

# HOME INSPECTION REPORT



**Address Trail  
Yankton SD 57078**

October 22, 2019



**COMPLETE • STRUCTURE • INSPECTIONS**

**CSI, LLC  
1202 West Street  
Yankton, SD 57078  
605-760-0750  
tohara@iw.net**

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## Client:

My Client Name  
myclient.com

## Realtor:

The Realtor  
The realty Company

## CONDITIONS AT THE TIME OF THE INSPECTION

Sunny     Cloudy     Rain     Wind     Snow     Other [Click here to enter text.](#)  
Temperature 50 °F

## PROPERTY INFORMATION

### Property Description:

Single-Family Home     Twin Home    **YEAR BUILT: 1968**  
 Ranch     1.5-Story     2-Story     Split-Level     1 - 4 Unit Residential  
 Occupied     Vacant     Raised Ranch  
 Facing East     Facing West     Facing North     Facing South

## REPORT SUMMARY

### General description of the condition of the home:

Other than the furnace and air conditioning there do not appear to be any updates to this property and there has been very little maintenance performed. Overall the condition was below average.

As with any structure there were certain elements in need of attention, repair or maintenance.

This inspection has addressed these points and some of those items are listed below. Some additional reportable items may be discovered in the course of repairs, upgrading or when the home is vacant. We recommend you obtain repair estimates from competent specialists as an aid in planning your future course of action. This summary is NOT an all-inclusive list of every defect found in the dwelling. It is the Clients responsibility to read and understand the entire report and we welcome your call if you have further questions.

### Following are areas of deferred maintenance found in the home:

1. The coils on the air conditioner need to be cleaned.
2. The windows that can be saved need interior refinishing and exterior painting.

### Following are deficiencies found in the home:

1. The shingles are serviceable for an estimated 2 - 4 years. Much of the aggregate is missing and the shingles will need to be replaced soon.
2. There is significant deterioration of the siding and the siding should be replaced.
3. Several of the windows have rotted trim and frames and should be replaced.
4. The trim and frame of the sliding door to the deck have rotted and the door frame and trim should be replaced.
5. There are isolated areas of wood rot and damage to the fascia and soffits that need repair.
6. The grading in front of the structure slopes to the foundation.
7. There is excessive cracking of the driveway, sidewalks and patio.
8. There are rotted railings and posts on the deck that need to be replaced.
9. There is a damaged gutter on the front of the garage and most downspout extensions are missing.
10. The foundation has a significant step crack in the southeast corner that has daylight showing through. This crack should be repaired.
11. There is also potential mold or mildew in the southeast corner of the crawlspace.
12. There is no vapor barrier in the crawlspace. This allows moisture and potentially radon gas into the home.
13. There is a wire entering the electrical panel between the panel body and the cover. This is an unsafe situation and could cause the panel to be electrified. There is also a 40-amp breaker which is double tapped, and the extra wires are suitable for only 20-amps.
14. Most of the windows do not fully close and will not latch.
15. The door between the house and garage is not fire rated due to the window.
16. The garage vehicle door and opener need to be serviced. The door is out of adjustment and the electronic eyes have been bypassed. In addition, the pressure required to reverse the garage door is out of adjustment.

Note: Due to low ambient temperatures the air conditioner was not operated.

Note: Due to the age of the property GFCI outlets are not installed in all areas. This is not considered a defect and is mentioned for safety reasons only.

**NOTE: Not all items in need of attention are mentioned in the summary. It is important to read the ENTIRE report to fully understand items in need of attention.**

**HOME EXTERIOR**  Appears serviceable

**Wall Covering:**  Appears serviceable Choose an item.

- Cement bd. siding  Wood siding  Fiber board siding  Vinyl siding  
 Brick veneer  Stucco  Combination  Partial brick veneer  
 Damaged  Water damage  Deteriorated  
 Repairs needed (see comments)

**Grading:**  Appears serviceable

- Minor sinking  Moderate sinking  Major sinking  
 Repairs needed  Slopes to foundation

**Driveway:**  Appears serviceable

- Minor cracking  Moderate cracking  Major cracking  
 Trip hazard  Repairs needed  Needs replacement  Slopes to foundation

**Sidewalk(s):**  Appears serviceable

- Minor cracking  Moderate cracking  Major cracking  Trip hazard  
 Repairs needed (see comment)  Needs replacement  Slopes to foundation

**Steps:**  Appears serviceable

- Concrete  Sinking  Cracking  Pitted  
 Handrail installed  Repairs needed  Replace  No Handrail, not required

**Roof:**  Appears serviceable

- Inspection method:  Walked the roof  Ladder at edge of roof  
 Asphalt shingle  Built-up rock  Shake  Metal  
 Clay tile  Combination  Layers observed: one

Slope:

- Flat  Medium  Steep  
 Holes/openings  Aging  Cracking  Curling  Hail damage  
 Vents properly installed  Vents not properly installed

Needs replacement

**Gutters and downspouts:**  Appears serviceable

- Damage  Missing downspouts  Loose gutters and/or downspouts  
 Missing Extensions  Need Cleaning  Needs replacement

**Comments:** The shingles are serviceable for an estimated 2 - 4 years. Much of the aggregate is missing and the shingles will need to be replaced soon. There is significant deterioration of the siding and the siding should be replaced. Many of the windows have rotted trim and frames and should be replaced. The trim and frame of the sliding door to the deck have rotted and the door should be replaced. There are isolated areas of wood rot and damage to the fascia and soffits that need repair. The grading in front of the structure slopes to the foundation. There is excessive cracking of the driveway, sidewalks and patio. There is a damaged gutter on the front of the garage and most downspout extensions are missing.

## EXTERIOR PHOTOS AND COMMENTS



Deteriorated siding



Rotted window frames. The photo on the left is the north window in the upstairs hallway. This window is covered with caulking to prevent leaking through the rotted areas.



Damaged gutter and fascia above garage door.



This is the underside of the soffit on the northeast corner of the structure. The soffit has been filled with caulking and the soffit and fascia are rotten.



The sidewalks, patio and driveway have excessive cracking and there are areas of the patio that slope to the foundation.

**DECK OR PATIO**  Appears serviceable  N/A

- Deck  Patio  Porch  Raised Deck  Screened Porch
- Railing serviceable  Wood deterioration noted  Needs refinishing
- Properly attached  Concrete has minor cracks  Concrete has excessive cracks
- Deck requires minor/moderate repairs  Deck requires major repairs

**Comments:** There are rotted railings and posts on the deck that need to be replaced.

**STRUCTURAL SYSTEM**

Appears serviceable  N/A

Basement description: Unfinished

**Floor:**  Unable to fully observe due to floor covering

Concrete/dirt  Minor cracks  Moderate cracks  Major cracks  Floor drain present

**Foundation walls:**  Walls were partially covered unable to fully observe

Block  Poured concrete  Brick/Stone  Wood

Lateral cracking  Step cracking  Vertical cracks  Plane shift (uneven surface)

**Main floor support:**

2" x 10" wood  Engineered joist  Trusses  Timbers

**Joist support system:**

Wood built-up  Steel beam  Timbers  Partition walls

**Support columns:**

Timbers  Steel post  Partition wall

**Stairwell:**

Satisfactory  No handrail  Not satisfactory

**Basement condition:**

Moisture noted  Dampness noted  Signs of past moisture

**Sump pump:**

No sump-pump

Sump-pump location:  Not operated due to cover

Sump-pump operational

**NOTE:** It is the client's responsibility to verify the operation and adequacy of the sump system. This report is not a warranty or guarantee of the adequacy of the system.

**Crawlspace (if applicable):**

Vapor barrier not present  Ventilation satisfactory

**Basement Comments:** The foundation has a significant step crack in the southeast corner that has daylight showing through. This crack should be repaired. There is also potential mold or mildew in the southeast corner of the crawlspace.



There is a significant step crack on the east wall of the crawlspace. The crack is large enough to see daylight in the areas above grade.



This is a photo of the southeast corner of the crawlspace. I recommend having the black material tested.

**MAIN ELECTRICAL PANEL**  Appears Serviceable

- Power service line is underground       Main panel location: garage wall
- Conductor size #4 and mat. copper       Main breaker rating: 100 AMP

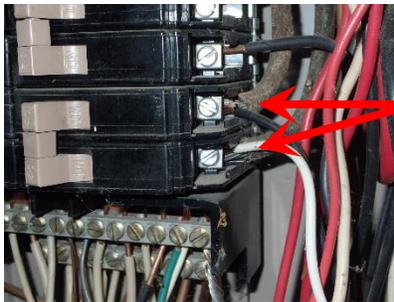
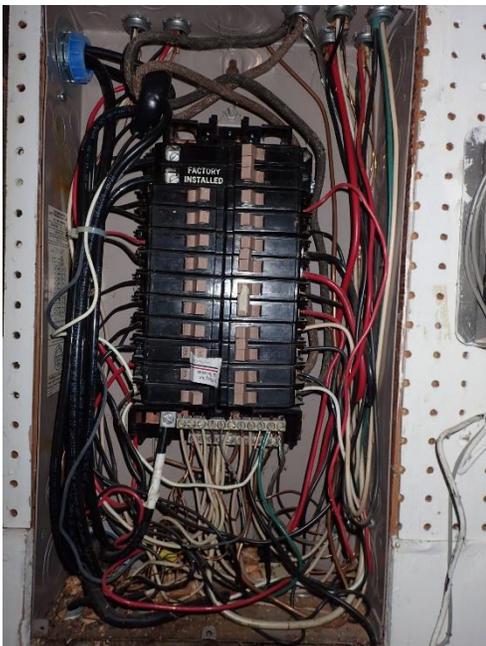
Are the service conductor and main breaker properly sized for the intended service? Yes

- Main disconnect present    Main breaker device breaker    Ground location: unable to determine
- Branch circuit protection breakers.       Direct tap - wires not protected by fuse/breaker
- Multiple wires connected to one circuit    Unprotected openings on panel
- Aluminum branch circuit wiring       Active knob-n-tube wiring present
- No three-foot clear space in front of panel
- Recommend an electrician service/inspect panel

**Circuit count:**

- 7 @ 15-amp
- 3 @ 20-amp
- 3 @ 30-amp services the following: dryer, water heater, cooktop
- 2 @ 40-amp services the following: oven, AC
- 0 @ 50-amp services the following: [Click here to enter text.](#)
- 1 @ 100-amp services the following: furnace

**Electrical Panel Comments:** There is a wire entering the electrical panel between the panel body and the cover. This is an unsafe situation and could cause the panel to be electrified.



The white and black wires are rated for 20-amps and this is a 40-amp breaker. An electrician needs to repair this defect.



This wire is entering the panel between the cover and the panel body. If the insulation becomes damaged the panel can become electrified and be a shock hazard.

**HEATING AND COOLING UNITS (HVAC system)**  HVAC system appears serviceable

**General Description:**

- Forced air    Ht. pump    Boiler/Steam    Geo-Thermal    Fuel supply: electric

**Distribution:**

- Ductwork    Baseboard    Pipes/Radiators    Adequate circulation    Inadequate circulation

**Air conditioning system:**    Not applicable    Room unit (not inspected)    Central air(heat pump)

- Unit needs to be leveled    Unit makes unusual noise    Coils need cleaning

- Replace insulation on condenser line    Unit not operated (temp below 55°)

- Main disconnect present    Make and approximate tonnage: Carrier / 2.0 Ton

**Heat Exchanger:** Carrier

- Unusual flame/color    Humidifier appeared serviceable    Humidifier not present

**HVAC system condition:**

- Gas leak test registered no leakage  
 Gas leak test detected leakage: Action taken: [Click here to enter text.](#)  
 Gas shut-off installed  
 Does the unit appear to be properly sized for the dwelling? Yes  
 System requires service technician

**HVAC comments:** none



The coils on the heat pump need cleaning.

**PLUMBING SYSTEM**  Appears serviceable

**Water Service Entrance:**

- Service line size 1 1/4"  Water service: Rural Water
- Water line is: Plastic  Main shut-off valve location: west wall
- Unable to locate water valve  Handle is leaking

**Supply Lines:**  Appears serviceable

- Copper  Plastic  Galvanized
- Leaks noted  Corrosion
- Flow resistance: None noted

**Waste Lines:**  Appears serviceable

- Copper  Plastic  Galvanized
- Leaks noted  Corrosion  Improper trap  Sewer gas odor present
- Functional flow resistance: None noted

**Water Heater:**  Water heater appears serviceable

- Gas  Electric  Approximate age: unknown  Make: A. O. Smith
- Capacity: 40-gallon  Water pressure reading: 50 PSI
- Gas shut-off installed  Water shut-off valve installed
- Tank bottom rusted  Tank enclosure damaged
- Pressure relief extension installed  Water heater requires service
- Flue vent test results: (gas units only)

**Standpipe Condition:** not visible

- Serviceable  Appears to be leaking

**PLEASE READ:** Based upon the inspection industry's definition of a test for "functional flow" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When a property is vacant, the plumbing system is older, there are prior known drain problems or any large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.

**Plumbing comments:** none



**KITCHEN**  Appears serviceable

**General Description:**

Floor covering: Vinyl Flooring

**Cabinets:**  Appears serviceable

- Minor wear
- Missing hardware
- Finish is deteriorated

**Window:**  Appears serviceable

- Single pane
- Window sticks
- Damaged screen
- Dry rotting

**Entry Door:**

- Door(s) will not open/shut
- Door surface is damaged

**Sink:**

- Minor wear
- Drainpipe corroded
- Restricted view under sink
- Plumbing under sink appears serviceable

**Disposal:** Brand: In sinkerator

**Range:**

- Brand: Tappan
- Gas shut-off present
- Unit damaged/not serviceable

**Dishwasher:**  N/A Brand:

**Electrical:**

- GFCI outlets operational
- Lights and switches not functional

**Comments:** Not all outlets are GFCI protected.

Condition: Fair

Walls and ceilings: Good

- Moderate wear
- Hinge screws stripped
- Doors or drawers will not open or close properly
- Heavy wear
- Drawer fronts pulled loose

- Energy efficient (multiple panes)
- Window will not open
- Screen(s) missing
- Window needs reglazing
- Not applicable
- Door(s) stick
- Consider refinishing
- Windowpane cracked
- Hardware missing / damaged

Missing hardware

Sink appears serviceable

Moderate wear

Faucet leaking

Faucet non-operational

Unit appears serviceable

Unit appears serviceable

Gas

Gas shut-off not installed

Unit appears serviceable

Electrical appears serviceable

Improperly wired

Moisture noted below

Sprayer functional

Faucet appears serviceable

Unit requires service

N/A

Electric

Gas shut-off not visible

Fan/hood operational

Unit requires service

GFCI outlets not installed





**FORMAL DINING AND LIVING ROOM**  Appears serviceable

**General Description:**

Floor covering: Carpeting                      Condition: Poor                      Walls and ceilings: Cracking noted

**Entry Door:**  Appears serviceable

- Door(s) will not open/shut                       Door(s) stick                       Missing hardware
- Door surface is damaged

**Closet Door:**  Appears serviceable

- Door(s) will not open/shut                       Door(s) stick                       Missing hardware
- Door surface is damaged

**Window:**  Appears serviceable

- Single pane                       Energy efficient (multiple panes)
- Window sticks                       Will not latch                       Window needs refinishing
- Damaged screen                       Screen(s) missing                       Windowpane cracked
- Dry rotting                       Window needs reglazing                       Hardware damaged

**Electrical:**  Electrical appears serviceable

- Outlets improperly wired                       Loose outlets                       Lights and switches not functional

**Fireplace:**  N/A

- Flue operational                       Appears serviceable                      Type: Choose an item.
- Combustibles close                       Fan / blower operational                       Deteriorated mortar
- Gas was shut off                       Unit needs cleaning                       Flue would not open

**Comments:** Most of the windows do not fully close and will not latch, several have rotted frames.



Significant settlement cracks were observed around the beam supporting the floor joists above.



Several of the windows in these rooms had damaged latching hardware.

**BATHROOM(S)**  Appears serviceable

**Main Level ½ Bath**



**Upstairs Bath**



Entry Door	Appears Serviceable	Appears Serviceable
Window(s)	N/A	Single pane
Operation		Appears Serviceable
Window Glass		Appears Serviceable
Window Screen		Appears Serviceable
Window Frame		Needs refinishing
Floor Covering	Vinyl	Carpet
Floor Condition	Appears Serviceable	Fair
Walls & Ceiling	Appears Serviceable	Appears Serviceable
Lighting	Appears serviceable	Appears serviceable
Outlets	Appears serviceable	Appears serviceable
Toilet	Appears serviceable	Appears serviceable
<b>Sink(s)</b>	Appears serviceable	Appears serviceable
Countertop	Appears serviceable	Appears serviceable
Cabinet	Appears serviceable	Finish is deteriorated
<b>Bathtub/shower</b>	N/A	Appears serviceable
Enclosure Type		Fiberglass
Faucet		Appears serviceable
Ventilation Fan	Appears serviceable	Appears serviceable

**Bathroom Comments:** none

**BEDROOM(S)**  Appears serviceable



Entry Door	Won't latch properly	Appears Serviceable	Appears Serviceable	Appears Serviceable
Closet Door	Appears Serviceable	Appears Serviceable	Appears Serviceable	Appears Serviceable
Window(s)	Single pane	Single pane	Single pane	Single pane
Operation	Will not latch	Will not latch	Will not latch	Will not latch
Window Glass	Appears Serviceable	Appears Serviceable	Appears Serviceable	Appears Serviceable
Window Screen	Appears Serviceable	Appears Serviceable	Appears Serviceable	Appears Serviceable
Window Frame	Needs refinishing	Rotted	Needs refinishing	Rotted
Floor Covering	Carpet	Carpet	Carpet	Carpet
Floor Condition	Poor	Poor	Poor	Poor
Walls & Ceiling	Appears Serviceable	Appears Serviceable	Appears Serviceable	Appears Serviceable
Lighting	No light	No light	No light	No light
Outlets	Appears serviceable	Appears serviceable	Appears serviceable	Appears serviceable
Ceiling fan	N/A	N/A	N/A	N/A

**Bedroom Comments:** As pictured below some of the bedroom windows have rotted windowsills and exterior trim.



**GARAGE**  N/A  Appears serviceable

Garage type: Attached 2 car

**Drive-Through Door:**  Appears serviceable  
 Dented/damaged  Track needs lubrication/adjustment

**Walk-Through Door:**  Does not open  
 Dented/damaged  Missing hardware  
 Lock inoperable  Door surface damaged

**Door to Living Space (attached only):**  Appears serviceable  
 Door(s) will not shut  Door(s) stick  Door surface is damaged  
 Missing hardware  Non-fire rated  Fire-rated

**Automatic Door Opener:**  Appears serviceable  
Make: Stanley HP rating: 1/2  
 Full open / close needs adjustment  Electronic eye bypassed  
 Spring needs tensioning  Reversing device needs adjustment

**Floor:**  Appears serviceable  
 Minor cracks  Moderate cracks  Excessive cracking

Floor drain: No

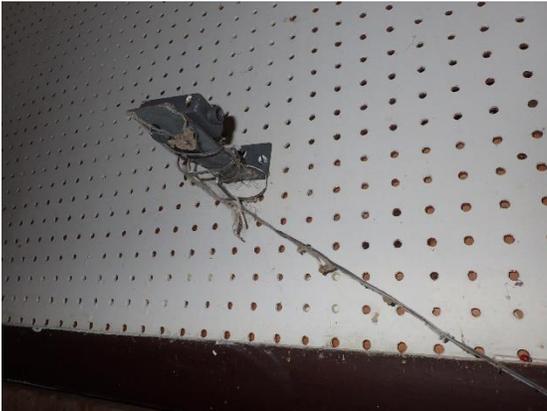
**Wall Covering:** Drywall **Insulated:** Unknown

Attached garages should have a firewall between the living area and the garage for safety reasons.

Firewall properly installed  Firewall not properly designed

**Electrical:**  Electrical appears serviceable  
 Improperly wired  Loose outlets  Lights and switches not functional

**Comments:** The door between the house and garage is not fire rated due to the window.



Bypassed photo electric opener



Attic Photo

**ATTIC**  N/A  Appears serviceable

Attic access location: Scuttle in bedroom closet

Insulation type: Loose Inches of insulation: 8-10

Signs of moisture  No apparent moisture penetration

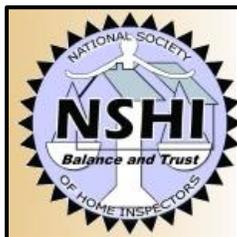
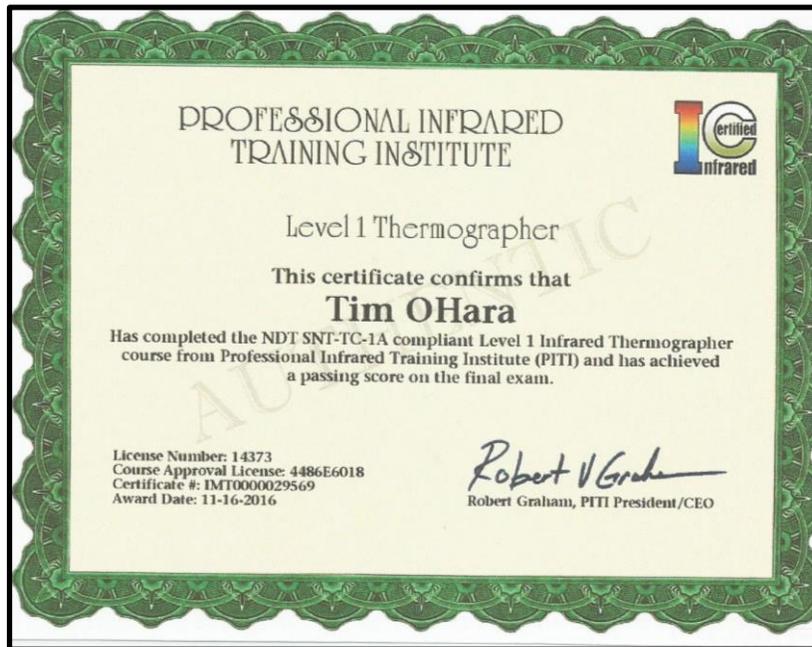
Ventilation: Adequate

**Comments:** none

Framing system: Engineered trusses

Damaged framing

# 2019 - 2020 License & Memberships



# Home Care Tips

Following are the most often ignored maintenance items found during home inspections:

## Drainage:

- Not cleaning eave troughs
- Missing downspout extensions - extensions should be at least 6 feet long
- Improper soil slope - make sure soil slopes away from the foundation
- Not enough downspouts - during a heavy rain event look at eave troughs to make sure water is draining properly and not running over the top of the eave trough
- Gutter guards

Water is the foundations biggest enemy. Making sure the water will be directed away from the foundation will minimize future foundation movement. Gutter guards do not allow water to properly enter the eave troughs. Gutter guards tend to block water from entering into the eave trough during heavy rain events.

## Electrical:

- GFCI outlets need to be tested at least every 90 days. If not tested by hitting the reset button they may not trip when needed. The buttons fill with debris and do not trip.

## Plumbing:

- Operate water shut-off valves fully closed and back to fully open twice a year. If this is not done, they will stick shut. This includes shut-off valves under sinks and toilets as well as the main water shut-off.
- Drain one gallon of water off the bottom of water heater twice annually. This prevents mineral sedimentation buildup and will extend the life of the water heater.
- If your home has metal drain lines under the sinks gently squeeze the line on all sides to make sure it is not soft. Metal lines corrode over time and can leak.

## HVAC:

- Monitor the condition of the insulation on the air conditioner condenser supply line. This can be found between the house and air conditioner. Keeping this insulation in good condition improves the efficiency of the air conditioner.
- Keep the cooling fins on the air conditioner clean at all times.
- Trim shrubs at least three feet away from the air conditioner.

## Other Areas:

- Clean dryer vent. Dirty dryer vents are one of the number one sources of home fires.

## GLOSSARY OF TERMS

Alarm Systems. Warning devices, installed or freestanding, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Appear(s) Serviceable. System or component shows normal wear patterns for the age of the component or system and is in operable condition.

Automatic Safety Controls. Devices designed and installed to protect systems and components from unsafe conditions.

Component. A part of a system.

Decorative. Ornamental, not required for the operation of essential systems or components of the home.

Dismantle. To take apart or remove any component, device, or piece of equipment that would not normally be removed by the homeowner in the course of routine maintenance.

Engineering Service. Any professional service or creative work requiring engineering education, training and experience in conjunction with structures, buildings, machines, equipment, works or processes.

Further Evaluation. Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspector.

HVAC. Combination heating, ventilation and air conditioning.

Home Inspection. The process by which an inspector visually examines the readily accessible systems and components in accordance with these Standards of Practice.

Household Appliance. Kitchen, laundry and similar appliances, whether installed or freestanding.

Installed. Attached such that removal requires tools.

Normal Operating Controls. Devices such as thermostats, switches or valves intended to be operated by the homeowner.

Readily Accessible. Available for visual inspection without requiring moving or dismantling of personal property or destructive action which; will likely involve risk to persons or property.

Readily Openable Access Panel. A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

Recreational Facilities. Spas, saunas, steam baths, swimming pools, exercise equipment, entertainment, athletic, playground or other similar equipment.

Roof Drainage System. Components used to carry water off a roof and away from a building.

Significantly Deficient. Unsafe or not functioning.

Shut Down. The state in which a system cannot be operated by normal operating controls.

Structural Component. Part of a structural system, a component that supports non-variable weights and variable forces or weights.

System. A combination of interacting or interdependent components assembled to carry out one or more functions.

Under-Floor Crawl Space. The area within the confines of the foundation and between the ground and the underside of the floor.

Wiring Methods. Identification of electrical conductors or wires by their general type, such as, "non-metallic sheathed cable" (Romex), "armored cable" (bx) or "knob and tube", etc.

The following is a report of the inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is part of this report and incorporated above.

**Property Address:**

**Address Blocked Trail**

**Yankton, SD 57078**

Inspection Date: October 22, 2019

**PRE-INSPECTION AGREEMENT**

**(PLEASE READ CAREFULLY)**

This is a Contract for an Agreement between the Client and CSI, LLC, for the performance of a limited visual inspection of the apparent conditions of readily visible, readily accessible installed systems and components existing at the time of the inspection only. The purpose and scope of the inspection is to provide the Client with a better understanding of the property condition as observed at that time. The inspection and report are performed and prepared for the sole, exclusive and confidential use of the CLIENT and their AGENT. The written report will include the following only:

- Structural condition and basement
- Electrical, plumbing, water heater, plumbing fixtures, heating and air conditioning
- Quality and condition of major systems
- General interior, including: ceilings, walls, floors, doors, windows, insulation (when visible) and ventilation
- Kitchen, cabinetry and appliances (see note in Kitchen section on appliances)
- General exterior, including: roof, siding, chimney, drainage and grading

It is understood this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection. Inspection will be made to see if components are performing their major function, not minor functions. Maintenance, cosmetics, and other minor deficiencies may be discussed, but they are not a part of the inspection and report. The written report will be the total report and no reliance should be made on anything discussed during the inspection. CSI, LLC is not responsible for any misleading information provided by the seller or for any matter concealed or hidden from the inspector. Latent and concealed defects are excluded from this inspection and the resulting report. The inspection will not include destructive testing of any kind. The inspection does not include areas which are inaccessible including but not limited to: behind walls, wall hangings, and pictures; behind and under furniture and equipment; under rugs, below soil level and areas where debris or personal items obstruct access or visibility.

This is not a compliance inspection or certification for past or present governmental codes, rules, or regulations of any kind. This inspection does not include any environmental hazards. This inspection is not intended to address the possible presence or danger from any potentially harmful substances and environmental hazards

Additionally, this inspection excludes swimming pools, wells, septic systems, central vacuum systems, water softeners, interior and landscape sprinkler systems, fire and safety equipment, appliances, security alarms, equipment related to phone, internet or satellites, heat exchangers.

Any estimate or cost to cure given with Inspection Report shall be a range estimate only. The range estimates may vary substantially from actual estimates by contractors. The Client is advised to obtain exact repair cost from qualified contractors and not to use Company ranges as a Guarantee or Warranty for the cost of repairs or remodeling.

The parties agree that CSI, LLC assumes no responsibility or liability for the cost of repairing or replacing any unreported defect, either current or arising in the future, or any property or consequential damage or bodily injury of any nature. The inspection and report are not intended as a guarantee or warranty, expressed or implied, regarding the adequacy or condition of any inspected structure. CSI, LLC is not an insurer of any inspected conditions.

The inspection and subsequent report are performed and prepared for the sole, confidential and exclusive use and possession of the Client(s) and their appointed Agent. Outside of this transaction and inspection date this report is non-transferable.

The following are not within the scope of the inspection: water or air quality, presence of toxic or carcinogenic matter present or emitted from the ground, materials, water or air supply or from the operation of any equipment, items obstructed or not in plain view, mold or types of mold, animal or insect infestations. This is not an inspection for the presence or absence of rodents, termites, other wood-destroying insects or organisms, mold, and/or animals, however, if observed they may be reported. **Inspection for termites or other pests require and additional fee.** It is recommended Client obtain the services of a Qualified Exterminator or Mold Contractor should they wish such an evaluation of the property identified above.

Home inspectors are generalists, not licensed structural engineers. You are advised to seek a professional opinion as to any suspected structural defects or concerns mentioned in the report.

The inspection shall be conducted in accordance with the Standards of Practice and Code of Ethics of the American Society of Home Inspectors, Inc. (ASHI). A copy of these standards shall be made available to the Client at no additional charge upon request.

## GENERAL LIMITATIONS AND EXCLUSIONS

### Section 1:

- A. General limitations in accordance with these standards of practice:
  - a. are not technically exhaustive.
  - b. will not identify concealed conditions or latent defects
- B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

### Section 2: General Exclusions

- A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as required by law.
- B. Inspectors are not required to determine:
  - a. the condition of systems or components not readily accessible.
  - b. the remaining life of a system or component.
  - c. the cause of condition or deficiency.
  - d. the strength or adequacy of any system or component.
  - e. the methods or cost of corrections.
  - f. the future conditions of systems.
  - g. the suitability of any property for specialized use.
  - h. compliance with codes, regulations, laws or ordinances.
  - i. the market value of the property.
  - j. the advisability of the purchase of the property.
  - k. the presence of hazardous plants or animals, including but not limited to, wood destroying organisms or diseases harmful to humans.
  - l. the presence of environmental hazards, including but not limited to: Lead paint, asbestos, urea formaldehyde, carcinogens, mold, fungi, airborne hazards, soil or geological conditions, or polluted water. A test for radon requires and additional fee.
  - m. the effectiveness of any system installed, or method used to control or remove suspected hazardous substances.
  - n. the operating costs of systems or components.
  - o. the acoustical properties of any system or component.
  - p. Temperature accuracy between zones in a zoned heating system. (Operation of system will be checked).
- C. Inspectors are not required to offer:
  - a. or perform any act or service contrary to law.
  - b. or perform engineering services.
  - c. or perform work in any trade or profession other than inspector.
- D. Inspectors are not required to operate:
  - a. any system or component which is shut down or rendered inoperable.
  - b. any system which does not respond to normal operating controls.
  - c. shut-off valves.
- E. Inspectors are not required to enter:
  - a. any area which, in the opinion of the inspector, may pose dangerous to the inspector or other persons or cause damage to the property.
  - b. the under-floor crawl spaces or attics which are not readily accessible.
- F. Inspectors are not required to inspect:
  - a. underground items, including but not limited to, underground storage tanks septic fields, septic systems, fuel tanks, well systems, or other underground indications of their presence, whether abandoned or active.
  - b. systems or components which are not installed.
  - c. decorative items and window coverings.
  - d. systems or components located in areas not entered in accordance with these Standards of Practice.
  - e. detached structures other than garages or carports.
  - f. common elements or common areas in multi-unit housing.
- G. Inspectors are not required to:
  - a. perform procedures which could cause injury to the inspector, other persons or the property.
  - b. move suspended ceiling tiles, personal property, furniture, plants, equipment, soil, snow, ice or debris.
  - c. dismantle any system or component, except as explicitly required by the American Society of Home Inspector Standards of Practice hereinafter "Standards of Practice".

## LIMIT OF LIABILITY

It is understood and agreed that should CSI, LLC, and/or its agents or employees be found liable for any loss or damage resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of CSI, LLC, and/or its agents or employees shall be limited to the amount of the fee paid by the Client. This limitation applies collectively to every type of dispute or cause of action arising out of or in any way relating to this Agreement, Inspection of the Property, or Reports, including but not limited to breach of contract, negligence, negligent misrepresentation, and violations of any Unfair Trade Practices Act. This limitation does not apply to any dispute for vexatious litigation or similar type of dispute by Company against Client or Client's attorney or legal representative.

The inspector accepts no personal liability as he/she is the agent of CSI, LLC.

### TERMS AND CONDITIONS:

- a. CSI, LLC must receive a signed copy of this Agreement before the inspection may begin.
- b. The Client recognizes this report is solely for the benefit of the Client and any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.
- c. The Client agrees that any claim arising in connection with this agreement shall be made in writing to the Company at the address above by certified mail, return receipt requested, within 10 days of discovering any problem.
- d. The parties agree that any action in relation to an alleged breach of this Agreement shall be commenced within one year of the date of the inspection, without regard to the date the breach is discovered. Any action not brought within that one-year time period shall be barred, without regard to any other limitations period set forth by law or statute.
- e. The written notice of claim shall include: (1) description of dispute including what Client believes Company did or failed to do; (2) why Client believes Company is responsible; and (3) what Client believes Company should do about issue.
- f. The Client agrees to allow the inspection company a reasonable opportunity to re-inspect before changing the condition of the problem, except in an emergency. Failure to allow a re-inspection shall constitute a waiver of any and all rights to any claims against the inspection company.
- g. If there is more than one Client for whom the report is being prepared for the undersigned states they are signing for all of the Clients and represent they have the authority to do so.
- h. The Client agrees that the venue for any litigation arising out of the Agreement shall be in the county where CSI LLC has its principle place of business.
- i. The laws of the State of South Dakota govern this Agreement.
- j. The Client agrees this agreement represents the entire agreement and cannot be changed unless agreed by both parties in writing. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized agents.
- k. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect.

Inspection Costs: \$325.00 plus optional pest inspection and sales tax (total \$452.63)

The Client acknowledges they have read and understand agreement and the extent and limitations of the inspections and agree to all of the limitations, exclusions, and terms contained within this contract.

signed copy on file

Client \_\_\_\_\_ Date



Tim O'Hara \_\_\_\_\_ Date

CSI, LLC Representative

South Dakota Home Inspector License Number: 14373

**The Client is encouraged to be present at the conclusion of the inspection for any questions or clarifications.**