April 23, 2012

Dear Home Buyer,

On January 1, 2012, Cities' Inspection Service, Inc. completed a home inspection of the property located at 123 Oak Road, Somewhere, Minnesota for you. Doug Hastings did all the fieldwork related to this project. Doug used the national home inspection protocol; the American Society of Home Inspectors (ASHI) Standards of Practice.

The method used for this inspection was visual. There was no destructive analysis or technical testing of any building component. The project excluded all environmental health hazards, such as concealed mold, mildew and fungal growth; and any insect and vermin infestations.

The purpose of this inspection was to observe the physical condition of this building. The intent was to identify defects or conditions that adversely affected the structure and its components. This report contains the results of the inspection.

These definitions were used in this report:

◉	Functional	component was performing its intended function; installation and condition were appropriate for age and use.
⊙	Minor Defect	component deficiency was insufficient to be major defect; but it requires repair, normal maintenance, or a safety improvement.
⊗	Major Defect	component was <u>not</u> performing its intended function and requires repair or replacement.

Exterior

Description of Exterior

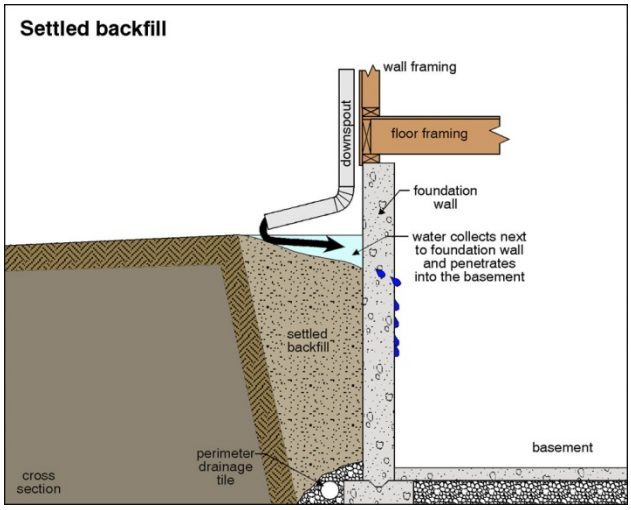
This home is located in a city neighborhood and is positioned on a steep sloped site. The building is a 1 1/2 level single family home with a detached one car garage. The structure is approximately 80 years old and, for the purpose of this report, the front entry door faces west. The weather condition, at the time of the inspection, is fair.

The walls are covered with one layer of metal lap siding which is approximately 50 years old. The windows are double hung with double pane glass and are original to the house. The roof is steep sloped; there is one layer of asphalt composition shingles and the materials are approximately 15-20 years old. Because of a steep sloped roof, the components are viewed with binoculars.

◉ Functional
⊙ Minor Defect
⊗ Major Defect

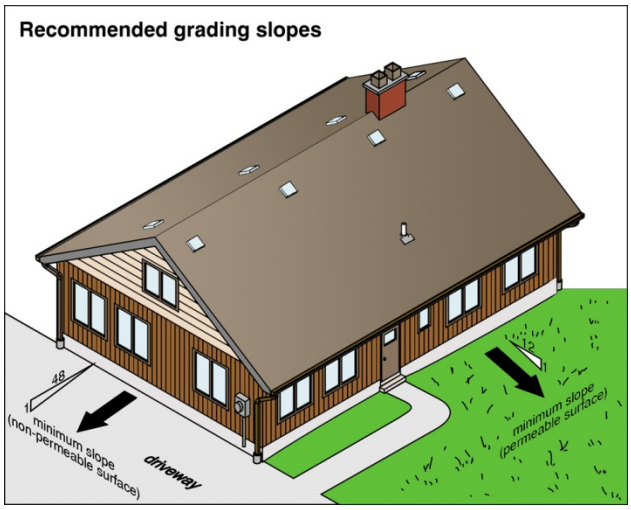
A. Grounds Observations

			Explanation of Problems
1.	Landscape		
	grading	⊗	flat grade (north, south, east & west sides) / no drain tile (north side)
	retaining walls	◉	
2.	Hardscape		
	walks	⊗	flat grade (north & east sides) / cracked concrete / cracked foundation caulking
	steps	⊙	loose guardrails
	patio	◉	
	driveway	◉	
3.	Utilities / other		
	electric service	⊗	low service wires
	gas meter	◉	
	outlets/fixtures	⊗	garage - reverse polarity, no GFCI receptacle, extension cord automatic opener wiring, unprotected wiring
	water faucets	⊙	water off / not viewed operating



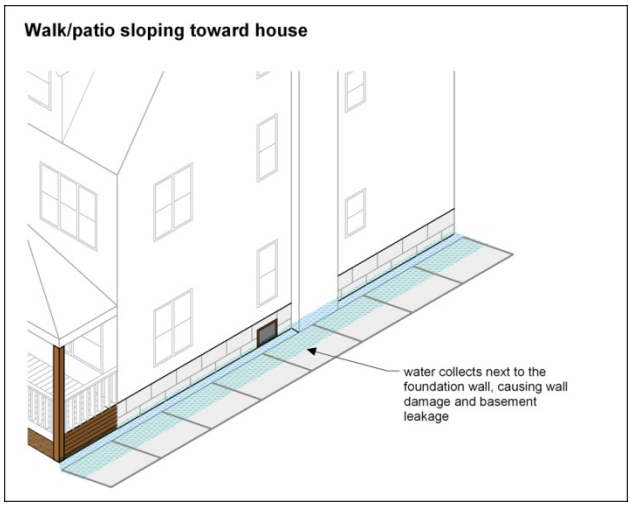
A1. Flat or settled grade

A1. Flat grade



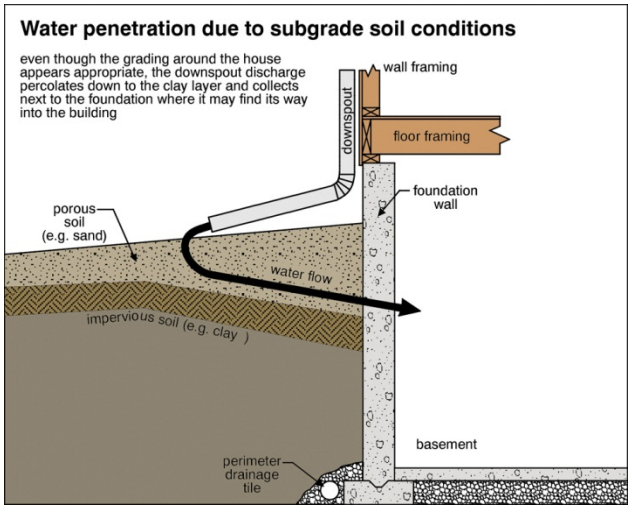
A1. Proper grade

A2. Flat & cracked sidewalk

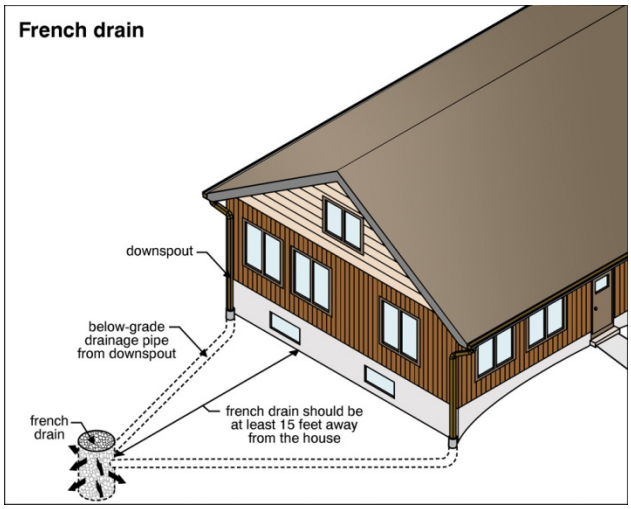


A2.

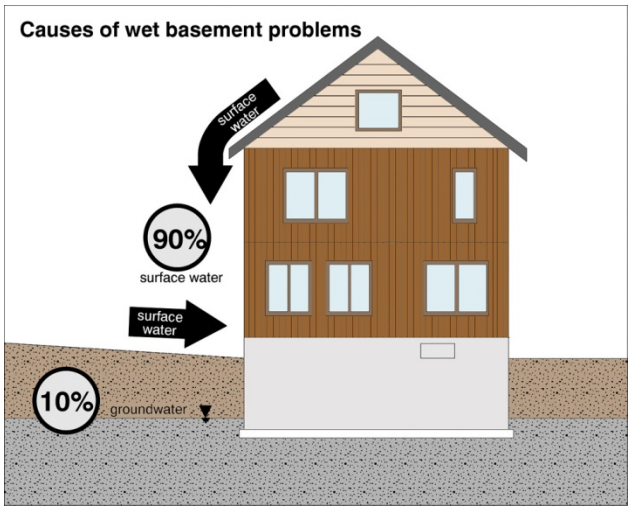
A2. Over extended downspout extension



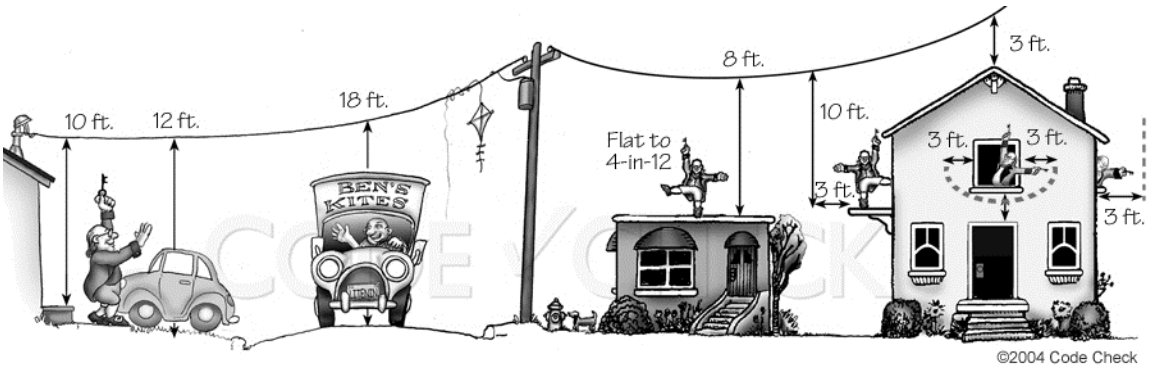
A2. Downspout issues



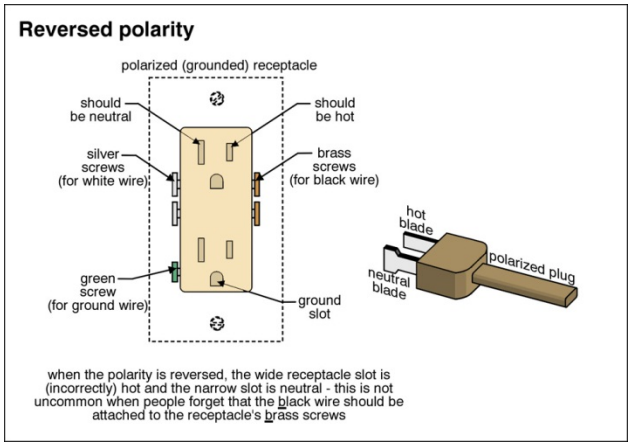
A2. Drainage pipe



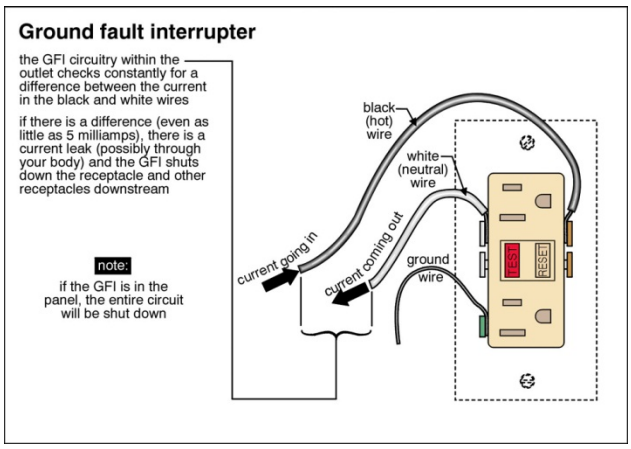
A1. Basement moisture



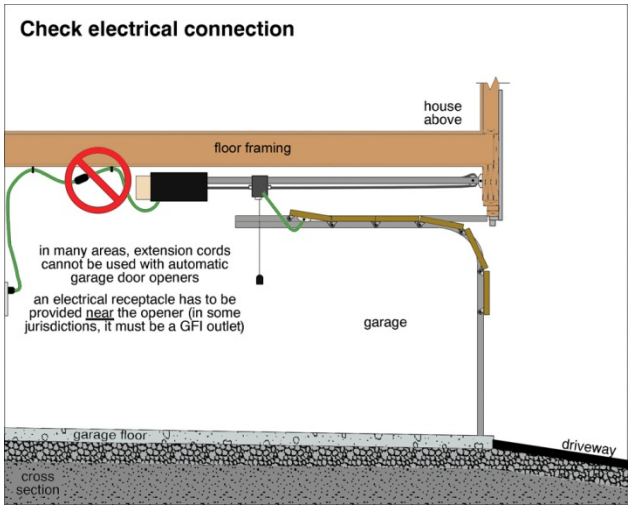
Service Drop Clearances



A3. Garage outlet



A3. Garage outlet



A3. Garage opener wiring

B. Building Exterior Observations

Explanation of Problems

1. Wall covering
   - siding ⊗ ..... peeled paint / pitted, buckled, & painted metal / storm damaged / cracked caulking / loose & tipped foundation bricks
   - windows ⊗ ..... basement – no drip flashing, worn wood, peeled paint, missing putty, contacting earth / main level – loose & painted metal
   - doors ◉
   - balcony ⊙ ..... low guardrail

2. Roof covering
   - shingles ⊙ ..... loose nails / old / short useful life (less than 5 years)
   - flashing ⊙ ..... loose flashing
   - chimney ⊗ ..... no concrete cap
   - overhangs ⊙ ..... no overhang ventilation / ice dams / loose & painted metal / rusted gutter screws & leaking connections

3. Garage
   - walls ⊗ ..... cracked siding / missing corner / west wall not visible
   - window ◉
   - floor slab ⊗ ..... cracked & loose concrete
   - overhead door ⊗ ..... loose & bent metal / damaged & disconnected automatic opener
   - roof ◉

Probability of Moisture Intrusion

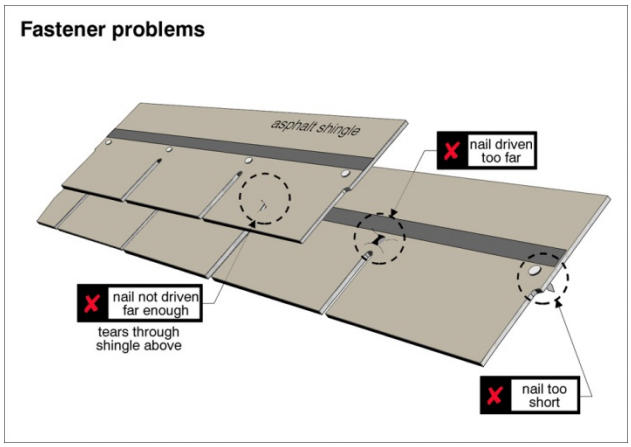
- grounds high
- walls low
- roof low

Limitations to Exterior Observations

- Garage walls are not visible because of stored items.
- The steep roof pitch makes the roof unsafe to walk on.

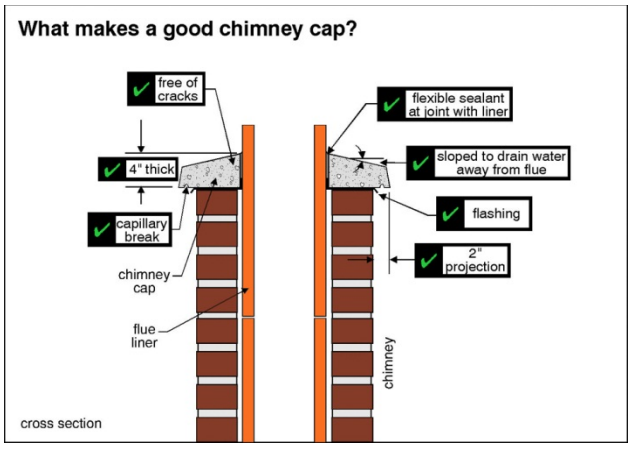
B1. Loose & tipped bricks

B1. Cracked & missing caulking

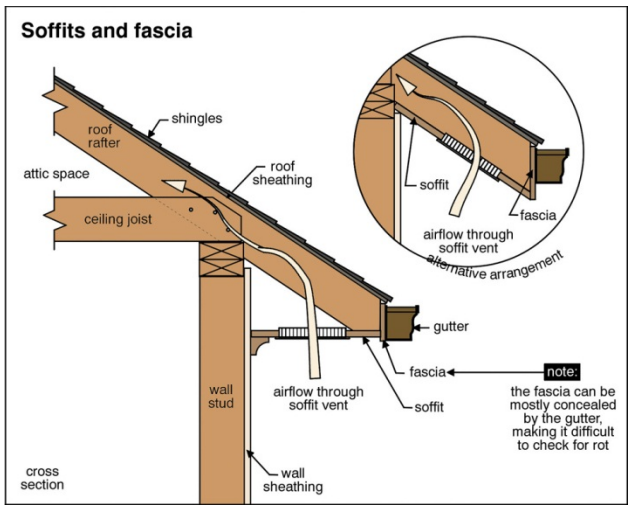


B2. Loose roof shingles

B2. Loose wall flashing



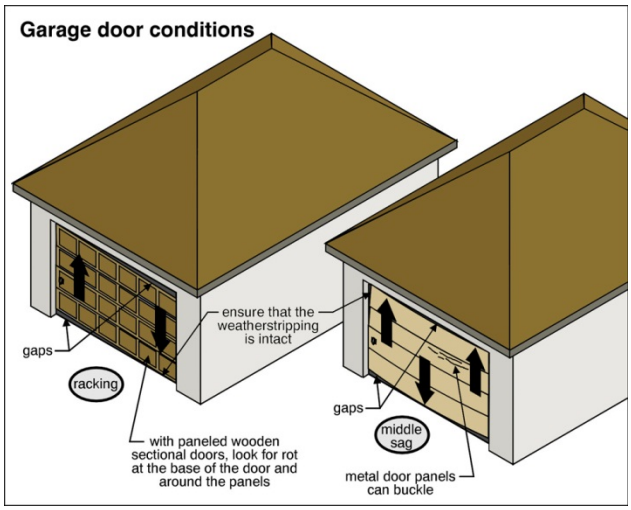
B2. No chimney cap



B2. No overhang ventilation

B3. Cracked garage floor

B3. Garage walls not visible



B3. Bent overhead door

Structure

Description of Structure

The foundation is cinder block with no insulation. This home has no crawl space. The floor systems are solid wood joists and subfloor with no rim joist insulation. The above ground walls are wood frame; the type, depth, and condition of insulation are not visible. The attic is constructed with solid wood rafters and spaced wood sheathing. There is approximately 3" of mixed types of attic insulation without a vapor retarder. The attic is viewed from access opening because located in confined closet.

◉ Functional
⊙ Minor Defect
⊗ Major Defect

C. Structure Observations

			Explanation of Problems
1.	Foundation		
	stairs	⊗	no handrail / no guardrails / uneven & high step rise
	walls	⊗	vertical crack north corners (2) / bowed wall (north side)
	floor slab	⊗	removed asbestos tiles & glue remains
	moisture	⊗	wall & floor stains (north, south, east & west sides) / deteriorated blocks / mold mitigation work completed
	drain tile	⊙	none
2.	Floors		
	joists	◉	
	posts/beam	◉	
	moisture	◉	
3.	Walls		
	walls	◉	
	insulation	⊙	not visible
	moisture	⊙	not visible
4.	Roof		
	rafter's	⊙	sagged rafters
	chimney	◉	
	moisture	⊙	old wood stains
	insulation	⊗	minimal insulation
	ventilation	⊗	improper amount roof & overhang ventilation

Probability of Moisture Intrusion

foundation_____high
floors_____low
walls_____low
roof_____low

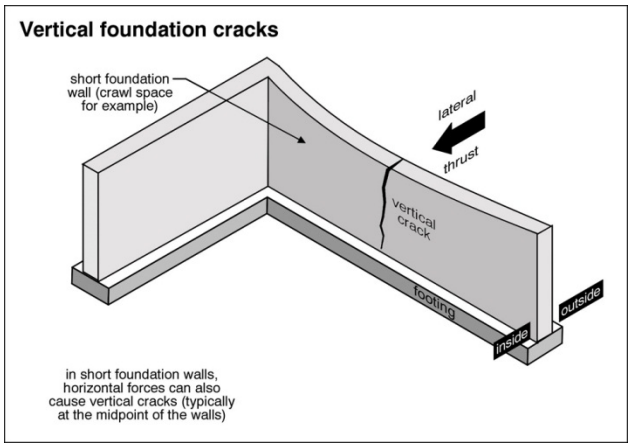
Probability of Failure

foundation_____low
floors_____low
walls_____low
roof_____low

Limitations to Structure Observations

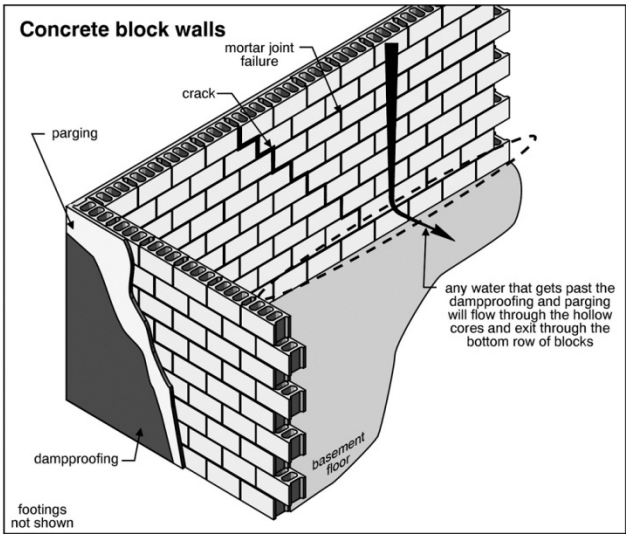
- Wall structure is 100% covered; wood decay and molds are not visible.

C1. Vertical shear cracks / bowed wall

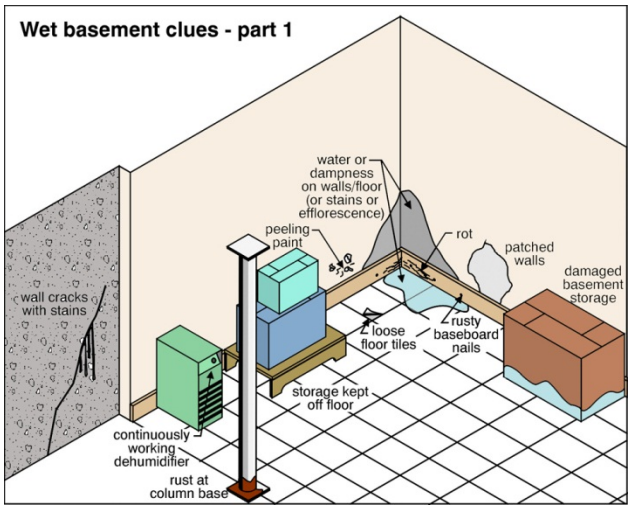


C1. Vertical shear cracks in north wall corners

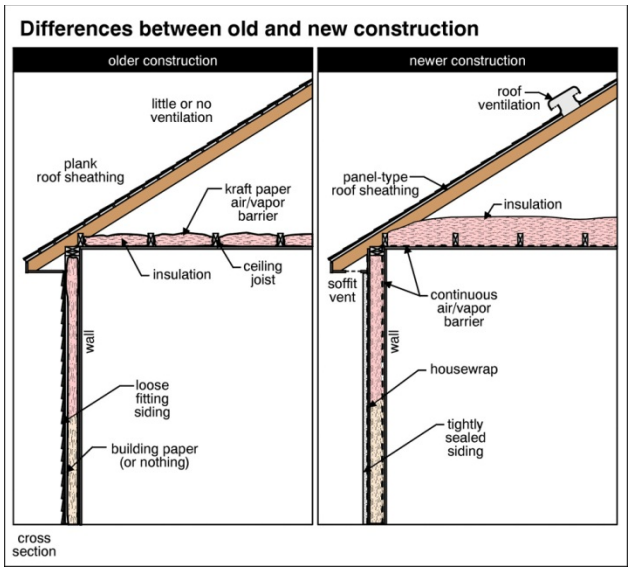
C1. Missing tiles / glue remains



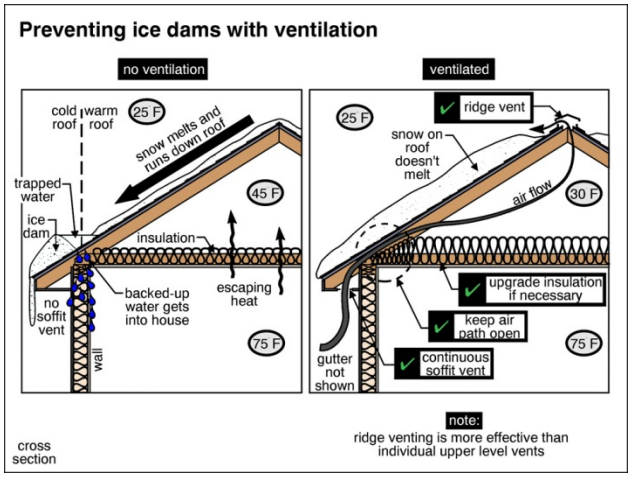
C1. Basement moisture



C1. Missing floor tiles



C4. Minimal insulation



C4. Ice dams

Electrical

Description of Electrical

The public utility service is overhead and the voltage is 110/220. There is one 100 amp main electrical panel and it is approximately 35 years old. The service entrance wires are aluminum, the main disconnect is circuit breaker and it is located on the east basement wall. The branch circuit distribution wiring is copper and aluminum with circuit breakers.

◉ Functional
⊙ Minor Defect
⊗ Major Defect

D. Electrical Observations

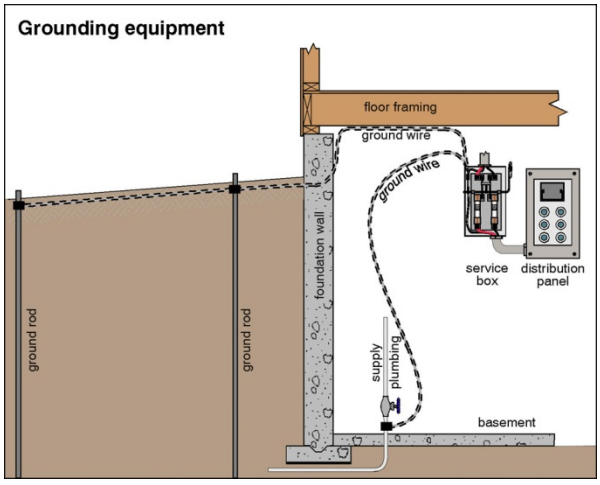
Explanation of Problems

1. Main panel
   - size_____ ◉
   - condition_____ ◉
   - grounding_____ ⊗ ..... ungrounded panel
   - wiring_____ ◉

2. Outlets/fixtures
   - basement_____ ⊗ ..... missing box knockouts / extension cord fixture / unsupported & unprotected wiring / unsealed junction panel
   - attic_____ ⊙ ..... knob & tube wiring
   - smoke detector__ ◉

Limitations to Electrical Observations

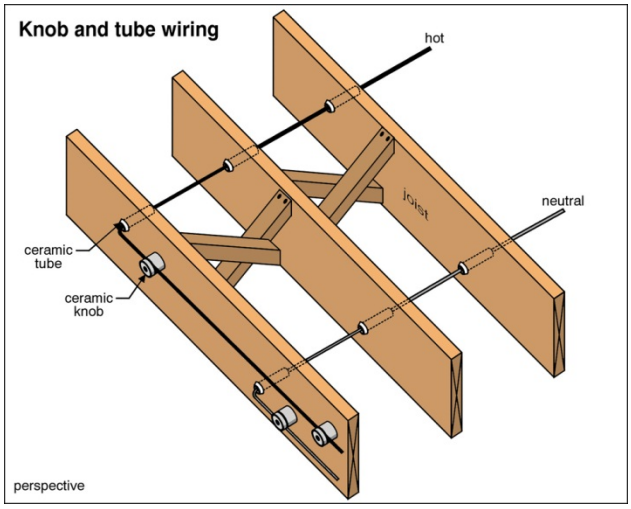
- None.



D1. Ungrounded panel

D2. Unsealed panel & unprotected wiring

D2. Extension cord fixture wiring



D2. Knob & tube wiring (attic & walls)

Plumbing

Description of Plumbing

The main water supply is public and the visible pipe material is copper. The interior water pipes are copper and iron. The main water shutoff valve is located near the west basement wall. The gas water heater is 40 gallons and is approximately 1 year old. The public underground sewer pipe is not visible; the soil stack is cast iron. The drain and vent pipes are iron. The appliance fuel supply is natural gas and the main shutoff valve is located at the west basement wall.

◉ Functional
⊙ Minor Defect
⊗ Major Defect

E. Plumbing Observations

			Explanation of Problems
1.	Water supply		
	main pipe	◉	
	interior pipes	⊗	corroded connection / improperly located clothes washer faucets / undersized pipes / low water pressure
2.	Waste pipes		
	soil stack	◉	
	drain/vent pipes	⊗	corroded pipe
	floor drain	◉	
	laundry tub	⊗	leaking tub faucet / steel drain pipe in concrete / cracked concrete tub
3.	Gas piping		
	interior pipes	◉	
	oil tank	⊗	certification required (appears tank removed)
	appliances	⊙	old clothes dryer shutoff
4.	Water heater		
	storage tank	◉	
	vent pipe	◉	
5.	Appliances		
	clothes washer	◉	
	clothes dryer	⊗	sagged vent pipe

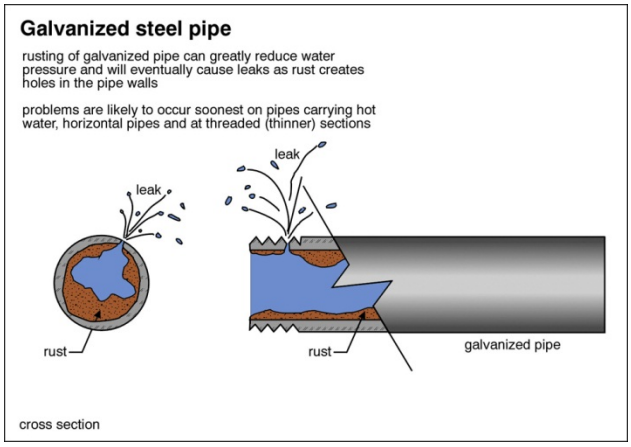
Probability of Failure

Water pressure__high
Plugged sewer___low
Water heater____low

Limitations to Plumbing Observations

- Condition of underground sewer pipe is not visible.

E1. Corroded connection



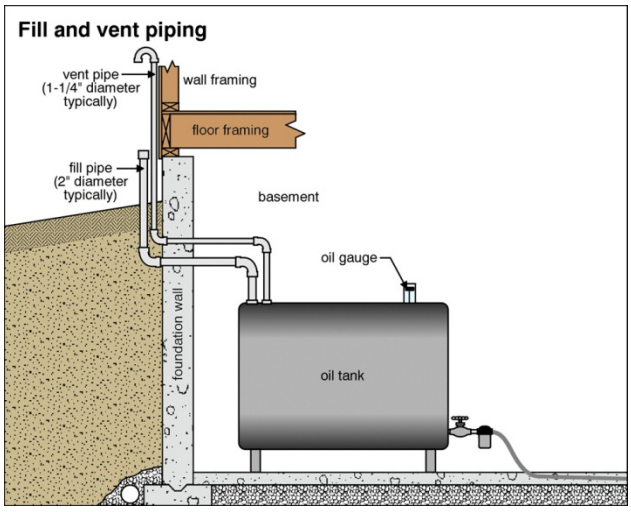
E1. Low water pressure

E1. Improperly located clothes washer faucets

E1. Undersized water pipe

E1. Corroded drain pipe

E3. Removed oil pipes



E3. Probably was interior tank & removed

E3. Disconnected oil pipe

Mechanical

Description of Mechanical

The central heating is a forced hot water boiler. The fuel source is natural gas and the system is approximately 13 years old. There is no central air conditioner.

◉ Functional
⊙ Minor Defect
⊗ Major Defect

F. Mechanical Observations

Explanation of Problems

1. System
   - jacket_____ ◉
   - heat exchanger__ ◉
   - distribution_____ ⊙ .....leaking pipe / asbestos like material
   - vent/flue pipes___ ◉

Probability of Failure

Boiler_____low

Limitations to Mechanical Observations

- None

F1. Temporary pipe repair

Interior

Description of Interior Rooms

There are 3 bedrooms and 1 bath. The basement is unfinished.

◉ Functional
⊙ Minor Defect
⊗ Major Defect

G. Interior Room Observations

		Explanation of Problems
1. Kitchen		
walls/ceiling	◉	
floor	◉	
windows	⊗	inoperable upper sashes / out of adjustment
door	◉	
outlets/fixtures	⊙	improper amount outlets / no GFCI receptacles
heating	◉	
fixture/faucet	⊗	leaking faucet / water pipes located in unheated space / improper vent pipe connector
water pressure	⊙	minimal hot water flow
cabinet/top	⊗	loose wood countertop
2. Kitchen appliances		
refrigerator	◉	
stove	◉	
3. Living/dining		
walls/ceiling	◉	
floor	◉	
windows	◉	
outlets/fixtures	◉	
heating	◉	
fireplace	⊗	unsafe gas heater / not a useable fireplace

4. Upper bath
   - walls/ceiling_____ ◉
   - floor_____ ◉
   - window_____ ⊗ .....inoperable upper sash
   - door_____ ◉
   - outlets/fixtures__ ⊗ .....no outlet
   - heating_____ ◉
   - fixture/faucet____ ⊙ .....slow tub drain
   - water pressure___ ⊗ .....low water flow (tub & toilet)
   - cabinet/top_____ ◉
   - exhaust fan_____ ⊙ .....none

5. Bedrooms
   - walls/ceiling_____ ⊗ .....water stained ceiling (bucket in attic)
   - floor_____ ◉
   - windows_____ ⊗ .....inoperable upper sashes
   - door_____ ◉
   - outlets/fixtures__ ⊗ .....reverse polarity / improper amount outlets
   - heating_____ ◉
   - smoke/CO_____ ⊗ .....no smoke detectors

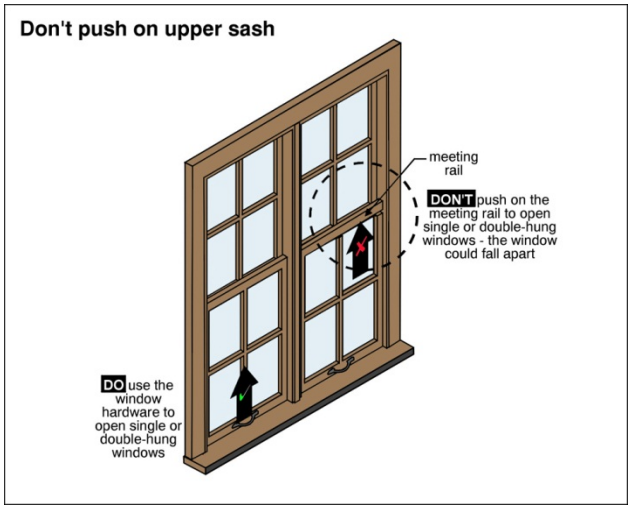
6. Hallways/entries
   - walls/ceiling_____ ◉
   - floor_____ ◉
   - window_____ ◉
   - door_____ ◉
   - outlets/fixtures__ ◉
   - heating_____ ◉
   - smoke detector__ ◉
   - stairs_____ ⊙ .....over spaced & low guardrails

Probability of Moisture Intrusion

- Ceiling_____low
- Walls_____low
- Floor_____low

Limitations to Interior Observations

- Only appliances listed in this report are included in this inspection.



G. All windows

G1. Extension cord kitchen outlet

G1. Water pipes in unheated space / improper connector

G3. Unsafe gas heater

G3. Iron vertical water pipes

Conclusions

⊗ Major Defects

A. Grounds
   - Earth grade and sidewalks do not slope away from the foundation (basement moisture). The grading requires a french drain pipe on the north side. This pipe should daylight out the hill in the front yard.

B. Building Exterior
   - Loose, buckled, painted, and storm damaged wall siding, window, door, and overhang trim. Cracked window, door, and trim caulking.
   - Cracked garage floor.

C. Structure
   - Water stained basement walls and floor.
   - Water bucket in attic (water stained bedroom ceiling).

D. Electrical
   - Low overhead exterior service wires.
   - Ungrounded main panel.
   - Unsecured basement junction panel and unprotected wiring.
   - No bath outlet with GFCI protection.

E. Plumbing
   - Corroded iron water pipes; low kitchen and bath water pressure.
   - Leaking kitchen and laundry faucets.

F. Mechanical
   - None.

G. Interior Room
   - Unsafe living room gas heater.

⊙ Minor Defects

A. Grounds
   - Cracked sidewalk section.
   - Loose step guardrails.

B. Building Exterior
   - Loose foundation bricks and mortar.
   - Peeled basement window paint and missing glass putty.
   - Loose roof shingles nails and wall flashing (short useful life).
   - No chimney concrete cap.
   - Leaking gutter connections.
   - Cracked and missing garage wall siding.

C. Structure
    - Bent garage overhead door and trim.
    - Inadequate amount attic insulation and ventilation (ice dams).
    - Bowed basement wall (north).
D. Electrical
    - Improperly wired garage outlets and overhead door opener.
    - Missing basement boxes knockout plugs.
    - Inadequate amount kitchen outlets and no GFCI protection.
    - Inadequate amount bedroom outlets.
E. Plumbing
    - Undersized basement water pipes and poorly located clothes washer faucets (low water pressure).
    - Corroded basement drain pipe.
    - Cracked concrete laundry tub.
    - Old clothes dryer gas pipe shutoff valve.
    - Sagged clothes dryer vent pipe.
    - Kitchen water pipes are located in an outside wall (frozen pipes).
    - Improper kitchen sink vent pipe connection.
    - Slow bathtub drain.
F. Mechanical
    - None.
G. Interior Room
    - Inoperable windows upper sashes; many windows are out of adjustment.
    - No basement stair handrail and guardrail; uneven and high step rises.
    - Loose and split kitchen wood countertop.
    - Building code now requires a smoke detector on every floor level and in each bedroom.

Potential Defects

1. If grading does not completely resolve the basement moisture problem, you may need to install gutters to control roof drainage.
2. Mold and asbestos remediation work has been done, extent and completeness of work not visible. You should have the air quality tested.
3. Licensed contractor to certify no underground oil storage tank on property.
4. Not visible or limited view:
    - Underground sewer pipe (inaccessible)
5. Not viewed operating:
    - Outside water faucets (water off)
    - Garage overhead door opener (disconnected).