

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 _____ ●

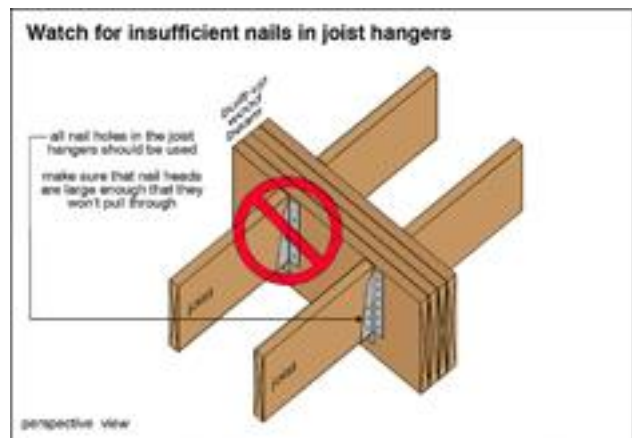
Hardscape

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 nd 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) | |

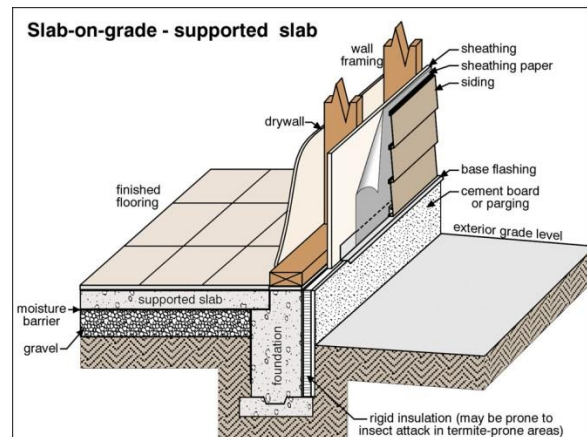
- Functional
- Minor Defect
- ⊗ Major Defect

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

- 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)