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June 14, 2011

Dear Customer,

On June 6, 2011, Cities' Inspection Service, Inc. completed a **partial** inspection of the condominium unit located at 123 Oak Street #1, Somewhere, Minnesota for you. Doug Hastings did all the fieldwork relating to this project.

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 project was to observe the physical condition of the interior components of this unit. The intent was to identify defects or conditions that adversely affected this part of the building. **This inspection includes only those items located within the condo residence. This does not include common use areas and is not a complete building inspection.** 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.

Condo Inspection

Explanation of Problems

1. Kitchen

- walls/ceiling_____ ●
- floor_____ ●
- doors_____ ●
- outlets/fixtures___ ○no GFCI receptacles
- heating_____ ●
- fixture/faucet___ ●
- water pressure___ ●
- cabinet/top_____ ○loose countertop

2. Kitchen appliances

- refrigerator_____ ●
- stove_____ ○old / short useful life (less than 2 years)
- dishwasher_____ ●
- disposal_____ ●
- exhaust fan_____ ●

3. Living/dining

- walls/ceiling_____ ●
- floor_____ ●
- window(s)_____ ⊗out of adjustment (painted shut)
- door_____ ○no patio door screen (with screened in porch not required)
- outlets/fixtures___ ⊗no deck GFCI receptacles
- heating_____ ●
- deck_____ ○over spaced guardrail
- fireplace_____ ⊗oversized gas log / doors must below kept open (flame too hot & too close to glass doors) / unprotected switch & wiring

4. Laundry room

- walls/ceiling_____ ●
- floor_____ ●
- doors_____ ○out of adjustment
- outlets/fixtures___ ●
- plumbing_____ ⊗no water in floor drain trap
- exhaust fan_____ ●
- clothes washer___ ○old rubber water piping / water shut off valves out of adjustment
- clothes dryer____ ○old / short useful life (less than 2 years)

5. Main bath
 - walls/ceiling_____●
 - floor_____●
 - door_____●
 - outlets/fixtures___⊗ no GFCI receptacle
 - fixture/faucet___●
 - water pressure___●
 - cabinet/top_____●
 - exhaust fan_____●
6. Master bath
 - walls/ceiling_____⊗ water damaged tiles & plaster
 - floor_____●
 - door_____○ pocket doors out of adjustment
 - outlets/fixtures___⊗ no GFCI receptacles
 - heating_____●
 - fixture/faucet___⊗ noisy toilet anti siphon / old shower faucet (short useful life)
 - water pressure___●
 - cabinet/top_____●
 - exhaust fan_____●
7. Bedrooms
 - walls/ceiling_____●
 - floor_____●
 - window(s)_____⊗ undersized window / out of adjustment (painted shut)
 - door_____⊗ worn patio door wood / short useful life (less than 3 years)
 - outlets/fixtures___⊗ unprotected closet fixtures
 - heating_____⊗ low air flow
 - smoke/CO_____○ replace all batteries
8. Den
 - walls/ceiling_____●
 - floor_____●
 - door_____⊗ worn patio door wood / short useful life (less than 3 years)
 - outlets/fixtures___●
 - heating_____⊗ low air flow
 - sink_____⊗ leaking bar sink faucet
9. Hallways/entries
 - walls/ceiling_____●
 - floor_____○ cracked tiles
 - door_____⊗ fire door out of adjustment
 - outlets/fixtures___●
 - smoke detector___⊗ no smoke detector
 - gas line_____⊗ kinked & unprotected pipe
10. Other equipment
 - electrical panel___⊗ problematic Federal Pacific panel (fire safety)
 - AC air handler___⊗ low air conditioning supply registers air flow

Probability of Moisture Intrusion

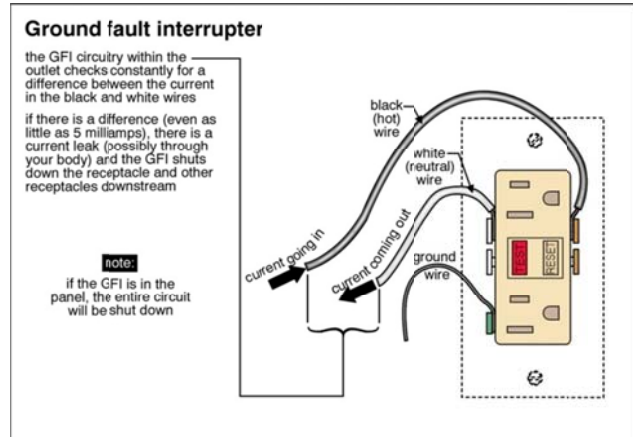
Ceiling _____ low

Walls _____ low

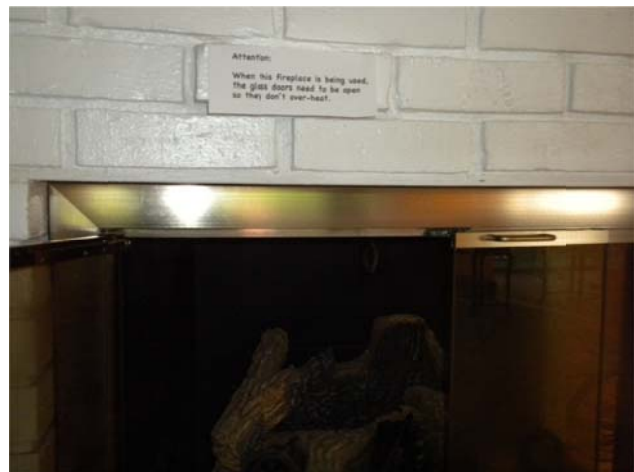
Floor _____ low

Limitations to Interior Observations

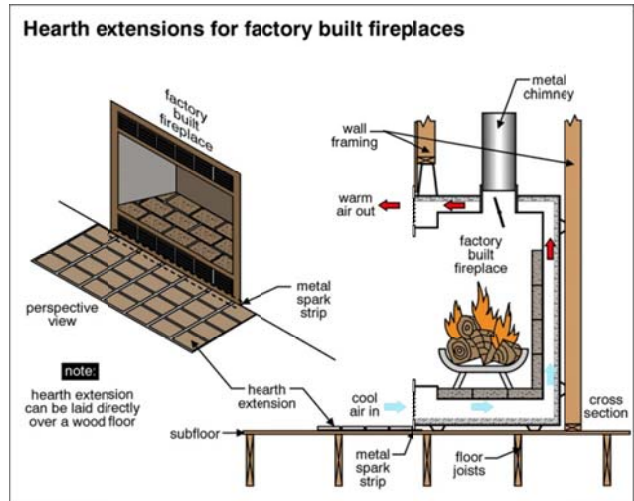
- Only appliances listed in this report are included in this inspection.



1, 3, 5, 6.



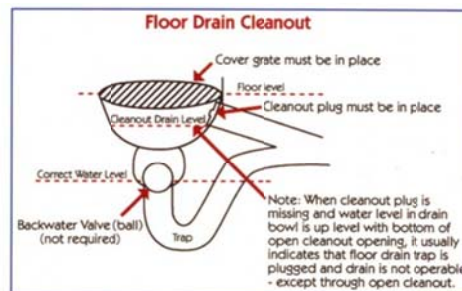
3. Oversized gas log



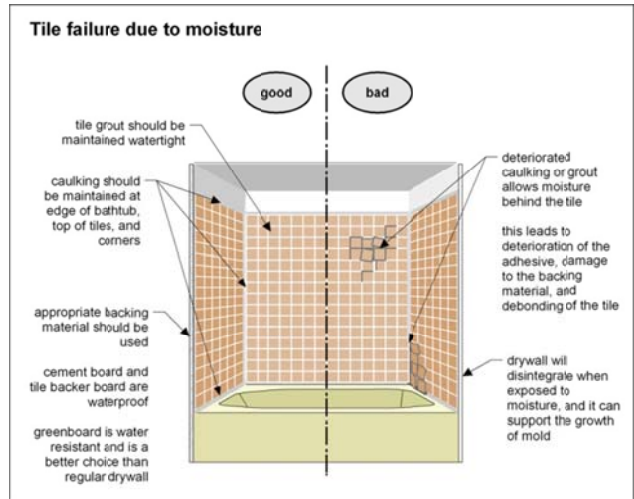
3. Oversized glass log



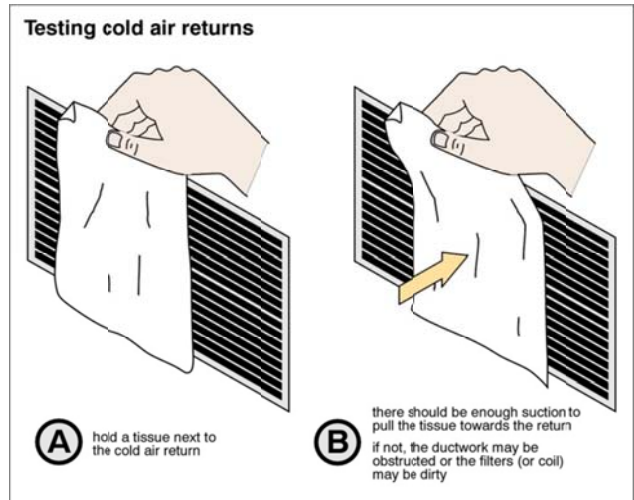
3. Unprotected fireplace wiring



4. No water in floor drain trap



6. Water damaged shower walls



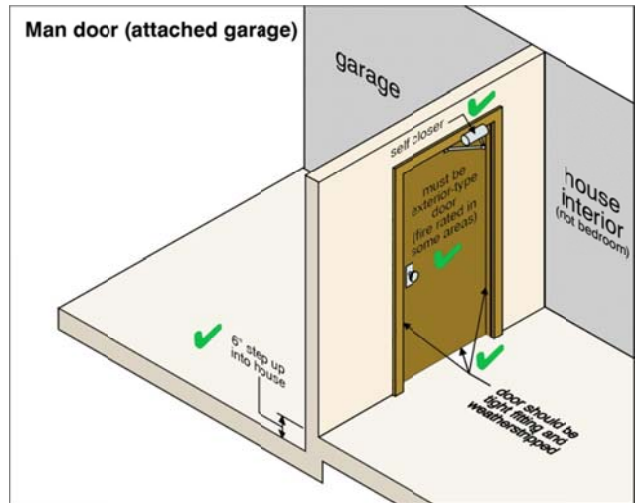
7, 8, 10.



9. Kinked fireplace gas pipe



7 & 8. Worn patio doors



9.



9. Unprotected closet gas pipe