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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 |
|-------------|----------|

- 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.

