

October 5, 2015

Dear Client,

On 8/3/2015, 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: 2 level townhouse	Garage: 2 car attached	Approx. age: 11 years
Wall covering: vinyl lap siding	Layers: 1	Approx. age: 11 years
Windows: slider	Glass: insulated	Approx. age: 11 years
Roof covering: asphalt composition shingles	Layers: 1	Approx. age: 11 years
Roof viewed: walked on roof	Slope: steep	
Weather: fair	Front door faces: south	

- Functional
- Minor Defect
- ⊗ Major Defect

## Grounds Observations

### Explanation of Problems

#### Landscape

grading \_\_\_\_\_ ●

#### Hardscape

walks \_\_\_\_\_ ●

patio \_\_\_\_\_ ●

deck/porch \_\_\_\_\_ ⊗ .... rusted joist hanger nails

driveway \_\_\_\_\_ ○ .... patched & settled concrete



## Exterior Observations

### Wall surfaces

- siding\_\_\_\_\_ ●
- windows\_\_\_\_\_ ●
- doors\_\_\_\_\_ ●
- overhangs\_\_\_\_\_ ●

### Roof surfaces

- slope\_\_\_\_\_ ●
- shingles\_\_\_\_\_ ●
- flashing\_\_\_\_\_ ●
- chimney\_\_\_\_\_ ●

### Garage

- walls\_\_\_\_\_ ●
- floor slab\_\_\_\_\_ ●
- doors\_\_\_\_\_ ○.... overhead door automatic opener out of adjustment / dented door
- attic\_\_\_\_\_ ○.... no access / not visible

### **Probability of Moisture Intrusion**

- ✓ grounds\_\_\_low
- ✓ 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 with slab on grade	Insulation: not visible	
2 <sup>nd</sup> Floor: wood trusses	Insulation: not visible	
Walls: wood frame studs	Insulation: not visible	
Roof: wood truss rafters	Insulation: fiberglass	Inches: 12
Crawl space viewed: none		
Attic viewed: viewed from access opening	(deep insulation)	

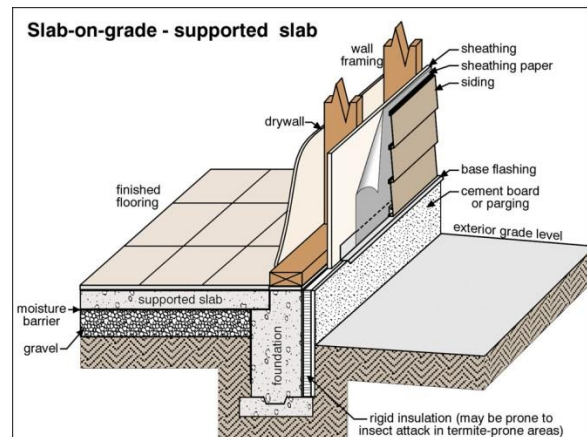
- Functional
- Minor Defect
- Major Defect

## Structure Observations

### Explanation of Problems

#### Foundation

- walls \_\_\_\_\_  .... not visible
- floor slab \_\_\_\_\_
- drain tiled \_\_\_\_\_  .... none



#### Floors

- joists \_\_\_\_\_
- posts and beam \_\_\_\_\_

#### Walls

- framing \_\_\_\_\_  .... finished walls & not visible
- beams \_\_\_\_\_

## Roof

rafters \_\_\_\_\_   
chimney \_\_\_\_\_   
vent pipes \_\_\_\_\_

## Insulation

foundation \_\_\_\_\_ .... below grade & not visible  
floor \_\_\_\_\_ .... finished ceiling & not visible  
wall \_\_\_\_\_ .... finished walls & not visible  
attic \_\_\_\_\_

### ***Probability of Failure or Moisture Intrusion***

- ✓ foundation \_\_\_ low
- ✓ floors \_\_\_\_\_ low
- ✓ 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.

# Electrical

## Description of Electrical

Utility service: underground	Volts: 110/220
Panel size: 100 amps	Approx. age: 11 years
Main disconnect: circuit breaker	Service wires: aluminum
Branch circuits: circuit breakers	Distribution wires: copper
Panel location: east wall of garage	

- Functional
- Minor Defect
- Major Defect

## Electrical Observations

### Explanation of Problems

Utility service \_\_\_\_\_

#### Main panel

size \_\_\_\_\_

condition \_\_\_\_\_

wiring \_\_\_\_\_

#### Outlets and fixtures

exterior \_\_\_\_\_

garage \_\_\_\_\_

finished walls \_\_\_\_\_  .... not visible

attic \_\_\_\_\_  .... not visible

#### Detectors

smoke \_\_\_\_\_

CO \_\_\_\_\_

## Limitations to Electrical Observations

- None.

# Plumbing

## Description of Plumbing

Main visible water supply pipe: copper	Interior water pipes: plastic
Main water shutoff located: near furnace	
Water heater: natural gas 40 gallons	Approximate age: 1 year
Soil stack: plastic	Drain & vent pipes: plastic

- Functional
- Minor Defect
- Major Defect

## Plumbing Observations

### Explanation of Problems

#### Water pipes

- main pipe \_\_\_\_\_
- interior pipes \_\_\_\_\_
- exterior spigots \_\_\_\_\_
- yard sprinkler \_\_\_\_\_  .... association owned & not viewed operating
- fire sprinkler \_\_\_\_\_  .... not viewed operating & not part of inspection

#### Waste pipes

- sewer \_\_\_\_\_  .... not visible
- soil stack \_\_\_\_\_  .... not visible
- drain/vent pipes \_\_\_\_\_  .... not visible

#### Gas pipes

- meter and pipes \_\_\_\_\_
- appliances \_\_\_\_\_

#### Appliances

- water heater \_\_\_\_\_
- water softener \_\_\_\_\_  .... inoperable or out of adjustment

#### **Probability of Failure**

- ✓ Water pressure \_\_\_\_\_ low
- ✓ Plugged sewer \_\_\_\_\_ low
- ✓ Water heater \_\_\_\_\_ low

## Limitations to Plumbing Observations

- Condition of underground sewer pipe is not visible.

# Mechanical

## Description of Mechanical

Heating: natural gas forced air	Approximate age: 11 years
Cooling: electric central air conditioner	Approximate age: 11 years
Main gas shutoff located: at furnace	

- 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: 0	UL bedrooms: 2	Baths: 2
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- Functional
- Minor Defect
- Major Defect

## Interior Observations

### Explanation of Problems

#### Stairs

main \_\_\_\_\_

#### Kitchen

wall, ceiling, floor \_\_\_\_\_

window and door \_\_\_\_\_

outlet and fixture \_\_\_\_\_

heat \_\_\_\_\_

plumbing \_\_\_\_\_

cabinet and top \_\_\_\_\_

#### Appliances

refrigerator \_\_\_\_\_

stove \_\_\_\_\_

dishwasher \_\_\_\_\_

disposal \_\_\_\_\_  .... cracked & leaking

microwave \_\_\_\_\_

unvented fan \_\_\_\_\_

clothes washer \_\_\_\_\_  .... rubber water piping

clothes dryer \_\_\_\_\_  .... flexible aluminum pipe



Cracked & leaking disposal

#### Living and dining room

- wall, ceiling, floor\_\_\_
- window\_\_\_\_\_
- outlet and fixture\_\_\_
- heat\_\_\_\_\_
- gas fireplace\_\_\_\_\_

#### Half bath

- wall, ceiling, floor\_\_\_
- door\_\_\_\_\_
- outlet and fixture\_\_\_
- heat\_\_\_\_\_
- plumbing\_\_\_\_\_
- cabinet and top\_\_\_\_\_
- fan\_\_\_\_\_

#### Bedrooms

- wall, ceiling, floor\_\_\_
- window and door\_\_\_
- outlet and fixture\_\_\_
- heat\_\_\_\_\_

#### UL bath

- wall, ceiling, floor\_\_\_  .... old water stain around shower door
- door\_\_\_\_\_
- outlet and fixture\_\_\_
- heat\_\_\_\_\_
- plumbing\_\_\_\_\_
- jacuzzi tub\_\_\_\_\_
- cabinet and top\_\_\_\_\_
- fan\_\_\_\_\_

Loft

- wall, ceiling, floor\_\_\_
- window and door\_\_\_
- 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.

# Conclusions

## ⊗ Major Defects

### Exterior

- ✓ Rusted wood deck metal floor joist hanger nails.

### Garage

- ✓ None.

### Structure

- ✓ None.

### Electrical

- ✓ None.

### Plumbing

- ✓ Inoperable or improperly cycled water softener.

### Mechanical

- ✓ None.

### Interior

- ✓ Cracked and leaking disposal.

## ⊙ Minor Defects

### Exterior

- ✓ Patched and settled driveway.

### Garage

- ✓ Overhead door closer button out of adjustment. Dented overhead door panel.

### Structure

- ✓ None.

### Electrical

- ✓ None.

### Plumbing

- ✓ Rubber clothes washer water pipe connections; recommend replacing with re-enforced stranded metal flexible pipes.
- ✓ Flexible aluminum clothes dryer vent pipe.

### Mechanical

- ✓ None.

### Interior

- ✓ Old water stains around upper level bath shower door.
- ✓ Replace all smoke and carbon monoxide detector batteries.

## Potential Defects

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

- ✓ Underground sewer pipe (below grade)

### Not viewed operating (not part of inspection):

- ✓ Yard sprinkler (association owned)
- ✓ Fire sprinkler (not part of inspection)