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October 5, 2015

Dear Client,

On 9/3/2015, Cities' Inspection Service, Inc. completed a **partial** inspection of the condominium unit located at 123 Oak Street #1, Someplace, 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.

## Description of Condo

Bedrooms: 1	Baths: 1
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- Functional
- Minor Defect
- Major Defect

### Interior Observations

#### Explanation of Problems

#### Kitchen and laundry

- wall, ceiling, floor\_\_\_
- door\_\_\_\_\_
- outlet and fixture\_\_\_ .... defective GFI outlet (ringing noise)
- plumbing\_\_\_\_\_
- cabinet and top\_\_\_\_\_

#### Appliances

- refrigerator\_\_\_\_\_
- stove\_\_\_\_\_
- dishwasher\_\_\_\_\_ .... loose & unsupported (not secured to cabinet or countertop)
- disposal\_\_\_\_\_
- microwave\_\_\_\_\_
- unvented fan\_\_\_\_\_
- washer and dryer\_\_\_

#### Living and dining room

- wall, ceiling, floor\_\_\_
- window and door\_\_\_ .... windows out of adjustment
- outlet and fixture\_\_\_
- heat\_\_\_\_\_
- balcony\_\_\_\_\_

#### Bath

- wall, ceiling, floor\_\_\_
- door & fan\_\_\_\_\_
- outlet and fixture\_\_\_ .... defective GFI outlet (ringing noise)
- plumbing\_\_\_\_\_ .... missing handheld shower faucet head
- cabinet and top\_\_\_\_\_

Bedroom

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

Hallway and entry

- wall, ceiling, floor\_\_\_
- door\_\_\_\_\_  .... closet door out of adjustment
- outlet and fixture\_\_\_
- smoke detectors\_\_\_  .... missing bedroom smoke detector

Other equipment

- heating\_\_\_\_\_
- cooling\_\_\_\_\_
- hot water\_\_\_\_\_
- fire sprinkler\_\_\_\_\_  .... not tested / not part of inspection
- subpanel\_\_\_\_\_

**Probability of Moisture Intrusion**

- ✓ Ceiling\_\_\_low
- ✓ Walls\_\_\_low
- ✓ Floor\_\_\_low

Limitations to Interior Observations

- None.

