

September 1, 2019

Mr. and Mrs.

On 8/27/2019, Cities' Inspection Service, Inc. completed a home inspection of the property located at XXXXX, XXXXXXXX, 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. Definitions that are used:

- ⦿ **Functional:** component was performing its intended function; installation and condition were appropriate for age and use.
- ⊗ **Major Defect:** component was not performing its intended function and requires repair or replacement.
- ⦿ **Minor Defect:** component deficiency was insufficient to be major defect; but it requires repair, normal maintenance, or a safety improvement.
- ⚠ **Potential Concern:** component is old, nonexistent, not visible, or not viewed operating.

Exterior

Description of Exterior

Building: split level single family	Garage: 1 car tuckunder	Approx. age: 73years
Wall covering: wood shakes	Layers: 1	Approx. age: 73 years
Windows: double hung	Glass: 2 pane	Approx. age: 73 years
Steep roof: asphalt composition shingles	Layers: 1	Approx. age: 8 years
Low slope roof: modified bitumen	Layers: 1	Approx. age: 8 years

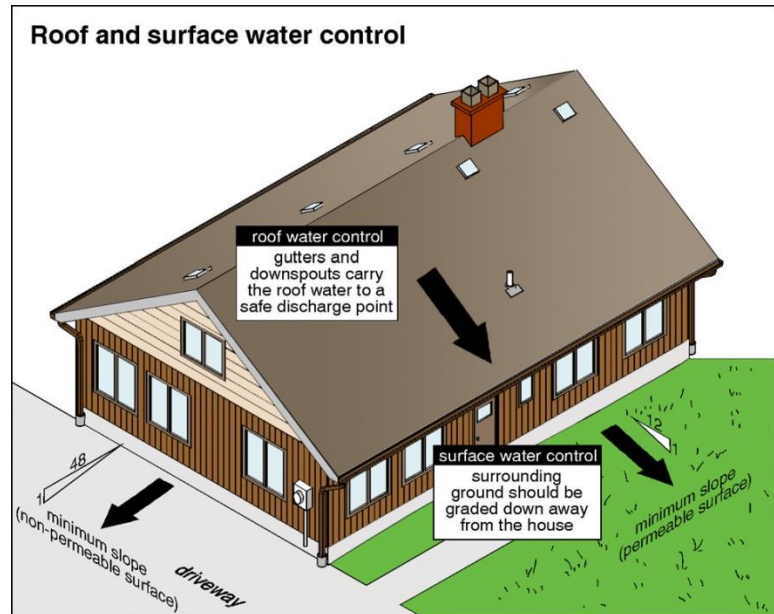
- Functional
- ⊗ Major Defect
- Minor Defect
- ⚠ Potential Concern

Grounds Observations

Explanation of Problems

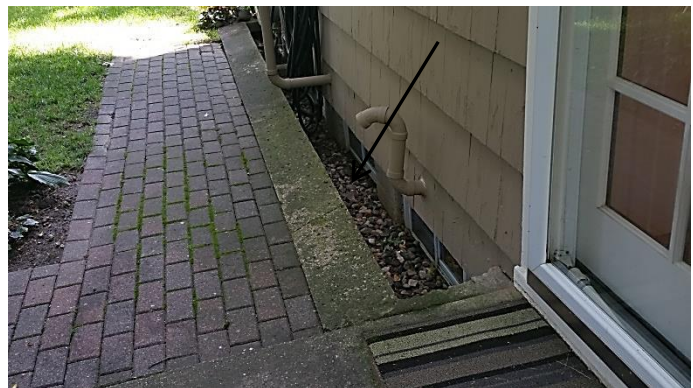
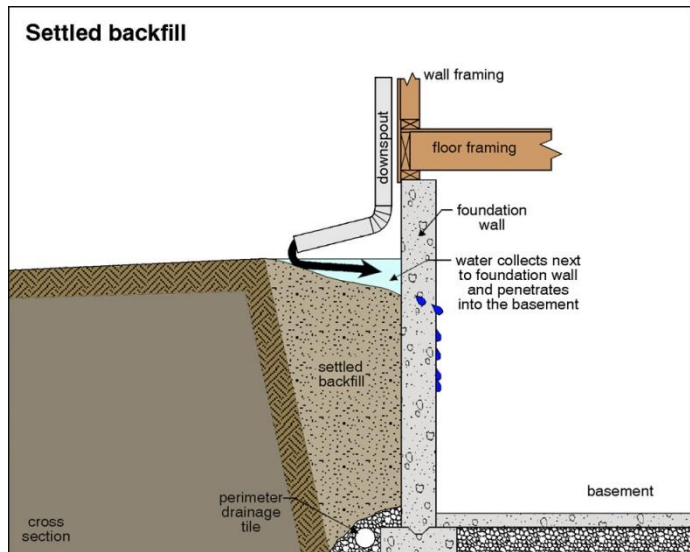
Landscape

- front _____ ●
- left side _____ ⊗.... negative slope
- right side _____ ●
- rear _____ ⊗.... ponding water on foundation





Rear – ponding water



Rear – ponding water

Hardscape

- steps _____ ○.... no handrails
- walks _____ ✗.... negative slope (left side)
- patio _____ ●
- retaining walls _____ ✗.... loose, tipped, & bowed stones
- driveway _____ ○.... cracked concrete apron



Walk – negative slope



Retaining wall – loose stones



Retaining wall – tipped stones



Retaining wall – bowed stones



Retaining wall – tipped stones



Cracked driveway apron

Other structures

- wood deck _____ ●
- portico _____ ●
- fence _____ ○.... decayed posts & boards
- shed _____ ⊗.... deteriorated roof shingles

Exterior Observations

weather: fair

Wall surfaces

- covering _____ ○.... worn wood shakes / cracked paint (high maintenance)
- windows _____ ●
- doors _____ ●
- overhangs _____ ○.... dirty gutters



Weathered wood

Roof surfaces

viewed: walked on roof

steep slope _____ ●

shingles _____ ●

low slope _____ ●

single ply _____ ●

flashing _____ ⚠️... restricted rear valley drainage

chimney/flue _____ ⚠️... flue tiles not visible



Low slope roof – no problems



Restricted drainage – ice dams

Garage

ceiling/walls _____ ⊗.... wall & floor water stains (patched blocks) / unprotected heat duct / wood walls not fire rated / water stained ceiling (below bath)

floor slab _____ ⊙.... spalled concrete

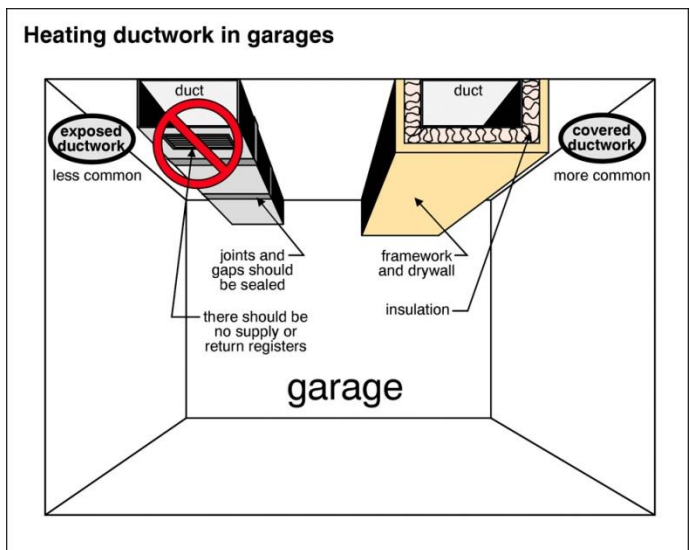
doors _____ ⊙



Patched blocks (water damaged)



Water stained ceiling





Unprotected duct

Probability of Moisture Intrusion

- ✓ grounds__high (grading)
- ✓ walls____low
- ✓ roof_____high (restricted drainage)

[Limitations to Exterior Observations](#)

- Fireplace chimney flue tiles are inaccessible and condition is not visible.

Structure

Description of Structure

Foundation: concrete block	Insulation: fiberglass	Inches: 3
Floors: solid wood joists	Insulation: fiberglass	Inches: 3
Walls: wood frame studs	Insulation: not visible	
Roof: solid wood rafters	Insulation: not visible	Inches: 3

- Functional
- ⊗ Major Defect
- Minor Defect
- ⚠ Potential Concern

Structure Observations

Explanation of Problems

Foundation

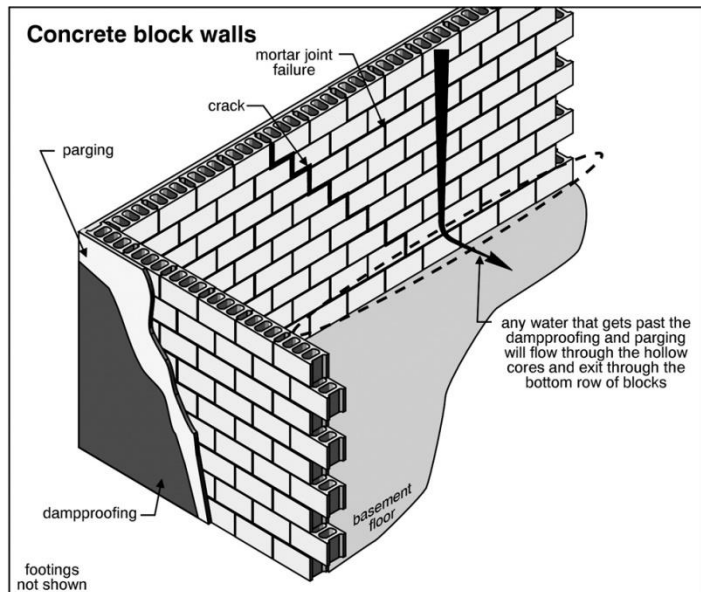
crawl space viewed: none

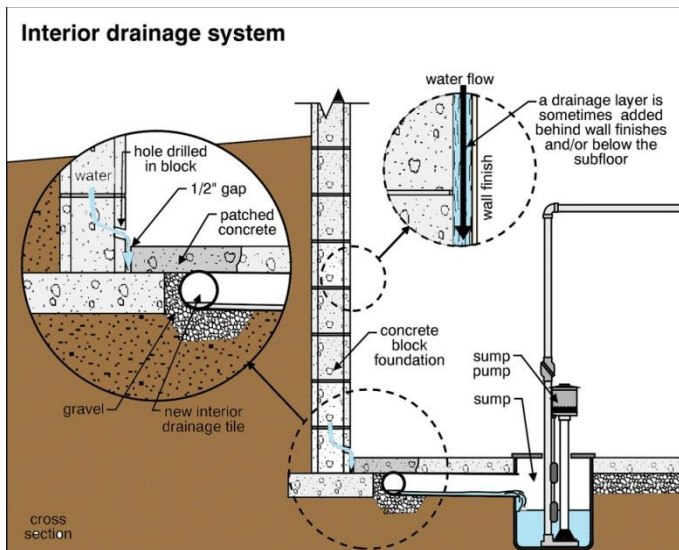
walls _____ ○.... water damaged blocks / wall & floor stains

floor slab _____ ●

sump/drain tile ___ ⚠.... sump pump not viewed operating / no battery backup pump / lower level bedroom not drain tiled / installed by Standard Water Control

radon mitigation_ ⚠.... none / test in process





Floors

joists _____ ●

posts and beam__ ●

Walls

wood framing__ △.... not visible

beams_____ ●

Roof

attic viewed: viewed from access opening

rafters_____ △.... restricted access & limited view

exhaust fans__ ●

Insulation

basement_____ ●

floor_____ ●

wall_____ △.... not visible

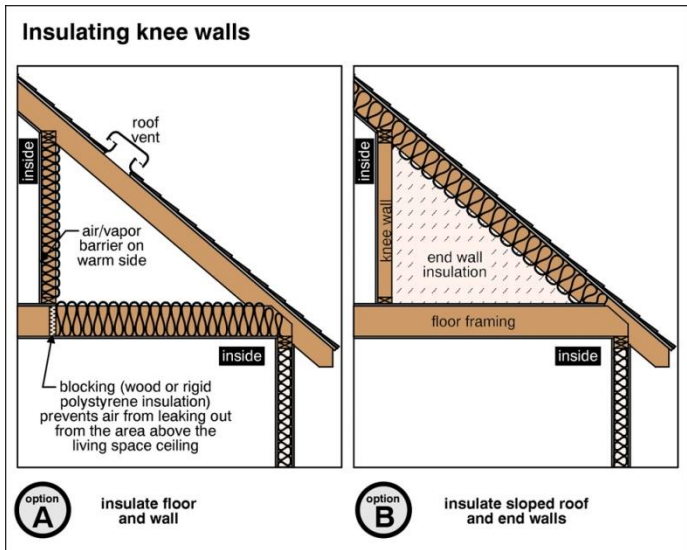
attic_____ ⊗.... inadequate amount insulation & ventilation / restricted access to improve insulation / poorly installed insulation improvement / ice dams

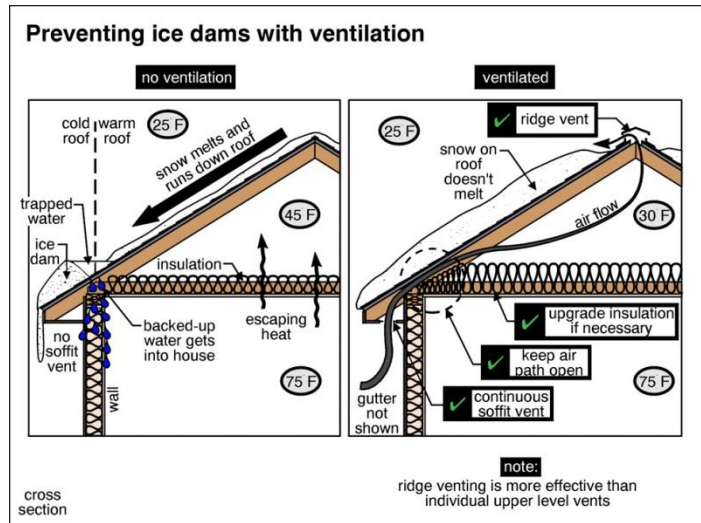


No ventilation



No ventilation





Probability of Failure or Moisture Intrusion

- ✓ foundation__medium (no battery backup pump / no lower level drain tile)
- ✓ floors_____low
- ✓ walls_____low
- ✓ roof_____medium (water stained wood)

Limitations to Structure Observations

- Foundation is 85% covered and condition not visible.
- Floors are 75% covered and condition not visible.
- Wall structure is 100% covered; wood decay and molds are not visible.
- Attic is 60% covered and condition not visible.

Electrical

Description of Electrical

Utility service: overhead	Volts: 110/220
Panel size: 100 amps	Approx. age: 20 years
Main disconnect: circuit breaker	Service wires: copper
Branch circuits: circuit breakers	Distribution wires: copper

- Functional
- Major Defect
- Minor Defect
- Potential Concern

Electrical Observations

Explanation of Problems

Utility service _____

Main panel

panel location: northwest lower level bedroom corner

size _____

condition _____

wiring _____

Outlets and fixtures

exterior _____

garage _____

basement _____ unsupported & unprotected wiring

finished walls _____ not visible

attic _____

Detectors

smoke _____

CO _____

Limitations to Electrical Observations

- None.

Plumbing

Description of Plumbing

Main visible water supply pipe: copper	Interior water pipes: copper
Water heater: natural gas 40 gallons	Approximate age: 1 years
Soil stack: cast iron, copper & plastic	Drain & vent pipes: iron, copper & plastic

- Functional
- ⊗ Major Defect
- Minor Defect
- ⚠ Potential Concern

Plumbing Observations

Explanation of Problems

Water pipes

main water shutoff valve located: south basement wall

- main pipe _____ ●
- private well _____ ⚠..... certify sealed
- interior pipes _____ ⚠..... located in unheated garage ceiling
- exterior spigots _____ ●

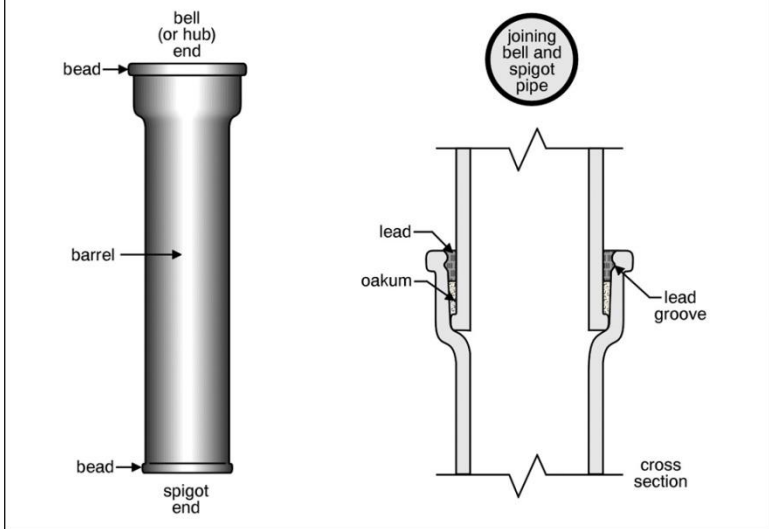
Waste pipes

- public sewer _____ ⚠..... not visible / recommend contractor camera scope pipe to street
- soil stack _____ ⊗..... loose garage soil stack lead connection / roof vent pipe too close to window / leaking copper basement pipe
- drain/vent pipes _____ ⊗..... roof vent pipe too close to window / standpipe inlet too high & wet vented with kitchen sink / unapproved dishwasher connection / located in unheated garage
- laundry tub _____ ○..... missing floor drain cover

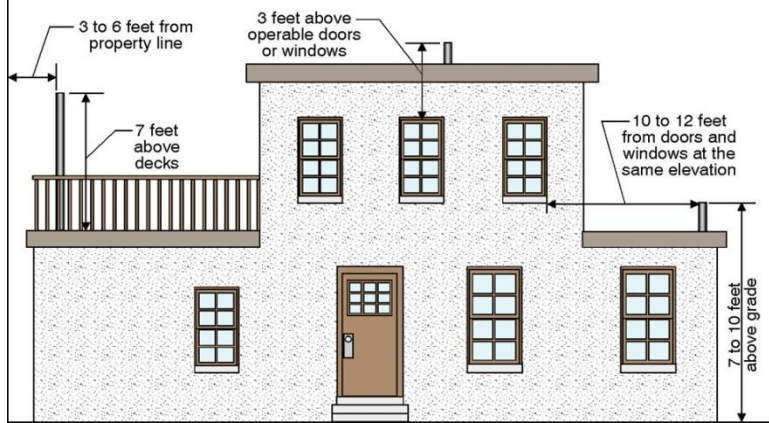


Loose lead connection

Cast iron waste pipe - bell and spigot (sometimes called hub and spigot)



Plumbing vent clearances



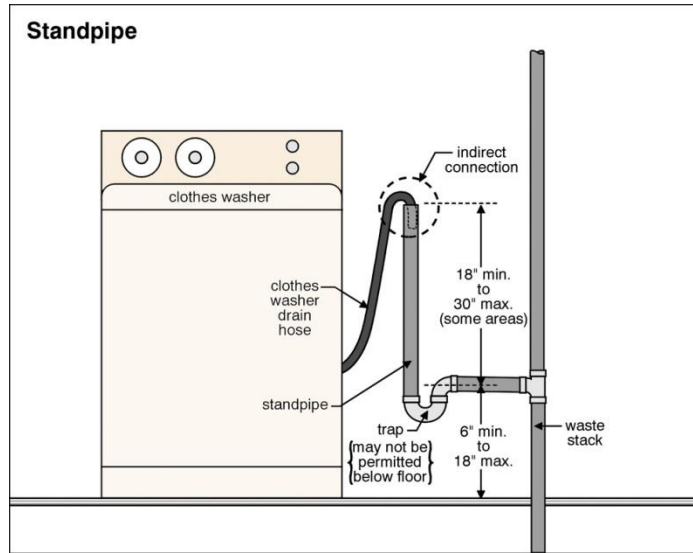
Too close to window



Leaking pipe



Standpipe too high



Gas pipes

main gas shutoff valve located: at furnace

meter and pipes__

appliances_____

Appliances

water heater_____

water softener___ inoperable or improperly operating

clothes washer___

clothes dryer_____

Probability of Failure

- ✓ water pressure_____low
- ✓ underground sewer__unknown (not visible / camera scope recommended)
- ✓ 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: 9 years
Cooling: electric central air conditioner	Approximate age: 27 years

- Functional
- ⊗ Major Defect
- Minor Defect
- ⚠ Potential Concern

Mechanical Observations

Explanation of Problems

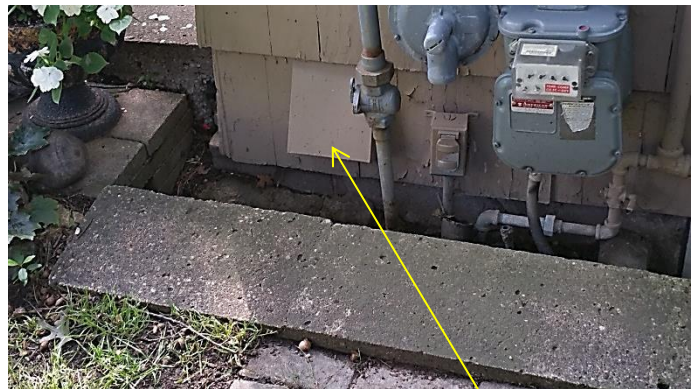
Furnace

jacket_____●

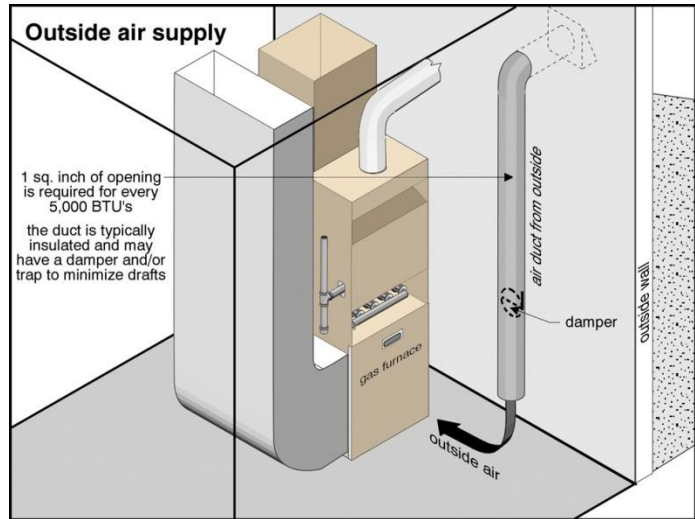
heat exchanger__●

ducts_____⊗.... buried outside air supply / 1 zone control for multiple levels / various rooms inadequate amount & no supply & return air registers

vent and flue____●



Too close to ground



Air conditioner

- condenser _____ ⚠️... old / short useful life
- compressor _____ ●
- interior coil _____ ⚠️... not visible
- pipng _____ ●
- wiring _____ ●

Probability of Failure

- ✓ heating _____ low
- ✓ cooling _____ high (old)





Limitations to Mechanical Observations

- System heater exchanger is 100% inaccessible and condition is not visible.

Interior

Description of Interior




LL bedroom: 1	ML bedrooms: 0	UL bedrooms: 3	Baths: 3
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-  Functional
-  Major Defect
-  Minor Defect
-  Potential Concern






Interior Observations

Explanation of Problems






Stairs

- basement_____  high step rise
- lower level_____ 
- main level_____ 
- upper level_____  missing handrail






Basement rec room

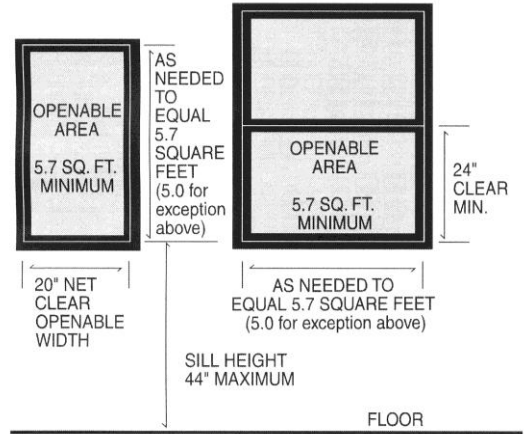
- wall, ceiling, floor_____ 
- window and door_____  no egress window
- outlet and fixture_____ 
- heat_____  1 supply register no air flow / no return register
- electric baseboard_ 

Basement bath

- wall, ceiling, floor_____  wall & floor water stains / loose floor tiles
- window and door_____ 
- outlet and fixture_____ 
- plumbing_____  leaking toilet fill valve
- fan_____  none

LL bedroom

- wall, ceiling, floor_____ 
- window and door_____  no egress window
- outlet and fixture_____ 
- heat_____  no supply air register (no AC) / abandoned thermostat
- electric baseboard_ 



Kitchen

- wall, ceiling, floor ___ (●)
- window and door ___ (●)
- outlet and fixture ___ (⊗).... unsupported & unprotected sink cabinet disposal wiring
- heat ___ (●)
- plumbing ___ (⊗).... improper dishwasher discharge into basement standpipe
- cabinet and top ___ (●)

Appliances

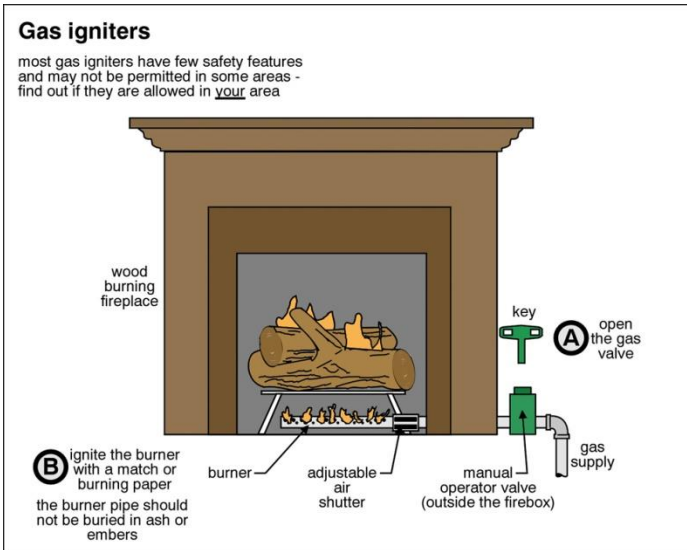
- refrigerator ___ (⊗).... unsealed door / old (short useful life)
- stove ___ (●)
- dishwasher ___ (●)
- disposal ___ (●)
- microwave ___ (⚠).... old
- unvented fan ___ (●)

Living and dining room

- wall, ceiling, floor ___ (○).... water stained ceiling (ice dam)
- window and door ___ (⊗).... inoperable storm window cranks
- outlet and fixture ___ (●)
- heat ___ (⚠).... no supply register at patio door
- wood fireplace ___ (⚠).... flue tiles not visible / gas log ignitor not viewed operating (no handle)








Water stained ceiling









Fireplace gas shutoff

UL bedrooms








- wall, ceiling, floor ___  uneven ceiling & wall plaster (below front & rear roof valleys) / ice dams
- window and door ___ 
- outlet and fixture ___ 
- sink ___ 
- heat ___ 



UL top bedroom & sitting room

- wall, ceiling, floor ___ 
- window and door ___ 
- outlet and fixture ___ 
- heat ___  inadequate amount supply registers / no return air register / abandoned thermostat
- electric baseboard ___  abandoned wall covers in sitting room
- window AC ___ 

UL bath

- wall, ceiling, floor ___ 
- window and door ___  window does not hold open
- outlet and fixture ___ 
- heat ___ 
- plumbing ___  no bathtub drain plug
- cabinet and top ___ 
- fan ___  no rated for shower location & no GFI protected

UL top bath

- wall, ceiling, floor___ ●
- window and door___ ●
- outlet and fixture___ ●.... missing GFI outlet
- heat_____ ✗.... no heat source
- plumbing_____ ●.... minimal water flow / flexible sink drain pipe
- cabinet and top___ ●
- fan_____ ●

Hallway and entry

- wall, ceiling, floor___ ●
- window and door___ ●
- outlet and fixture___ ●
- heat_____ ⚠.... no garage entry heat source

Probability of Moisture Intrusion

- ✓ ceiling___medium (ice dams)
- ✓ walls___medium (ice dams)
- ✓ floor___low

Limitations to Interior Observations

- Kitchen and laundry appliances are tested using normal operating controls to activate the primary function only. Operating or confirming operation of all other controls and features are not part of the inspection.
- Fireplace chimney flue tiles are 100% inaccessible and condition is not visible.

Conclusions

⊗ Major Defects

Exterior

- ✓ Earth grade does not slope away from and is ponding water on the foundation (basement, lower level, and garage moisture intrusion). Only the portions adjacent to the lower level bedroom and garage can be corrected.
- ✓ Loose, tipped and bowed retaining walls.

Structure

- ✓ Inadequate amount attic insulation and ventilation (ice dams and moisture intrusion). The existing improvements are poor. A good portion of the attic is inaccessible and will be difficult to correct.

Plumbing

- ✓ Loose garage soil stack cast iron lead connection.
- ✓ Roof vent stacks too close to windows.
- ✓ Leaking basement copper waste pipe connection.
- ✓ Basement standpipe is too tall and improperly wet vented.
- ✓ Main level dishwasher improperly discharges into basement standpipe.
- ✓ Inoperable water softener (water tested hard).

Mechanical

- ✓ Furnace outside air supply exterior vent cover is too close to grade (snow will block).
- ✓ No lower level bedroom supply and return air registers. Inadequate amount upper top level supply registers and no return air register. No upper level top bath supply air register.
- ✓ One basement rec room supply register has no air flow. No rec room return air register.
- ✓ Old air conditioner; short useful life.

Interior

- ✓ Undersized lower bedroom windows (not egress).
- ✓ Loose basement bath and hall floor tiles.
- ✓ Unsealed refrigerator door.
- ✓ Inoperable living room window cranks.
- ✓ Uneven ceiling and wall plaster below roof valleys (chronic ice dam damage).
- ✓ Upper bath window does not hold open.
- ✓ Upper bath exhaust fan not rated to be located in shower. It is also not GFI protected.

◉ Minor Defects

Exterior

- ✓ No front entry and garage step handrails.
- ✓ Cracked driveway apron.
- ✓ Decayed fence posts and boards.
- ✓ Deteriorated shed roof shingles.
- ✓ Cracked paint and weathered wood wall shakes and trim (high maintenance).
- ✓ Missing roof gutter guards; plugged gutters.
- ✓ Restricted rear roof valley drainage (ice dams); this is a built in design deficiency and cannot be corrected.

Garage

- ✓ Water damaged foundation blocks and water stained wood paneling.
- ✓ Unprotected heat duct (not fire rated). Wood wall paneling is not fire rated.
- ✓ Water stained ceiling below upper bath.

Structure

- ✓ Foundation drain tile, sump and pump must operate to keep the basement dry. Recommend a new primary sump pump and also adding a battery operating backup pump. Standard Water Control installed the system and you should inquire about a warranty.

Electrical

- ✓ Unsupported and unprotected laundry wiring.
- ✓ Unsupported and unprotected kitchen sink cabinet wiring.
- ✓ Missing upper top bath GFI outlet.

Plumbing

- ✓ Upper bath plumbing pipes located in unheated space (garage ceiling).
- ✓ Missing basement floor drain cover.
- ✓ Leaking basement toilet fill valve.
- ✓ No upper bathtub drain plug.
- ✓ Minimal upper top bath water flow. Unapproved flexible sink drain pipe.

Mechanical

- ✓ No supply air register at patio door.
- ✓ No garage entry heat source.

Interior

- ✓ High basement stair step rise.
- ✓ No upper top level stair handrail.
- ✓ No basement rec room egress window.
- ✓ Abandoned lower bedroom and upper top sitting room thermostats.
- ✓ Abandoned upper top sitting room baseboard heat covers.
- ✓ No basement bath exhaust fan.
- ✓ Water stained living room ceiling (ice dam).
- ✓ Fireplace gas log ignitor is unsafe.

Potential Concerns

- ✓ Lower level bedroom is not drain tiled or connected to the basement system.
- ✓ One furnace and AC zone control for the basement, lower, main, upper, and upper top levels will make uneven air flow and poor comfort.

Certifications by a licensed contractor required (not part of the inspection):

- ✓ Abandoned private well (seal or certify sealed)
- ✓ Underground sewer pipe (camera scope)
- ✓ Fireplace flue tiles (camera scope)

Old components; short useful life:

- ✓ Air conditioner (less than 3 years)
- ✓ Refrigerator and microwave (anytime)
- ✓ Patio door glass air seals (anytime)

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

- ✓ Fireplace flue tiles (concealed)
- ✓ Underground sewer pipe (below grade)

Not viewed operating (not part of inspection):

- ✓ Fireplace igniter (gas off)
- ✓ Electronic equipment
 - Audio speakers and TV
 - Communication and internet
- ✓ Radon (test in process)