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October 5, 2015

Dear Client:

On 9/27/2015, 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: 2 car tuckunder	Approx. age: 53 years
Weather: fair	Front door faces: north	
Wall covering: vinyl lap siding	Layers: 2	Approx. age: 15-20 years
Windows: double hung	Glass: 2 pane	Original: Most
Roof covering: asphalt composition shingles	Layers: 1	Approx. age: 5-10 years
Roof viewed: walked on roof	Slope: medium	

- Functional
- Minor Defect
- ⊗ Major Defect

Exterior Observations

Explanation of Problems

Landscape

- grading _____ ●
- retaining wall _____ ○.... decayed wood timbers

Hardscape

- walks _____ ●
- deck _____ ⊗.... over spaced joists / loose & sagged floor boards
- porch _____ ⊗.... decayed wood rim joists (figure 1) / joists too close to earth (figure 2) / bypass under floor (figure 3) / located over below grade bomb shelter & footings not visible
- driveway _____ ●

Wall covering

- siding _____ ●
- windows _____ ○.... peeled paint / loose putty
- doors _____ ●
- overhangs _____ ○.... worn & stained gutters

Roof covering

- shingles _____ ●
- flashing _____ ○.... tar patched old vents (figure 4)
- chimney _____ ○.... ash pit full of debris & not visible / flue tiles not visible

Garage

walls _____ ⊗.... sagged overhead door beam (figure 5-6) / opening in ceiling fire barrier (figure 7-9) / water damaged ceiling plaster located below baths (figure 8-10) / exposed styrofoam insulation / limited view

floor slab _____ ⊙.... settled & deteriorated concrete / ponding water on walls (figure 11) / limited view

doors _____ ⊗.... poor automatic opener to door bracket (figure 12)

Probability of Moisture Intrusion

- ✓ grounds___low
- ✓ walls___low
- ✓ roof___low

Limitations to Exterior Observations

- Fireplace chimney flue tiles are inaccessible and condition is not visible.
- Limited view of garage floor slab and walls because of stored items.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

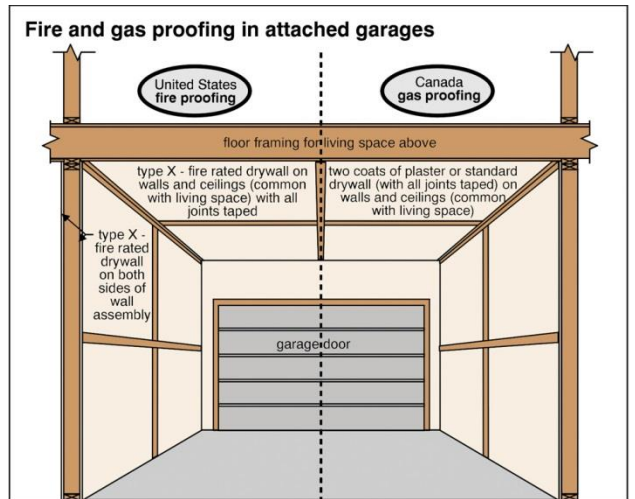


Figure 7



Figure 8



Figure 9



Figure 10

Poor garage floor drainage

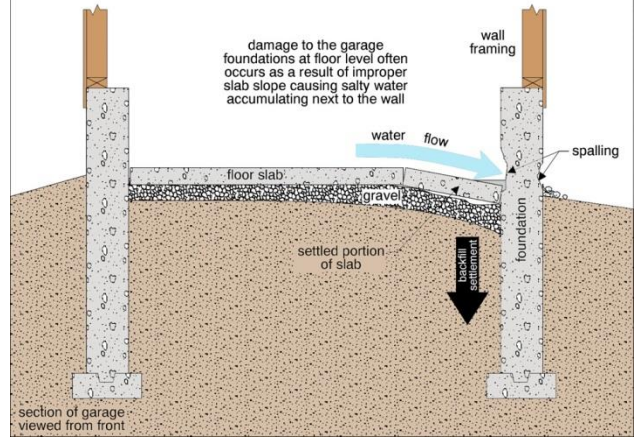


Figure 11



Figure 12

Structure

Description of Structure

Foundation: concrete block	Insulation: not visible	
Bomb shelter viewed: entered & viewed from within		
Floors: solid wood joists	Insulation: not visible	
Walls: wood frame studs	Insulation: not visible	
Roof: solid wood rafters	Insulation: fiberglass	Inches: 4
Attic viewed: viewed from access opening	(low headroom)	

- Functional
- Minor Defect
- Major Defect

Structure Observations

Explanation of Problems

Foundation

- walls_____ finished walls & not visible
- bomb shelter____ structural stability is unknown / rusted metal / water stained floor (figure 13-14)
- floor slab_____
- drain tiled_____ none

Floors and walls

- joists_____
- posts and beam__
- walls_____ limited view

Roof

- rafters_____
- chimney_____ wood & chimney stains
- vent pipes_____ unvented bath fans (figure 15-17)

Insulation

- basement_____ bypass at electrical panel (figure 18)
- floor and wall____ water damaged, loose & missing garage ceiling insulation
- attic_____ no overhang ventilation / ice dams / minimal insulation (figure 19)

Probability of Failure or Moisture Intrusion

- ✓ foundation__low
- ✓ bomb shelter_unknown
- ✓ floors & walls_low
- ✓ roof_____low

Limitations to Structure Observations

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



Figure 13 east side



Figure 14 west side

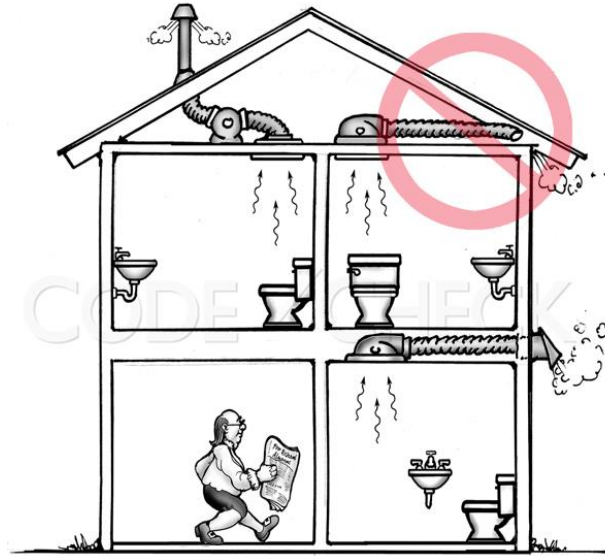


Figure 15



Figure 16



Figure 17



Figure 18

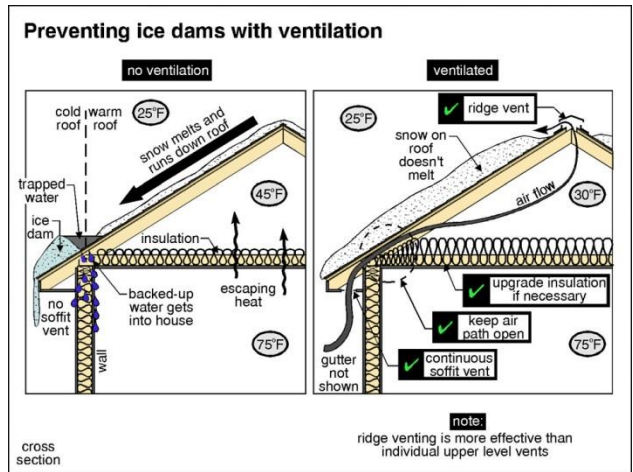


Figure 19

Electrical

Description of Electrical

Utility service: overhead	Volts: 110/220
Panel size: 100 amps	Approx. age: 53 years
Main disconnect: circuit breaker	Service wires: aluminum
Branch circuits: circuit breakers	Distribution wires: copper
Panel location: south wall of basement	

- Functional
- Minor Defect
- Major Defect

Electrical Observations

Explanation of Problems

Utility service _____

Main panel

size _____

condition _____

wiring _____

Subpanel

condition _____

wiring _____

Outlets and fixtures

exterior _____ no GFI outlets (figure 20)

garage _____ extension cord wiring (figure 21) / no GFI outlets / unprotected wiring

basement _____

attic _____ not visible

Detectors

smoke _____ no basement, main level & bedroom smoke detectors (figure 22)

CO _____ none

security system _____ not viewed operating

Limitations to Electrical Observations

- None.

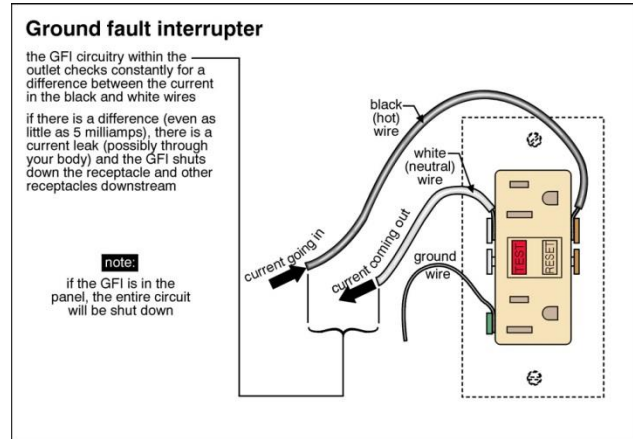


Figure 20



Figure 21

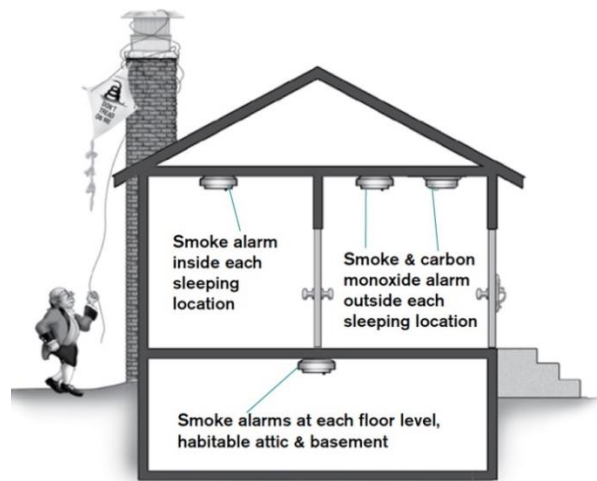


Figure 22

Plumbing

Description of Plumbing

Main visible water supply pipe: copper	Interior water pipes: copper
Main water shutoff located: at laundry tub	
Water heater: natural gas 40 gallons	Approximate age: 20 years
Soil stack: cast iron & copper	Drain & vent pipes: copper

- Functional
- Minor Defect
- Major Defect

Plumbing Observations

Explanation of Problems

Water pipes

- main pipe_____
- interior pipes____ located in unheated space
- exterior spigots__ water off / not viewed operating

Waste pipes

- soil stack_____ located in unheated space / leaking pipes (figure 23-25)
- drain/vent pipes__ located in unheated space / leaking pipes (figure 23-25) / missing floor drain cleanout plug
- laundry tub_____ plugged drain pipe

Gas pipes

- meter and pipes__
- appliances_____

Appliances

- water heater____ old / short useful life
- water softener__
- clothes washer__
- clothes dryer___ unapproved vent pipe damper (figure 26)

Probability of Failure

- ✓ Water pressure__low
- ✓ Plugged sewer__low
- ✓ Water heater___high (old)

Limitations to Plumbing Observations

- Condition of underground sewer pipe is not visible.



Figure 23



Figure 24



Figure 25



Figure 26

Mechanical

Description of Mechanical

Heating: natural gas forced air	Approximate age: 7 years
Cooling: electric central air conditioner	Approximate age: 7 years
Main gas shutoff located: at utility meter	

- Functional
- Minor Defect
- Major Defect

Mechanical Observations

Explanation of Problems

Furnace

- jacket_____
- heat exchanger__
- distribution_____ no family room supply & return registers (figure 27)
- humidifier_____
- vent and flue_____

Air conditioner

- condenser_____
- compressor_____ cold weather & not viewed operating
- pipng_____
- wiring_____

Auxiliary heat

- gas space_____

Probability of Failure

- ✓ Heating___low
- ✓ Cooling___unknown (not viewed operating)

Limitations to Mechanical Observations

- System heater exchanger is 100% inaccessible and condition is not visible.
- Air conditioner is not viewed operating due to cold weather.

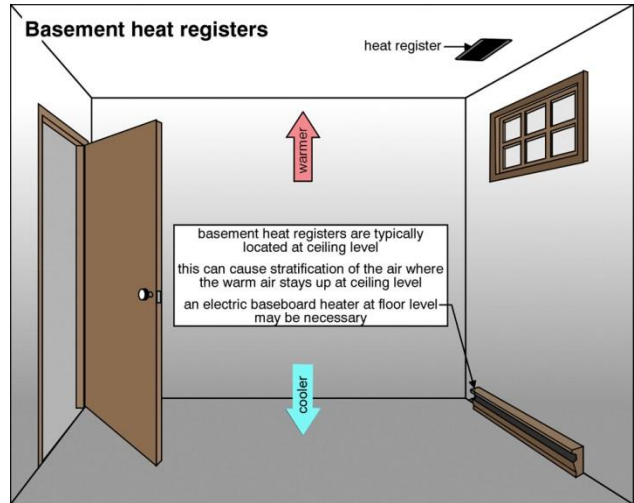


Figure 27

Interior

Description of Interior

Main bedrooms: 4	Basement bedroom: 0	Baths: 2
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- Functional
- Minor Defect
- Major Defect

Interior Observations

Explanation of Problems

Stairs

main _____ loose guardrail

Basement family room

wall, ceiling, floor _____

window and door _____ no hold open device

outlet and fixture _____

heat _____

fireplace _____ inoperable damper / flue tile certification required (figure 28) / undersized hearth (figure 29) / mantel too close to fire box opening (figure 30)

Kitchen

wall, ceiling, floor _____

window and door _____

outlet and fixture _____ no GFI outlets (figure 20)

heat _____

plumbing _____

cabinet and top _____

Appliances

refrigerator _____

stove _____

dishwasher _____

disposal _____

microwave _____

exhaust fan _____

Living and dining room

wall, ceiling, floor___

window and door___

outlet and fixture___

heat_____

fireplace_____ undersized hearth (figure 29) / limited view flue tiles / mantel too close to fire box opening (figure 30)

Main bath

wall, ceiling, floor___

window, fan, door___

outlet and fixture___

heat_____

plumbing_____ no tub drain plug

Master bath

wall, ceiling, floor___

window, fan, door___

outlet and fixture___ no outlet

heat_____

plumbing_____

cabinet and top___

Main bedrooms

wall, ceiling, floor___

window and door___ no hold open device / undersized windows

outlet and fixture___

heat_____

Hallway and entry

wall, ceiling, floor___

window and door___

outlet and fixture___

heat_____

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.
- Fireplace chimney flue tiles are 100% inaccessible and condition is not visible. Masonry fireplace flue liner hairline cracks are not visible.

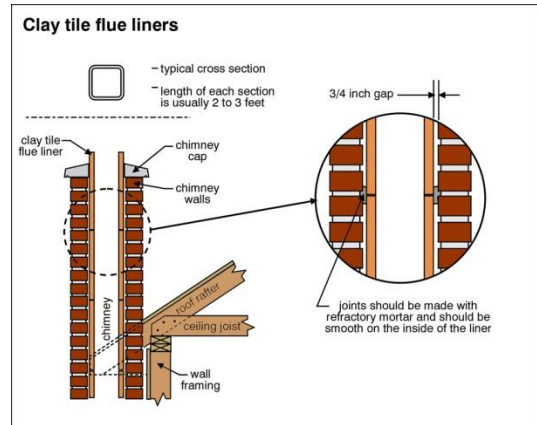


Figure 28

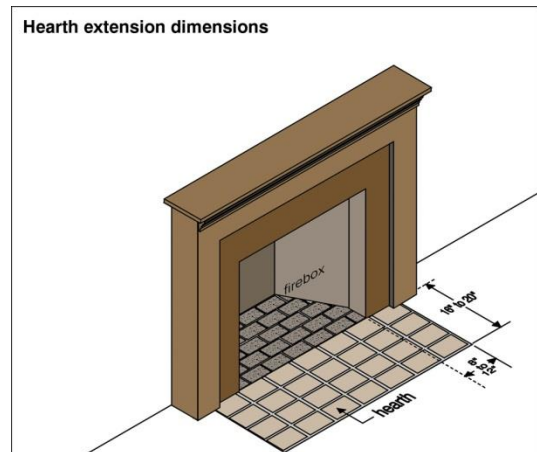


Figure 29

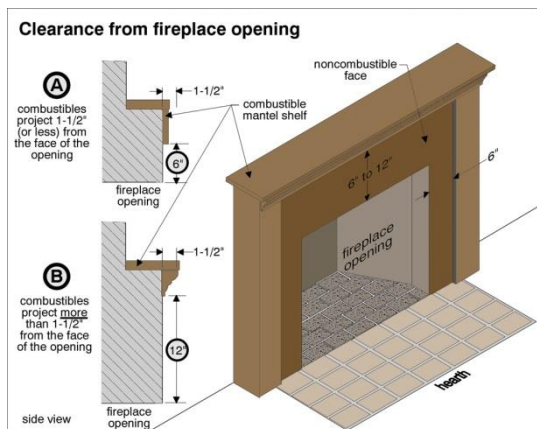


Figure 30

Conclusions

⊗ Major Defects

Exterior

- ✓ Over spaced wood deck floor joists, loose and sagged floor boards.
- ✓ Decayed porch perimeter rim joist.

Garage

- ✓ Water damaged and open ceiling plaster (fire barrier).

Structure

- ✓ Bath fans vented into attic.
- ✓ Water damaged, loose and missing garage ceiling insulation.

Electrical

- ✓ No master bath outlet.

Plumbing

- ✓ Leaking pipes in garage ceiling and below bathrooms; licensed plumber needs to inspect and repair all broken, rusted and leaking pipes.

Mechanical

- ✓ None.

Interior

- ✓ Condition of fireplaces flue tiles and combustible clearances are not visible; inspection and certification by a licensed fireplace contractor required.

⊙ Minor Defects

Exterior

- ✓ Decayed retaining wall timbers.
- ✓ Opening below porch at electrical service pipe.
- ✓ Peeled window paint and loose glass putty.
- ✓ Stained aluminum gutters.
- ✓ Tar patched roof vent flashing.

Garage

- ✓ Exposed styrofoam wall insulation.
- ✓ Settled and deteriorated floor slab. Ponding water on perimeter walls.
- ✓ Poor automatic opener bracket attachment to overhead door.

Structure

- ✓ Minimal amount attic insulation and ventilation (ice dams).

Electrical

- ✓ No exterior, garage, and kitchen GFI outlets.
- ✓ Unprotected and extension cord garage wiring.

Plumbing

- ✓ Water, drain and waste pipes located in unheated and poorly insulated garage.
- ✓ Missing laundry room floor drain cleanout plug.
- ✓ Slow laundry tub drain.
- ✓ Old water heater; short remaining useful life.
- ✓ Unapproved clothes dryer vent pipe damper.
- ✓ No bathtub drain plug.

Mechanical

- ✓ No family room return and inadequate amount of supply air registers.

Interior

- ✓ Loose stair guardrail posts.
- ✓ Family room and bedroom windows do not stay open.
- ✓ Undersized fireplaces hearths and the mantels are too close to firebox opening.
- ✓ Building code now requires a smoke detector on every floor level and in each bedroom. State law requires a carbon monoxide detector within 10' all bedrooms.

Potential Defects

- ✓ Structural stability of bomb shelter is unknown. It is my recommendation that you seal off access to this space.

Not visible or limited view:

- ✓ Porch footings (below grade)
- ✓ Fireplace flue tiles (top damper)
- ✓ Fireplace ash pit (filled with ash)
- ✓ Underground sewer pipe (below grade)

Not viewed operating:

- ✓ Security system (not part of inspection)
- ✓ Exterior water faucets (winterized)
- ✓ Air conditioner (too cold)