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October 5, 2015

Dear Client:

On 9/23/2015, Cities' Inspection Service, Inc. completed a **partial** 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 buildings major systems. The intent was to identify defects or conditions that adversely affected the structure; main electrical, plumbing and mechanical systems. **This inspection pertains only to the below listed systems. This is not a complete home inspection.** This report contains the results of the inspection.

Structure

Foundation: concrete block
Floors: wood frame
Walls: wood frame with vinyl siding
Roof: wood truss rafters with asphalt shingles

Plumbing

Main water pipe: copper
Water heater: 40 gallons
Main waste pipes: plastic
Fuel: natural gas

Electrical

Utility service: underground 110/220 volt
Main panel: 100 amp

Mechanical

Heating: forced air
Cooling: central air conditioner

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.

Major System Inspection

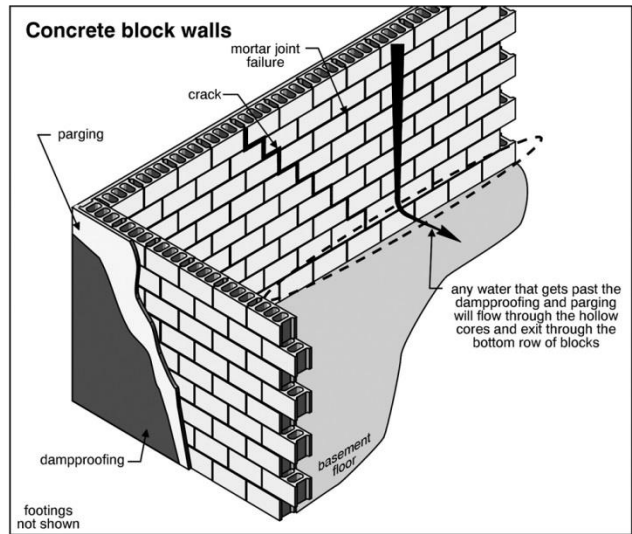
Explanation of Problems

Structure

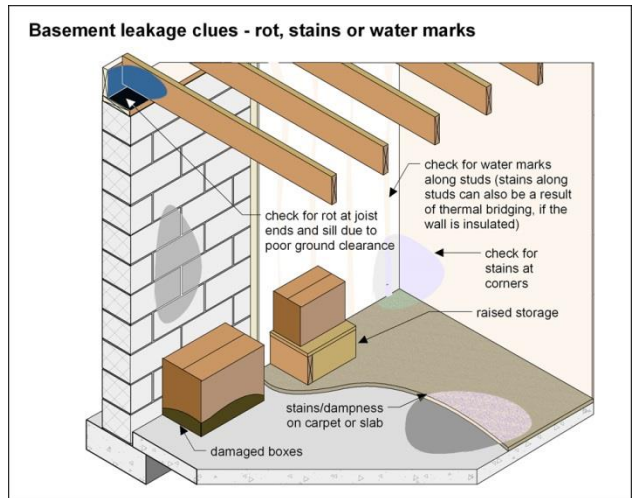
- Foundation_____ wall & floor water stains / wet blocks / water damaged insulation & wood framing
- floor slab_____
- sump_____ old pump / flexible drain pipe / no backflow valve / no battery backup sump pump / no lower level (finished rooms) drain tile
- grading_____ flat grade north, south, east & west sides / high water table / short sump pump drain pipe / no french drain east side
- Floor joists_____
- wood deck_____
- posts_____
- Exterior walls_____
- siding_____ brick veneer support on driveway / decayed patio door trim / rusted front door sidelight panel
- Roof_____
- shingles_____ short nails / two layers / no permit to install / patched gutter / split downspout
- Garage structure_____ rusted service door



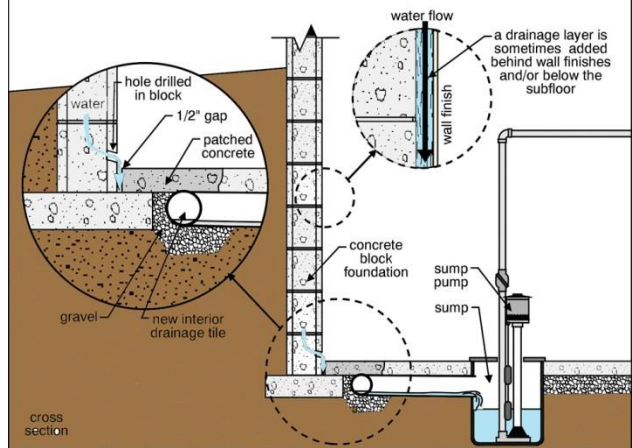
Wall & floor water stains



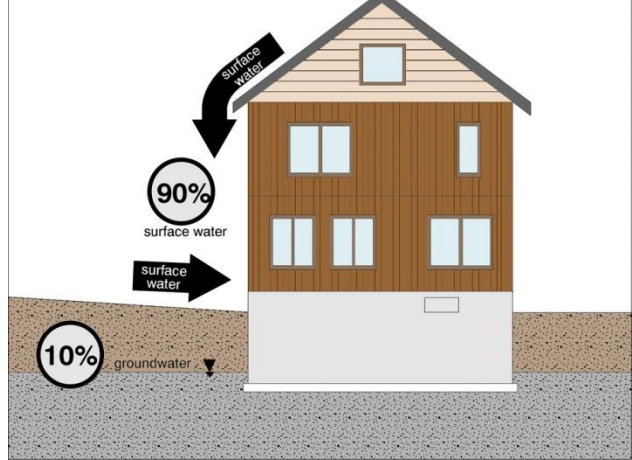
Water damaged wood & insulation



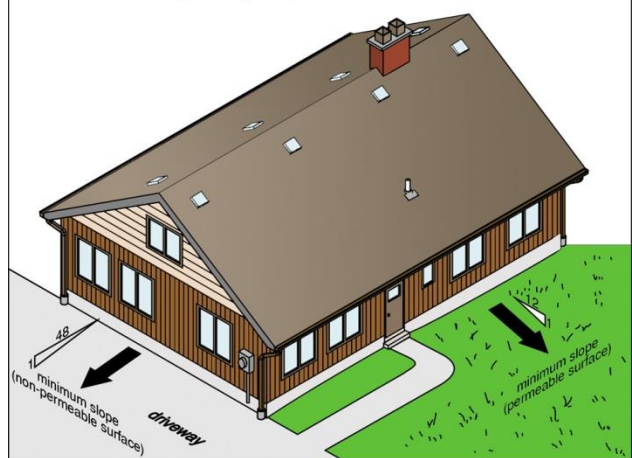
Interior drainage system

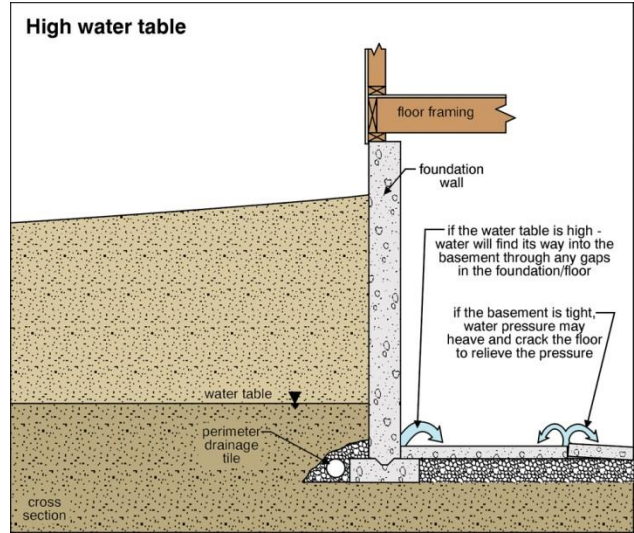


Causes of wet basement problems

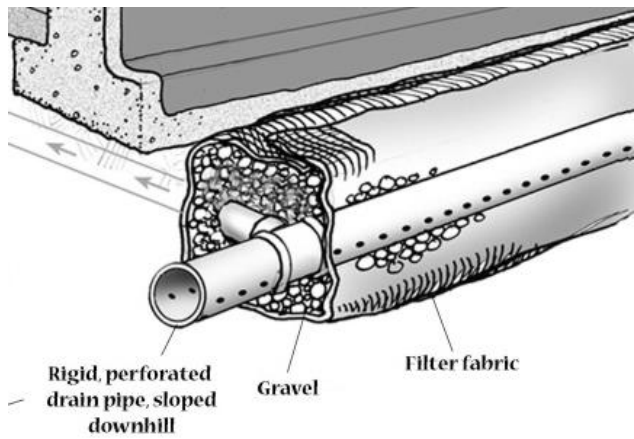


Recommended grading slopes





Short exterior sump pump discharge pipe



French drain



Brick veneer supported on driveway



Decayed trim



Patched gutter

Electrical

- Utility service _____ (●)
- Main panel _____ (●)
- wiring _____ (●)

Plumbing

- Main water pipe _____ (●)
- interior pipes _____ (●)
- pressure _____ (●)
- Water heater _____ (●)
- Waste pipe _____ (✗).... improperly vented laundry standpipe
- drain & vent _____ (●)
- Gas pipes _____ (●)



Improperly vented standpipe

Heating

- System _____
- heat exchanger _____
- vent & flue _____

Cooling

- Condenser _____ old
- compressor _____
- refrigerant pipes _____

Component ages (approximate years)

- ✓ siding _____ 10
- ✓ electrical panel _____ 29
- ✓ water heater _____ 1
- ✓ furnace _____ 1
- ✓ air conditioner _____ 29

Probability of Failure

- ✓ basement moisture _____ high (wet basement)
- ✓ structure _____ low
- ✓ electrical _____ low
- ✓ plumbing _____ low
- ✓ heating _____ low
- ✓ cooling _____ high (old air conditioner)

Notes:

- ✓ None.