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October 5, 2015

Dear Client,

On 9/29/2015, Cities' Inspection Service, Inc. completed a home inspection of the property located at 123 Oak Street, Someplace, 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 not performing its intended function and requires repair or replacement.

Exterior

Description of Exterior

| | | |
|---|------------------------|-----------------------|
| Building: 1 level single family | Garage: 1 car attached | Approx. age: 62 years |
| Wall covering: wood shakes | Layers: 1 | Approx. age: 62 years |
| Windows: double hung | Glass: 2 pane | Original: Most |
| Roof covering: asphalt composition shingles | Layers: 1 | Approx. age: 16 years |
| Roof viewed: walked on roof | Slope: steep | |
| Weather: fair | Front door faces: east | |

- Functional
- Minor Defect
- ⊗ Major Defect

Grounds Observations

Explanation of Problems

Landscape

grading _____ ⊗.... flat grade east, west, & north sides



Hardscape

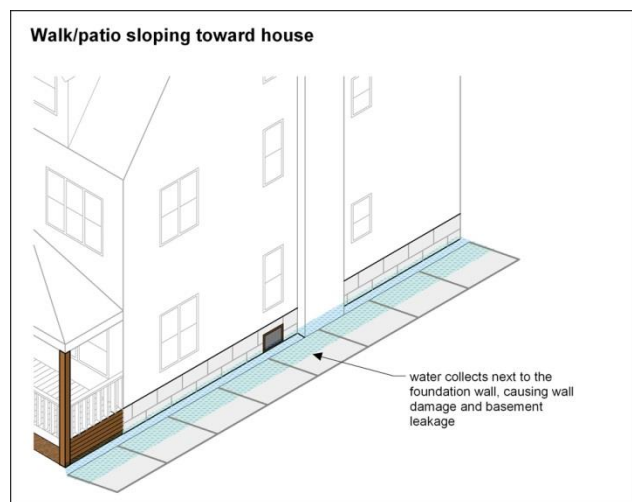
- steps _____ ⊗.... loose patio door blocks / chipped rear steps
- walks _____ ⊗.... cracked & settled concrete / negative slope
- patio _____ ⊗.... deteriorated pavers / flat grade / ponding water on foundation
- fence _____ ⊙.... decayed wood posts on north side
- driveway _____ ⊗.... cracked concrete



Patio steps



Settled front walk





Settled patio



Driveway

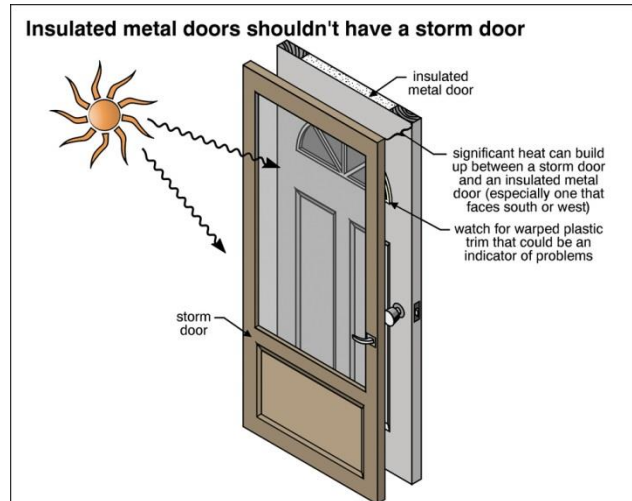
Exterior Observations

Wall surfaces

- siding _____ ●
- windows _____ ○.... peeled paint / missing putty
- doors _____ ○.... cracked & warped plastic window trim
- overhangs _____ ○.... leaking gutter connections

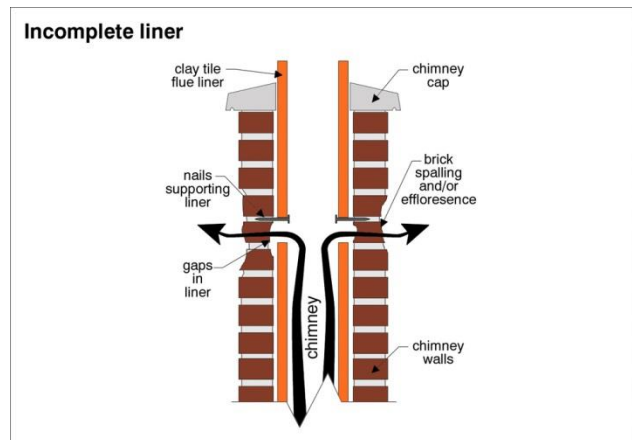


Cracked plastic glass trim



Roof surfaces

- slope _____ ●
- shingles _____ ○ missing ridge shingle
- flashing _____ ●
- chimney _____ ⊗ incomplete liner



Garage

- walls _____ ○ deteriorated blocks
- floor slab _____ ●
- doors _____ ●
- attic _____ ●



Deteriorated blocks

Probability of Moisture Intrusion

- ✓ grounds__medium (grading)
- ✓ walls_____low
- ✓ roof_____low

Limitations to Exterior Observations

- Leaking insulated window and door glass air seals may not be visible.

Structure

Description of Structure

| | | |
|--|-------------------------|-----------|
| Foundation: concrete block | Insulation: not visible | |
| Floors: solid wood joists | Insulation: fiberglass | Inches: 1 |
| Walls: wood frame studs | Insulation: not visible | |
| Roof: solid wood rafters | Insulation: mixed types | Inches: 6 |
| Crawl space viewed: none | | |
| Attic viewed: viewed from access opening | (low headroom) | |

- Functional
- Minor Defect
- Major Defect

Structure Observations

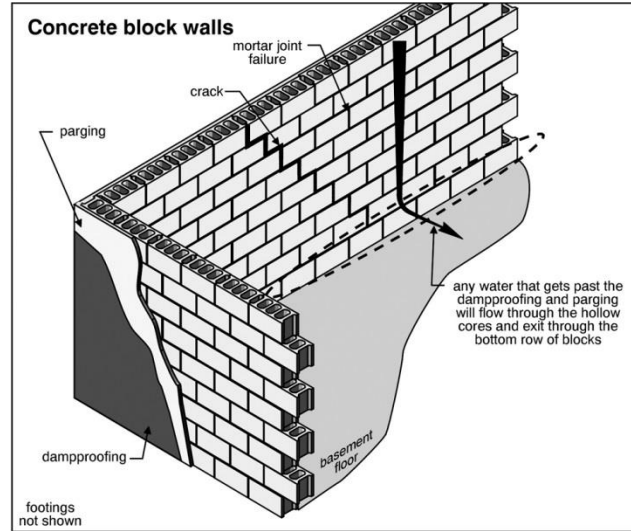
Explanation of Problems

Foundation

- walls _____ water stained floor east side
- floor slab _____
- drain tiled _____ none



Water stained tiles east side



Floors

- joists _____
- posts and beam _____

Walls

- framing _____ finished walls & not visible
- beams _____

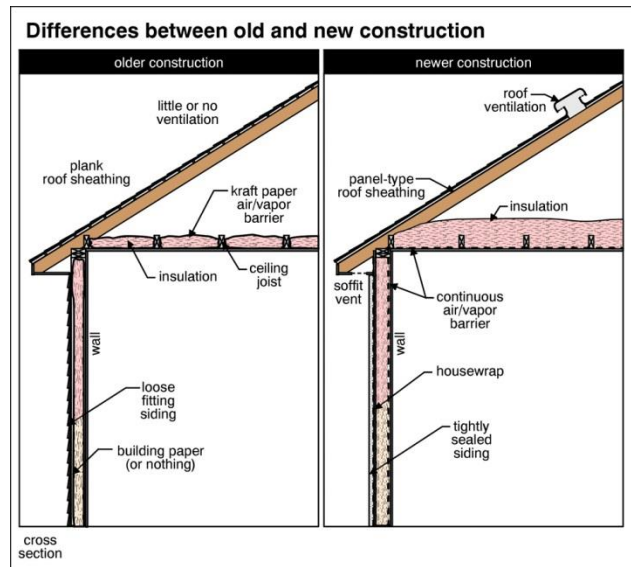
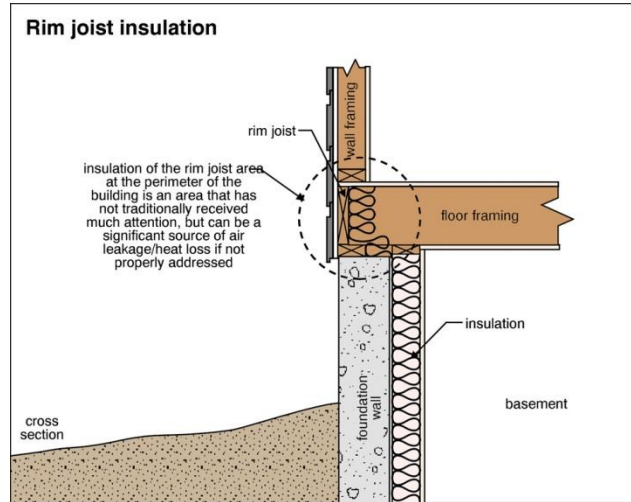
Roof

- rafters _____
- chimney _____
- vent pipes _____ unvented or improperly vented kitchen fan



Insulation

- basement _____ ⊙.... not visible
- floor _____ ⊙.... missing rim joist insulation
- wall _____ ⊙.... finished walls & not visible
- attic _____ ⊙.... minimal insulation / no baffles



Probability of Failure or Moisture Intrusion

- ✓ foundation ___ low
- ✓ floors _____ low
- ✓ walls _____ low
- ✓ roof _____ low

Limitations to Structure Observations

- Foundation is 50% covered and condition not visible.

Electrical

Description of Electrical

| | |
|---------------------------------------|----------------------------|
| Utility service: overhead | Volts: 110/220 |
| Panel size: 100 amps | Approx. age: 9 years |
| Main disconnect: circuit breaker | Service wires: copper |
| Branch circuits: circuit breakers | Distribution wires: copper |
| Panel location: west wall of basement | |

- Functional
- Minor Defect
- Major Defect

Electrical Observations

Explanation of Problems

Utility service _____ no utility meter lock



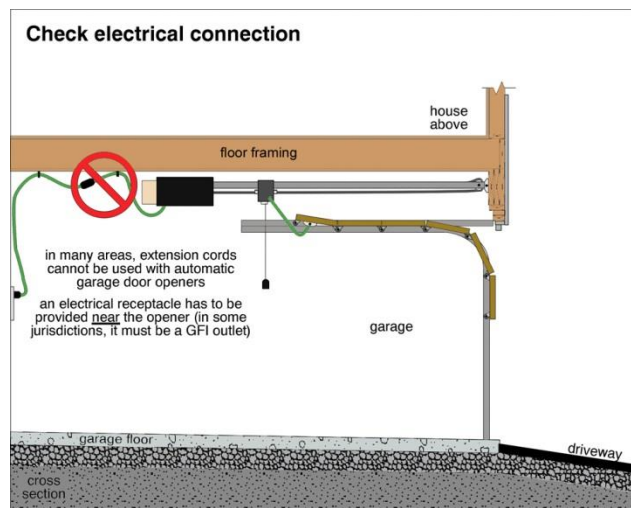
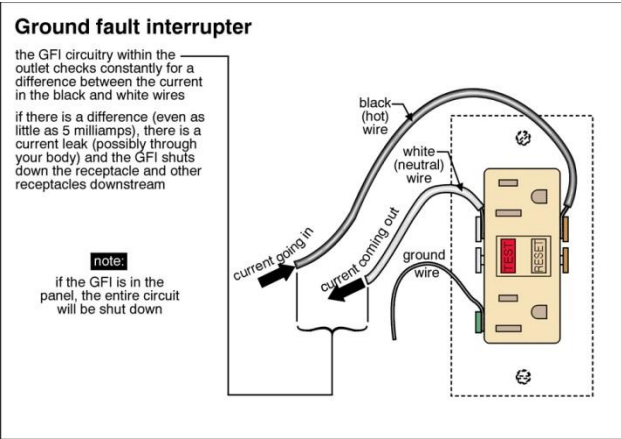
No lockout

Main panel

- size _____
- condition _____
- wiring _____

Outlets and fixtures

- exterior _____ inoperable doorbell
- garage _____ bad ground / no GFI outlet / extension cord automatic opener wiring
- basement _____
- finished walls _____ not visible
- attic _____



Detectors

smoke _____ ⊗ no basement & bedroom smoke detectors

CO _____ ⊙

Limitations to Electrical Observations

- None.

Plumbing

Description of Plumbing

| | |
|--|------------------------------|
| Main visible water supply pipe: copper | Interior water pipes: copper |
| Main water shutoff located: east basement wall | |
| Water heater: natural gas 40 gallons | Approximate age: 6 years |
| Soil stack: cast iron | Drain & vent pipes: iron |

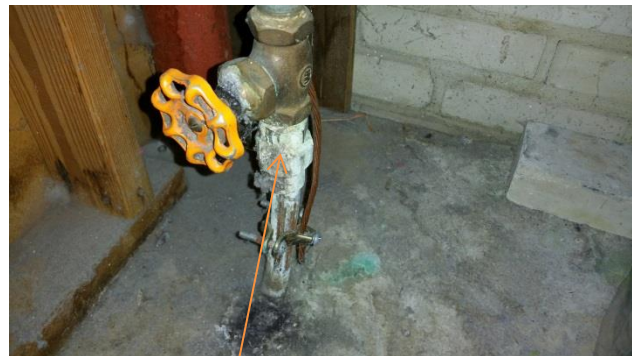
- Functional
- Minor Defect
- Major Defect

Plumbing Observations

Explanation of Problems

Water pipes

- main pipe _____ leaking main shutoff & connection
- interior pipes _____
- exterior spigots _____

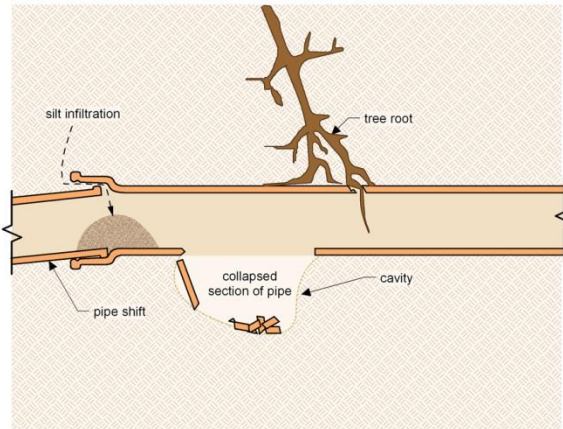


Leaking shutoff valve & pipe connection

Waste pipes

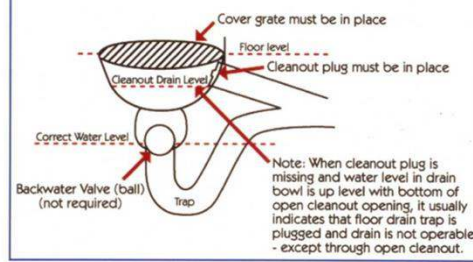
- sewer _____ not visible / camera scoped by Ron the Sewer Rat
- soil stack _____
- drain/vent pipes _____
- bath rough in _____ no water in floor drain trap
- laundry tub _____ cracked & leaking concrete tub / no softener, pump & purifier
air gap (cross connection) / leaking clothes washer shutoff

Clay pipe sewer issues - shift, collapse, roots, silt

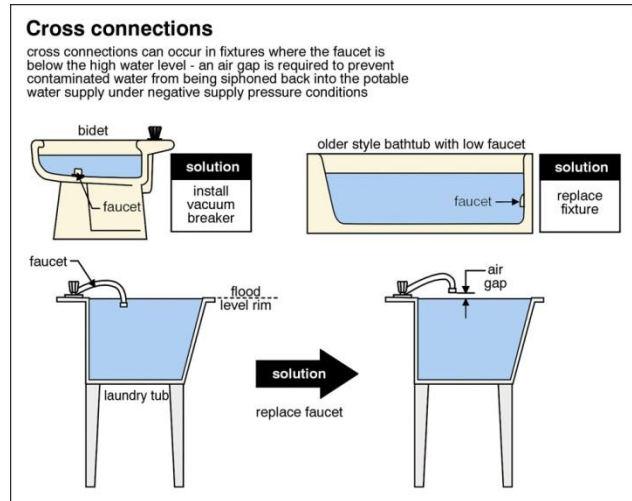


Sewer concern

Floor Drain Cleanout

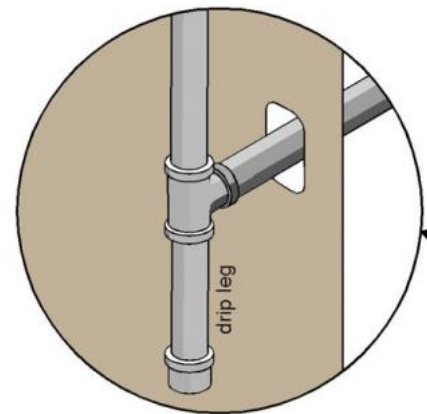


No air gap



Gas pipes

- meter and pipes
- appliances _____ no clothes dryer drip leg



Appliances

- water heater _____
- water softener _____
- water purifier _____
- clothes washer _____
- clothes dryer _____
- freezer _____

Probability of Failure

- ✓ Water pressure ___ low
- ✓ Plugged sewer ___ low
- ✓ Water heater ___ low

(certified by Ron the Sewer Rat)

Limitations to Plumbing Observations

- Condition of underground sewer pipe is not visible.

Mechanical

Description of Mechanical

| | |
|--|--------------------------|
| Heating: natural gas forced air | Approximate age: 9 years |
| Cooling: electric central air conditioner | Approximate age: 9 years |
| Main gas shutoff located: at utility meter | |

- Functional
- Minor Defect
- Major Defect

Mechanical Observations

Explanation of Problems

Furnace

- jacket_____
- heat exchanger__
- distribution_____
- vent and flue_____

Air conditioner

- condenser_____
- compressor_____
- pipng_____
- wiring_____

Probability of Failure

- ✓ Heating___low
- ✓ Cooling___low

Limitations to Mechanical Observations

- System heater exchanger is 100% inaccessible and condition is not visible.

Interior

Description of Interior

| | | |
|----------------|----------------------|---------|
| ML bedrooms: 3 | Basement bedrooms: 0 | Bath: 1 |
|----------------|----------------------|---------|

- Functional
- Minor Defect
- ⊗ Major Defect

Interior Observations

Explanation of Problems

Stairs

basement _____ ●

Basement rec room

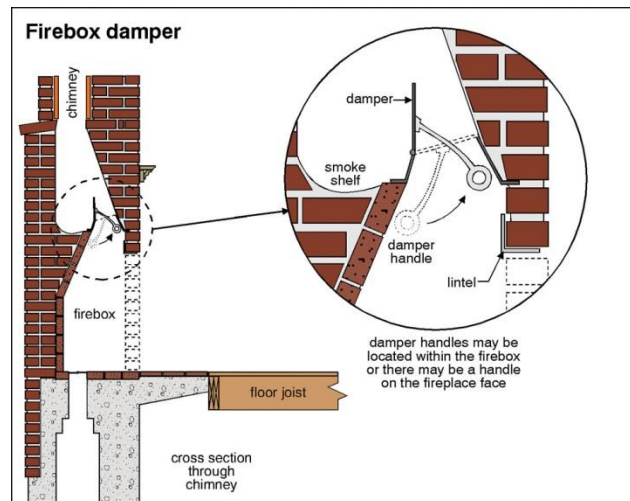
wall, ceiling, floor _____ ●

window and door _____ ●

outlet and fixture _____ ●

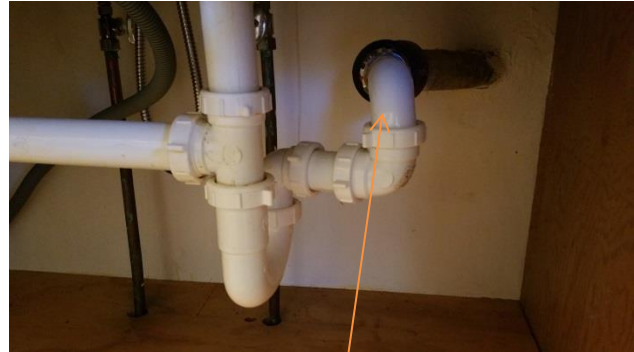
heat _____ ○.... no return register

fireplace _____ ⊗.... broken damper handle / backdraft



Kitchen

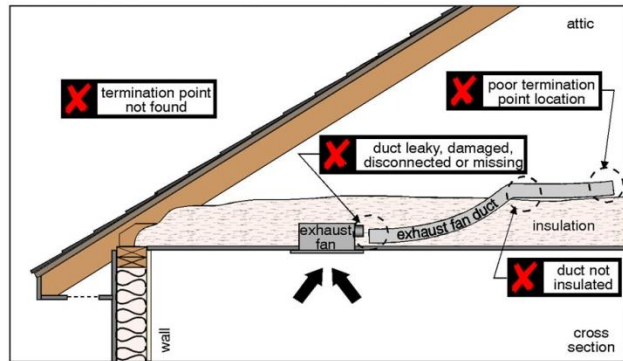
- wall, ceiling, floor___ ●
- window and door___ ○.... worn wood / missing sunroom & closet doors
- outlet and fixture___ ●
- heat_____ ●
- plumbing_____ ⊗.... improperly sloped drain pipe
- cabinet and top___ ○.... worn wood



Improperly sloped drain pipe

Appliances

- refrigerator_____ ●
- stove_____ ●
- dishwasher_____ ●
- disposal_____ ●
- vented fan_____ ⊗.... unvented or improperly vented ceiling fan



Living and dining room

- wall, ceiling, floor___ ○.... cracked plaster / worn wood floor
- window and door___ ○.... worn wood
- outlet and fixture___ ●
- heat_____ ●
- fireplace_____ ⊗.... incomplete liner

Bath

- wall, ceiling, floor___
- window and door___
- outlet and fixture___
- heat_____
- plumbing_____
- cabinet and top___
- fan_____

Bedrooms

- wall, ceiling, floor___
- window and door___
- outlet and fixture___
- heat_____

Sunroom

- wall, ceiling, floor___
- cabinets_____
- window and door___ no kitchen door
- outlet and fixture___
- heat_____ no heat source
- wine cooler_____

Hallway and entry

- wall, ceiling, floor___
- window and door___
- outlet and fixture___

Probability of Moisture Intrusion

- ✓ Ceiling___low
- ✓ Walls___low
- ✓ Floor___low

Limitations to Interior Observations

- None.

Conclusions

⊗ Major Defects

Exterior

- ✓ Cracked and settled front walk, patio, and driveway.
- ✓ Incomplete living room fireplace chimney liner (unsafe to burn).

Garage

- ✓ None.

Structure

- ✓ Unvented or improperly vented kitchen exhaust fan.

Electrical

- ✓ None.

Plumbing

- ✓ Cracked and leaking concrete laundry tub.
- ✓ Improperly sloped kitchen drain pipe.

Mechanical

- ✓ No sunroom heat register.

Interior

- ✓ None.

⊙ Minor Defects

Exterior

- ✓ Earth grade and patio are flat and do not slope away from the foundation. Although the risk is low, basement moisture will always be a possible problem until corrected.
- ✓ Loose patio door concrete block steps. Cracked backdoor concrete steps.
- ✓ Decayed fence posts.
- ✓ Peeled original window paint, loose and missing glass putty.
- ✓ Cracked and warped front door plastic glass trim.
- ✓ Leaking roof gutter connections.
- ✓ Missing roof ridge shingle.

Garage

- ✓ Deteriorated exterior foundation blocks.

Structure

- ✓ Water stained rec room paneling and floor tiles.
- ✓ Missing basement rim joist insulation.
- ✓ Minimal amount attic insulation and ventilation (ice dams).

Electrical

- ✓ No exterior utility meter panel lock.
- ✓ Inoperable doorbell.
- ✓ Bad outlet grounds in garage. No garage GFI outlets. Extension cord overhead door opener wiring.

Plumbing

- ✓ Leaking main water shutoff valve and adjacent pipe connection.
- ✓ Leaking clothes washer water pipe shutoff valve.
- ✓ No water softener, air conditioner condensate pump, and water purifier discharge pipe air gap (cross connection).
- ✓ No clothes dryer gas pipe drip leg.
- ✓ No water in rough in bath floor drain trap.

Mechanical

- ✓ No rec room return air register.

Interior

- ✓ Broken basement fireplace damper handle. Fireplace is back drafting.
- ✓ Worn interior woodwork. Doors, windows, cabinets and trim need stain and varnish.
- ✓ Worn hardwood floors.
- ✓ Missing kitchen closet and sunroom doors.
- ✓ No basement and bedroom smoke detectors.



Potential Defects

- ✓ Old homes have various environmental concerns; prior to disturbing you should test the building materials so that you handle them properly. This includes, but is not limited to, asbestos and lead paint.

Not visible or limited view (not part of the inspection):

- ✓ Fireplace flue tiles (limited view)
- ✓ Underground sewer pipe (camera scoped by Ron the Sewer Rat)