22	0.4	

\*\*\*\*\* 04/10/2019 \*\*\*\*\*

Time	Counts pCi/l	Flags
00:22	1.1	
01:22	0.4	
02:22	0.7	

\*\*\*\*\* 04/10/2019 \*\*\*\*\*

Time	Counts pCi/l	Flags
03:22	0.0	
04:22	0.4	
05:22	1.5	
06:22	0.4	
07:22	0.7	
08:22	0.7	
09:22	1.1	
10:22	0.0	
11:22	1.1	
12:22	1.1	

Error Flags:

M Motion:

Inspector Signature \_\_\_\_\_

PC Software Version: 2.2.0

Embedded Software Version: 109

## Radon Risk Information

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Radon is the second leading cause of lung cancer, after smoking. The US EPA and Surgeon General strongly recommend taking further action when a home's radon test results are 4.0 pCi/l or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/l). Radon levels less than 4.0 pCi/l still pose some risk and in many cases may be reduced. If the radon level in the home is between 2.0 and 4.0 pCi/l, the EPA still recommends that you consider fixing the home. The average indoor radon level is estimated to be about 1.3 pCi/l; roughly 0.4 pCi/l of radon is normally found in the outside air. The higher the home radon level, the greater the health risk. Even homes with very high radon levels can be reduced to below 4.0 pCi/l and many homes can be reduced to 2.0 pCi/l or less.

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# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company Address & Phone  
**National Property Inspections**  
 196 E. 6<sup>th</sup> St Suite #401  
 Sioux Falls, SD 57104

Company's Business Lic. No  
**16421**

Date of Inspection  
**4/10/2019**

Address of Property Inspected  
**26360 464<sup>th</sup> Ave.  
 Hartford, SD 57033**

Inspector's Name, Signature & Certification, Registration, or Lic. #  
**Brian Shabino**  
**SD License # 16421**  
**InterNachi # 16031523**

Structure(s) Inspected  
**Exterior, Interior, Attic**

**Section II. Inspection Finding** This report is indicative of the conditions of the above identified structure(s) on the date of the inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A.** No visible evidence of wood destroying insects was observed.
- B.** Visible evidence of wood destroying insects was observed as follows:
- 1. Live insects (description and location): \_\_\_\_\_
  - 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): \_\_\_\_\_
  - 3. Visible damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_

**Note: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes  No  It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

## Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_
- Recommend treatment for the control of: \_\_\_\_\_

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement \_\_\_\_\_
- Crawlspace \_\_\_\_\_
- Main Level \_\_\_\_\_
- Attic \_\_\_\_\_
- Garage \_\_\_\_\_
- Exterior \_\_\_\_\_
- Porch \_\_\_\_\_
- Addition \_\_\_\_\_
- Other \_\_\_\_\_

The inspector may write out obstructions

Or use the following optional key:

- |                         |                                       |
|-------------------------|---------------------------------------|
| 1. Fixed ceiling        | 13. Only visual access                |
| 2. Suspended ceiling    | 14. Cluttered condition               |
| 3. Fixed wall covering  | 15. Standing water                    |
| 4. Floor covering       | 16. Dense vegetation                  |
| 5. Insulation           | 17. Exterior siding                   |
| 6. Cabinets or shelving | 18. Window well covers                |
| 7. Stored items         | 19. Wood pile                         |
| 8. Furnishings          | 20. Snow                              |
| 9. Appliances           | 21. Unsafe conditions                 |
| 10. No access or entry  | 22. Rigid foam board                  |
| 11. Limited access      | 23. Synthetic stucco                  |
| 12. No access beneath   | 24. Duct work, plumbing and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

**Signature of Seller(s)** or owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage repair, and treatment history has been disclosed to the buyer.

**X**

**Signature of Buyer** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

**X**

## Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects or is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About this Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage may disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. *For purposed of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.* This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Termites:** FHA and VA require treatment when any active infestation of subterranean termite is found. If signs of subterranean termite – but no activity – are found in a structure that shows no evidence of having been treated for subterranean termite in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites – but no activity – if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insects infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



## SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initial)

MLA (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known Lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

MLA (b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

\_\_\_\_\_ (c) Purchaser has received copies of all information listed above.

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

\_\_\_\_\_ (e) Purchaser has (check on below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

RDW (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance

### Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

MLA Seller \_\_\_\_\_ Date 5/13/20 Buyer \_\_\_\_\_ Date \_\_\_\_\_

RDW Seller \_\_\_\_\_ Date 5-13-20 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_

## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Michael L. Anderson Property Address 26360-464<sup>th</sup>

This Disclosure Statement concerns the real property identified above situated in the City of \_\_\_\_\_  
County of Minnehaha, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

### I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 1979

*If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.*

2. Were there any title problems when you purchased the property? Yes \_\_\_ No

3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?  
Yes \_\_\_ No

4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes \_\_\_ No  Unknown \_\_\_

5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes \_\_\_ No  Unknown \_\_\_

6. Are there any problems related to establishing the lot lines/boundaries? Yes \_\_\_ No  Unknown \_\_\_

7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.  
Yes \_\_\_ No  Unknown \_\_\_

8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes \_\_\_ No

9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes \_\_\_ No

10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?  
Yes \_\_\_ No

11. Is the property currently occupied by the owner? Yes  No \_\_\_

12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes \_\_\_ No

13. Is the property currently part of a property tax freeze for any reason? Yes \_\_\_ No  Unknown \_\_\_

14. Is the property leased? Yes \_\_\_ No

15. If leased, does the property use comply with local zoning laws? Yes \_\_\_ No \_\_\_

16. Does this property or any portion of this property receive rent? Yes \_\_\_ No   
If yes, how much \$ \_\_\_ and how often \_\_\_?

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?  
 Yes \_\_\_ No   
 If yes, what are the fees or assessments? \$ \_\_\_ per \_\_\_ (i.e. annually, semi-annually, monthly)  
 Payable to whom: \_\_\_\_\_ For what purpose? \_\_\_\_\_
18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes \_\_\_ No  Slough on property line to North
19. Is the property located in or near a flood plain? Yes \_\_\_ No  Unknown \_\_\_
20. Are wetlands located upon any part of the property? Yes  No \_\_\_ Unknown \_\_\_
21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?  
 Yes \_\_\_ No  Unknown \_\_\_  
 If yes, what are the fees or charges? \$ \_\_\_ per \_\_\_ (i.e. annually, semi-annually, monthly)

## II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space? Yes \_\_\_ No
2. What water damage related repairs, if any, have been made? New Downspouts & basement  
 If any, when? filled & sump pump
3. Are you aware if drain tile is installed on the property? Yes  No \_\_\_
4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes  No \_\_\_  
 What related repairs, if any, have been made? as needed
5. Are you aware of any roof leakage, past or present? Yes \_\_\_ No   
 Type of roof covering: Steel Lifetime shingles Age: ~~2014~~ 2014  
 What roof repairs, if any, have been made, when and by whom? \_\_\_\_\_
- Describe any existing unrepaired damage to the roof: none
6. Are you aware of insulation in:  
 the ceiling/attic? Yes  No \_\_\_ the walls? Yes  No \_\_\_ the floors? Yes \_\_\_ No
7. Are you aware of any pest infestation or damage, either past or present? Yes \_\_\_ No
8. Are you aware of the property having been treated for any pest infestation or damage?  
 Yes \_\_\_ No  If yes, who treated it and when? \_\_\_\_\_
9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?  
 Yes  No \_\_\_ If yes, describe the work: New electrical panel & updated service  
 Was a permit obtained? Yes  No \_\_\_ Was the work approved by an inspector? Yes  No \_\_\_
10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?  
 Yes \_\_\_ No  If yes, describe \_\_\_\_\_  
 Have any insurance claims been made? Yes \_\_\_ No  Unknown \_\_\_  
 Was an insurance payment received? Yes \_\_\_ No  Unknown \_\_\_  
 Has the damage been repaired? Yes \_\_\_ No \_\_\_ If yes, describe in detail: \_\_\_\_\_
11. Are you aware of any problems with sewer blockage or backup, past or present? Yes \_\_\_ No
12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes \_\_\_ No  If yes, describe in detail: \_\_\_\_\_

### III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		X	
2. Air Exchanger	X		
3. Air Purifier		X	
4. Attic Fan		X	
5. Burglar Alarm & Security System	X		
6. Ceiling Fan		X	
7. Central Air- Electric		X	
8. Central Air - Water Cooled		X	
9. Cistern	X		
10. Dishwasher	X		
11 Disposal	X		
12. Doorbell	X		
13. Fireplace	X		
14 Fireplace Insert	X		
15. Garage Door/Opener Control(s)		X	
16. Garage Wiring		X	
17. Heating System	X		
18. Hot Tub, Whirlpool, and Controls	X		
19. Humidifier	X		
20 Intercom	X		
21. Light Fixtures		X	
22. Microwave/Hood	X		
23. Plumbing and Fixtures		X	
24. Pool and Equipment	X		
25. Propane Tank <i>Owned 500 gallon stays with property</i>	X	X	
26. Radon System			
27 Sauna	X		
28. Septic/Leaching Field		X	
29. Sewer Svstcms/Drtiins		X	
30. Smoke/Fire Alarm		X	
31. Solar House - Heating	X		
32. Sump Pump(s)		X	
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads	X		
35. Vent Fan		X	
36. Water Heater - <u>Electric</u> or Gas		X	
37. Water Purifier	X		
38. Water Softener - Leased or Owned	X		
39. Well and Pump	X		
40. Wood Burning Stove	X		

### IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1 Methane Gas		X		X
2 Lead Paint	X			X
3 Radon Gas (House)	<i>see test</i>		X	
4 Radon Gas (Well)		X		X
5 Radioactive Materials		X		X
6 Landfill, Mineshaft		X		X
7 Expansive Soil		X		X
8 Mold		X		X
9 Toxic Materials		X		X
10. Urea Formaldehyde Foam Insulations		X		X
11. Asbestos Insulation		X		X
12. Buried Fuel Tanks		X		X
13. Chemical Storage Tanks		X		X
14. Fire Retardant Treated Plywood		X		X
15. Production of Methamphetamines		X		X

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.



V. MISCELLANEOUS INFORMATION

- 1. Is the street or road located at the end of the driveway to the property public or private? Public  Private
- 2. Is there a written road maintenance agreement? Yes \_\_\_ No   
If yes, attach a copy of the maintenance agreement.
- 3. When was the fireplace/wood stove/chimney flue last cleaned? none
- 4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
  - a. A human death by homicide or suicide? Yes \_\_\_ No   
If yes, explain: \_\_\_\_\_
  - b. Other felony committed against the property or a person on the property? Yes \_\_\_ No   
If yes, explain: \_\_\_\_\_
- 5. Is the water source (select one)  public or \_\_\_ private?
- 6. If private, what is the date and result of the last water test? \_\_\_\_\_
- 7. Is the sewer system (select one) \_\_\_ public or  private?
- 8. If private, what is the date of the last time the septic tank was pumped? ?
- 9. Are there broken window panes or seals? Yes \_\_\_ No   
If yes, specify: \_\_\_\_\_
- 10. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes \_\_\_ No   
If yes, please list \_\_\_\_\_
- 11. Are you aware of any other material facts or problems that have not been disclosed on this form? Yes \_\_\_ No  If yes, explain: \_\_\_\_\_

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

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CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.


5/14/22

Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_