



Honest Neighbor Inspections

Lisbon, ND 58054

(218) 770-4844

hninspections@gmail.com

Inspected By: Spencer Buchholz



Detailed HNI Home Inspection Report

Prepared For:

Jack & Jill Doe

Property Address:

5555 1st Street

Town, ND 55555

Inspected on Wed, Feb 19 2020 at 10:20 AM

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Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Fences/gates

- 1) Posts seem to be loosely attached to the ground. Some rail sections are weak when pushed.
- 2) Back yard entrance fence is weak and leans when pressed. Gate is hard to operate.

Walkways

- 3) Some standing water and some cracks.

Steps/Stoops

- 4) Iron railing has missing bolt/anchor. Recommend fasting for safety.

Patios/Decks

- 5) Wood railing feels weak. May need additional bracing.

Chimney

- 6) Chimney mortar needs replacing. Integrity appears good. Improper mortar repair. Chimney cap in need of new sealant and rusted. May need replacement in near future.

Gutters & Downspouts

- 7) Active gutter leaks. Apparent rusting occurring. Gutters have standing water. Recommend replacing.

Windows

- 8) Basement egress window is missing proper flashing and weather protection.

Garage

- 9) Portions of the garage were not inspected. Unable to enter.

(Report Summary continued)

Sink

10) Sludge will build up in discharge from garbage disposal. Should have proper slope.

Laundry Hook Ups

11) Laundry outlet should be replaced with a grounded receptical. Nhiboring box should have box covered.

Toilet

12) Handyman shim used to prop up. Not properly set.

GFCI Protection

13) Main floor bath missing any type receptical. Should be one located within 12" of sink.

GFCI Protection

14) Basement bathroom open ground.

Interior Door Materials

15) Number of doors do not close and knobs are loose.

Supply Pipe Material

16) Supply line is reduced to smaller 1/2" supply for whole house. May need to be replaced for added bathroom.

Sump Pump

17) Sump line slopes up. Needs to slope down in case of clogging or freezing.

Manufacturer

18) Data tag not visible.

Type of Service

19) Additional cable should be removed if abandon. Recommend they be removed.

20) Overhead service line needs trees to be removed. Further evaluation required and may inquire large expense.

(Report Summary continued)

Branch Circuit Wiring

21) Found 2 breakers are too large 20 amp for 14 ga wire.

GFCI/AFCI Breakers

22) Outdoor receptical has open ground. Neither gfci. Recommend replacement with gfci receptical.

23) Open ground in kitchen. Gfci recepticals needed in kitchen. Did not trip when tested.

Smoke Detectors

24) Smoke detector needed outside of bedrooms.

Agreement Contract

Home Inspection Service Agreement

This report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

DEFINITIONS OF CONDITION TERMS:

SATISFACTORY: At the time of inspection the component is functional without observed signs of a substantial defect.

MARGINAL: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended.
Replacement anticipated.

REPAIR OR REPLACE: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

FURTHER EVALUATION: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

1. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.

2. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors(InterNACHI). You understand that InterNACHI SOP contains limitations, exceptions, and exclusions.

3. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless

(Agreement Contract continued)

otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations.

4. Our inspection and report are for your use only. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

5. LIMITATION ON LIABILITY AND DAMAGES. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$100, payable in advance.

6. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located.

7. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

(Agreement Contract continued)

8. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim.

9. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

10. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

I Accept Agreement :

Invoice

| | |
|---------------|-------|
| Amount Paid:: | 123 |
| Payment Type: | Check |

General

| | |
|---------------------------------|--|
| Property Type: | Single Family |
| Stories: | One |
| Approximate Age: | 1953 |
| Age Based On: | Listing |
| Bedrooms/Baths: | 2/2 |
| Door Faces: | West |
| Furnished: | Yes |
| Occupied: | Yes |
| Weather: | Overcast |
| Temperature: | Cool |
| Soil Condition: | Wet |
| Utilities On During Inspection: | Electric Service, Gas Service, Water Service |
| People Present: | Client |

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

| | |
|---------------|---|
| Site Grading: | Mostly Level Condition: Satisfactory |
| Vegetation: | Generally Maintained Condition: Marginal |



Comment 1:

Vegetation should be trimmed back 10' from building roof to prevent moss and gutter buildup and falling branch damage .

(Site continued)



Figure 1-1



Figure 1-2

Fences/gates:

Wood

Condition: Marginal



(Site continued)



Comment 2:

Posts seem to be loosely attached to the ground. Some rail sections are weak when pushed.



Figure 2-1



Comment 3:

Back yard entrance fence is weak and leans when pressed. Gate is hard to operate.



Figure 3-1

(Site continued)



Comment 4:

All wood fencing is in need of minor repairs and maintenance.

Driveway:

Concrete

Condition: Satisfactory



Walkways:

Concrete

Condition: Satisfactory

(Site continued)



Comment 5:
Some standing water and some cracks.



Figure 5-1

Steps/Stoops:

Concrete
Condition: Satisfactory



(Site continued)



Comment 6:

Iron railing has missing bolt/anchor. Recommend fastening for safety.



Figure 6-1

Patios/Decks:

Wood

Condition: Marginal

(Site continued)



Comment 7:
Wood railing feels weak. May need additional bracing.



Figure 7-1



Comment 8:
Wood railing and deck were not properly sealed or treated. Future maintenance won't be possible as the wood is stained.



Figure 8-1



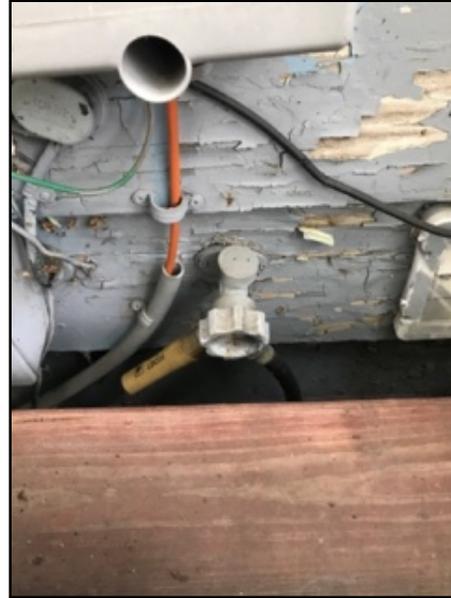
Figure 8-2

(Site continued)

Hose/BIBS:

Anti-Siphon valve in place

Condition: Further Evaluation Required



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Walked Roof

Roof Design:

Hip

Roof Pitch:

Medium

(Roofing continued)

Roof Covering:

Asphalt Shingle
Condition: Satisfactory



Comment 9:

Final nail heads need sealant. Heads are rusting



Figure 9-1

(Roofing continued)

Ventilation Present:

Power Ventilator, Turbine
Condition: Satisfactory



Vent Stacks:

Metal
Condition: Satisfactory



Chimney :

Brick
Condition: Repair or Replace

(Roofing continued)



Comment 10:
Chimney mortar needs replacing. Integrity appears good. Improper mortar repair. Chimney cap in need of new sealant and rusted. May need replacement in near future.



Figure 10-1

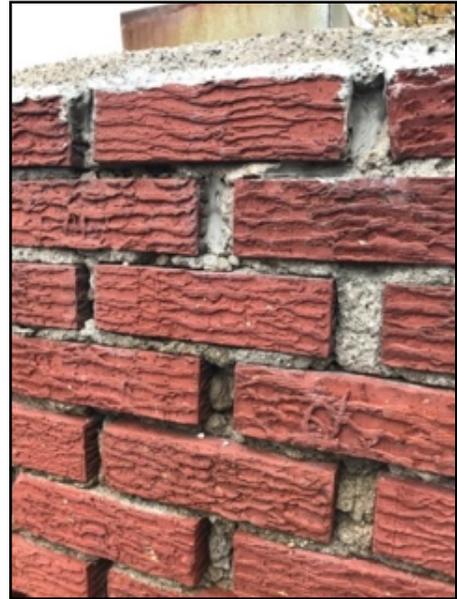


Figure 10-2



Figure 10-3

Flashings:

Metal, Asphalt
Condition: Satisfactory

(Roofing continued)

| | |
|-----------------------|-------------------------------------|
| Soffit and Fascia: | Aluminum Condition: Satisfactory |
| Gutters & Downspouts: | Metal Condition: Marginal |



Comment 11:
Active gutter leaks. Apparent rusting occurring. Gutters have standing water.
Recommend replacing.



Figure 11-1



Figure 11-2



Figure 11-3

(Roofing continued)



Comment 12:
Damaged possibly by branches.



Figure 12-1

Exterior

Exterior Covering:

Wood Lap Siding

Condition: Repair or Replace



Comment 13:
All areas of siding have been painted and were not properly scrapped and will need to be redone within a year or 2.

(Exterior continued)



Figure 13-1



Figure 13-2

Exterior Trim Material:

Wood, Aluminum

Condition: Satisfactory

Windows:

Vinyl

Condition: Satisfactory

(Exterior continued)



Comment 14:

Basement egress window is missing proper flashing and weather protection.



Figure 14-1



Comment 15:

Dirt level should be 6" below bottom of window sill.

Entry Doors:

Wood, Steel

Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:

Basement

Foundation Material:

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration:

None

Condition: Satisfactory

Prior Waterproofing:

Not visible

Condition: Satisfactory

(Structure continued)

| | |
|------------------|--|
| Floor Structure: | Concrete Slab Condition: Satisfactory |
| Subflooring: | Plywood Condition: Satisfactory |
| Wall Structure: | Full Masonry Condition: Satisfactory |

Attic

| | |
|--------------------|---------------|
| Attic Entry: | Not Inspected |
| Roof Framing Type: | Not Inspected |



Comment 16:

Portions of the attic were not inspected attic was blocked by personal belongings.

Garage

| | |
|--------------|---|
| Garage Type: | Not Inspected |
| Garage Size: | 1 Car |
| Door Opener: | Chain Drive Condition: Further Evaluation Required |



Comment 17:

Portions of the garage were not inspected. Unable to enter.

Kitchen

| | |
|--------------|--------------------------------------|
| Cabinets: | Wood Condition: Satisfactory |
| Countertops: | Laminated Condition: Satisfactory |
| Sink: | Double Condition: Satisfactory |

(Kitchen continued)



Comment 18:

Sludge will build up in discharge from garbage disposal. Should have proper slope.



Figure 18-1

Flooring:

Vinyl

Condition: Satisfactory

Walls & Ceiling:

Drywall

Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

Not Inspected

Range Hood:

Not Present

Refrigerator:

General Electric

Condition: Satisfactory

Dishwasher:

Frigidaire

Condition: Satisfactory

Disposal:

Badger

Condition: Satisfactory

(Appliances continued)



Comment 19:
Portions of the appliances were not inspected.

Laundry

Laundry Sink:

Yes

Condition: Repair or Replace



Dryer Venting:

To Exterior

Condition: Satisfactory

GFCI Protection:

No

Condition: Further Evaluation Required

Laundry Hook Ups:

Yes

Condition: Satisfactory

(Laundry continued)



Comment 20:

Laundry outlet should be replaced with a grounded receptical. Nehiboring box should have box covered.



Figure 20-1

Bathrooms

Bathroom #1

| | |
|---------------|-------------------------|
| Location: | Main Floor |
| Bath Tub: | Recessed |
| | Condition: Satisfactory |
| Tub Surround: | Tile |
| | Condition: Satisfactory |
| Shower: | In Tub |
| | Condition: Satisfactory |

(Bathroom #1 continued)

Shower Walls:

Tile
Condition: Marginal



Sink(s):

Single Vanity
Condition: Satisfactory

Toilet:

Standard Tank
Condition: Marginal

(Bathroom #1 continued)



Comment 21:
Handyman shim used to prop up. Not properly set.



Figure 21-1

| | |
|-------------------|---------------------------------------|
| Floor: | Vinyl Condition: Satisfactory |
| Ventilation Type: | Ventilator Condition: Satisfactory |



Comment 22:
Fan is hardwired to light switch. Fan had slow start with no visible vent of discharge.

| | |
|------------------|---|
| GFCI Protection: | Not present Condition: Further Evaluation Required |
|------------------|---|



Comment 23:
Main floor bath missing any type receptical. Should be one located within 12" of sink.

(Bathrooms continued)

Bathroom #2

| | |
|---------------|--|
| Location: | Basement |
| Sink(s): | Single Vanity Condition: Satisfactory |
| Toilet: | Standard Tank Condition: Satisfactory |
| Bidet: | Not Present |
| Shower Walls: | Tile Condition: Marginal |



Comment 24:

Tile may need replacing in near future. No light fixture and missing ventilator.



Figure 24-1

| | |
|-------------------|---|
| Tub Surround: | Not Present |
| Floor: | Vinyl Condition: Satisfactory |
| Ventilation Type: | Missing Condition: Satisfactory |
| GFCI Protection: | Outlets Condition: Further Evaluation Required |

(Bathroom #2 continued)



Comment 25:
Basement bathroom open ground.



Figure 25-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

| | |
|-----------------------|---|
| Floors: | Wood Laminate, Vinyl Condition: Satisfactory |
| Walls: | Textured Over Drywall Condition: Satisfactory |
| Window Types: | Double Hung Condition: Satisfactory |
| Window Materials: | Vinyl |
| Windows Operable : | Representative number of windows were inspected, Operable Condition: Satisfactory |
| Entry Door Types: | Sliding, Hinged Condition: Satisfactory |
| Entry Door Materials: | Steel |

(Interior continued)

Interior Door Materials: Wood



Comment 26:
Number of doors do not close and knobs are loose.

Heat Source Present: Yes
Condition: Satisfactory

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service: Public
Supply Pipe Material: Galvanized
Condition: Further Evaluation Required



Comment 27:
Water supply line could be lead. Have tested to verify.



Comment 28:
Supply line is reduced to smaller 1/2" supply for whole house. May need to be replaced for added bathroom.

(Plumbing continued)



Figure 28-1

| | |
|---------------------------------|-------------------------|
| Location of Main Water Shutoff: | Laundry room |
| Sewer System: | Public |
| Waste Pipe Material: | Cast Iron |
| | Condition: Satisfactory |
| Sump Pump: | Sealed Crock |
| | Condition: Satisfactory |



(Plumbing continued)



Comment 29:
Sump line slopes up. Needs to slope down in case of clogging or freezing.



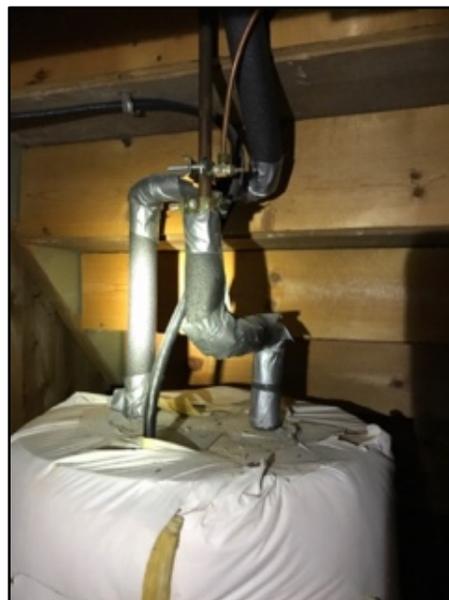
Figure 29-1

Location of Fuel Shutoff: At Meter

Water Heater

Manufacturer:

Not Inspected



(Water Heater continued)



Comment 30:
Data tag not visible.

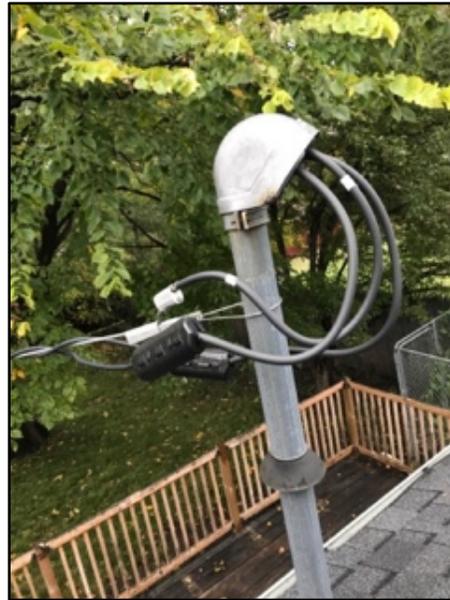
| | |
|-------------------------------|---------------------------|
| Fuel: | Electric |
| Capacity: | 50 gal |
| Approximate Age: | 5yrs |
| Temp & Pressure Relief Valve: | Present With Blow Off Leg |
| | Condition: Satisfactory |

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Overhead



(Electrical continued)



Comment 31:

Additional cable should be removed if abandon. Recommend they be removed.



Figure 31-1



Comment 32:

Overhead service line needs trees to be removed. Further evaluation required and may inquire large expense.



Figure 32-1

(Electrical continued)

Main Disconnect Location:

Service Panel



Service Panel Location:

Basement



Service Panel Manufacturer:

Home line

Condition: Satisfactory

Service Line Material:

Copper

Condition: Satisfactory

Service Voltage:

240 volts

Service Amperage:

200 amps

(Electrical continued)

| | |
|------------------------|---|
| Service Panel Ground: | Unknown Not Visable |
| Branch Circuit Wiring: | Non-Metallic Shielded Copper, Stranded Aluminum |
| | Condition: Satisfactory |



Comment 33:
Found 2 breakers are too large 20 amp for 14 ga wire.



Figure 33-1

| | |
|-------------------------|--|
| Overcurrent Protection: | Breakers |
| | Condition: Satisfactory |
| GFCI/AFCI Breakers: | Yes |
| | Condition: Further Evaluation Required |



Comment 34:
Outdoor receptical has open ground. Neither gfci. Recommend replacement with gfci receptical.

(Electrical continued)



Figure 34-1



Comment 35:

Open ground in kitchen. Gfci recepticals needed in kitchen. Did not trip when tested.



Figure 35-1

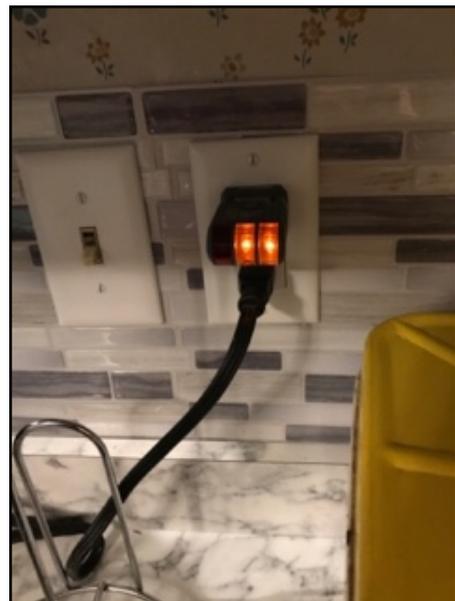


Figure 35-2

Smoke Detectors:

Missing

Condition: Repair or Replace

(Electrical continued)



Comment 36:
Smoke detector needed outside of bedrooms.

HVAC #2

| | |
|--------------------------|-------------------------|
| HVAC System Type: | Central Split System |
| Method Of Distribution : | Forced air |
| | Condition: Satisfactory |

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|-------------------------|-------------------------|
| Location: | Basement |
| Location Of Thermostat: | Living Room |
| Type of Equipment: | Forced Air |
| | Condition: Satisfactory |
| Manufacturer/model#: | Trane, TUDO80R936A1 |
| Heating Fuel: | Natural Gas, LP Gas |
| | Condition: Satisfactory |



(Heating continued)

| | |
|-----------------------|---------------------------------|
| Input BTUs: | 52000 |
| Output BTUs: | 52000 |
| Approximate Age: | 26 |
| Filter Type: | Disposable |
| | Condition: Satisfactory |
| Output Temperature: | 120° F |
| Type of Distribution: | Metal Ducting, Flexible Ducting |
| | Condition: Satisfactory |

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|---------------------------------|-------------------------|
| Energy Source: | Electric |
| Type of Equipment: | Split System |
| | Condition: Satisfactory |
| Condenser Make: | Trane |
| Condensor Size: | 30,000 BTU (2.5 Tons) |
| Condenser Approximate Age: | 14 |
| Expansion Coil Make: | Trane |
| Expansion Coil Size: | 30,000 BTU (2.5 Tons) |
| Expansion Coil Approximate Age: | 14 |
| Condensate Drainage: | To Floor Drain |
| | Condition: Satisfactory |
| AC Supply Air Temp: | 75° F |
| AC Return Air Temp: | 55° F |
| AC Temperature Drop: | 20° F |

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.