

September 1, 2019

Mr. and Mrs.

On 7/30/2019, Cities' Inspection Service, Inc. completed a home inspection of the property located at XXXXXXXX, XXXXXXXXXXXXX, 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: 1 level single family	Garage: 3 car attached	Approx. age: 25 years
Wall covering: traditional stucco	Layers: 1	Approx. age: 14years
Windows: casement	Glass: insulated	Approx. age: 25 years
Roof covering: wood shakes	Layers: 1	Approx. age: 25 years

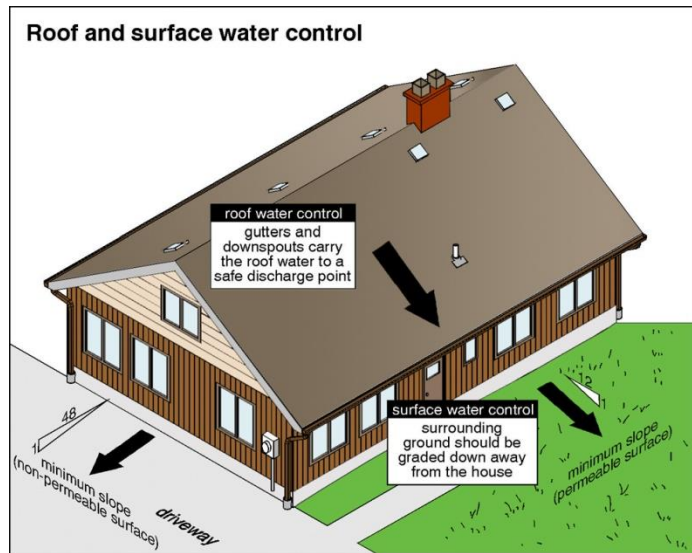
- Functional
- ⊗ Major Defect
- Minor Defect
- ⚠ Potential Concern

Grounds Observations

Explanation of Problems

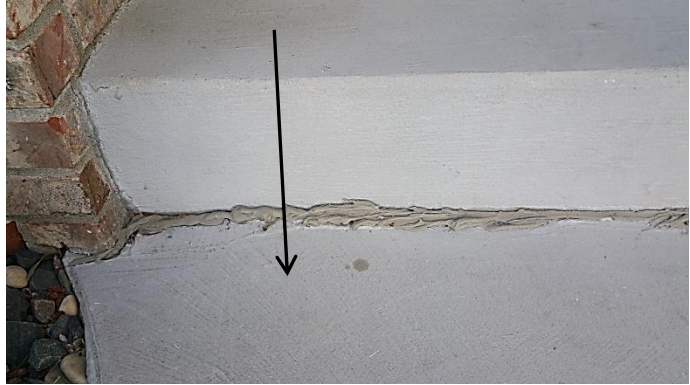
Landscape

- front _____ ⊗.... flat grade (front)
- left side _____ ⊗.... contacting wood framing
- right side _____ ⊗.... settled backfill
- rear _____ ●



Hardscape

- steps _____ ⊗.... top coated
- walks _____ ⊗.... top coated / settled section at steps
- patio _____ ⊗.... settled concrete / negative slope / ponding water
- driveway _____ ⊗.... top coated / pitted concrete



Settled front section walk



Patio

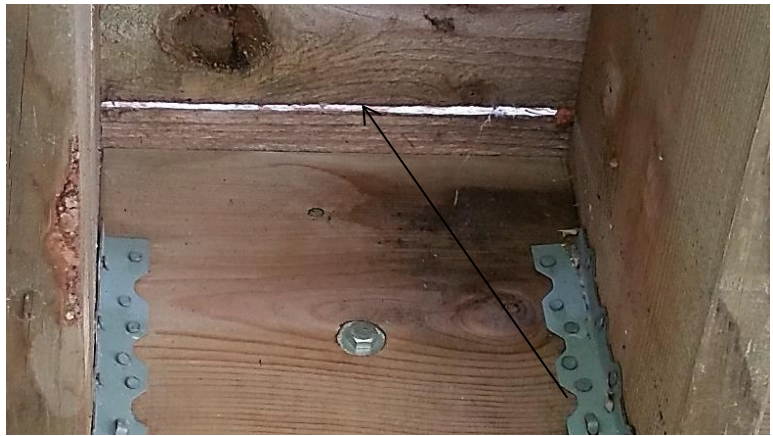


Top coated concrete

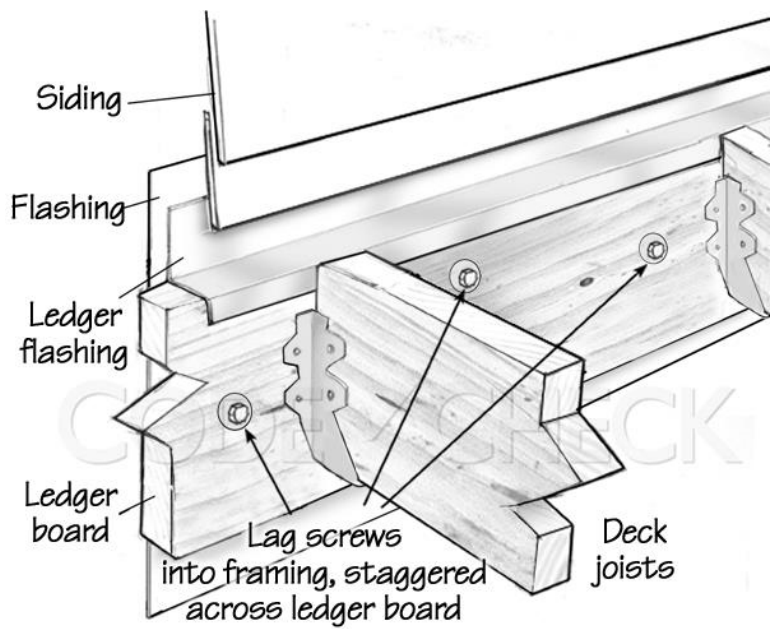
Other structures

deck _____ ⊗.... no ledger board flashing / decayed floor boards / guardrail
embedded in stucco

portico _____ ⊙



No ledger flashing



Decayed floor boards



Guardrail in stucco (moisture intrusion)

Exterior Observations

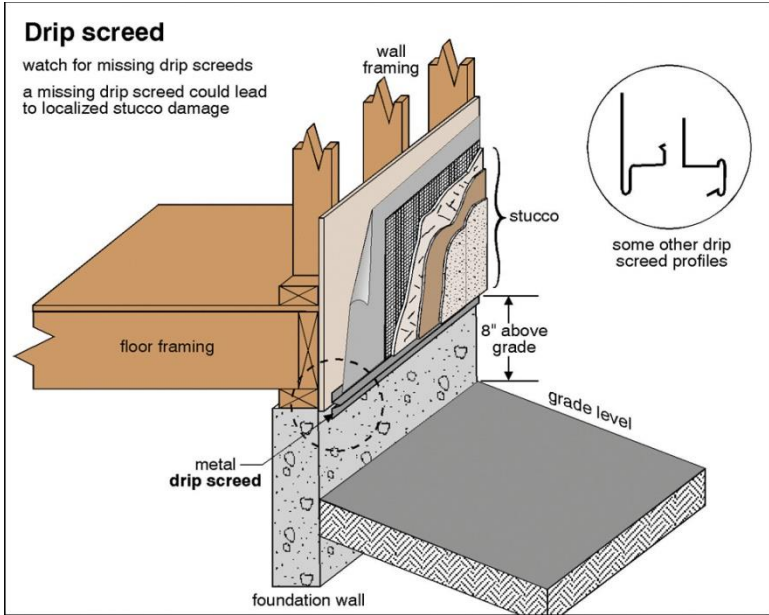
weather: fair

Wall surfaces

- stucco_____ ❌.... contacting earth & roof / no drip screeds / window stains / no window, vent, pipe, caulking / loose stucco (rear)
- brick_____ ❌.... no weep holes / flat window sills
- windows_____ ❌.... chalky metal cladding / missing corner joint caulking / excessive caulked corners (front only) / caulked window tops (traps moisture) / expect leaking glass air seals
- doors_____ ❌.... cracked & leaking walkout door glass trim & unapproved storm door
- overhangs_____ ❌.... water damaged soffit (front valley) / portions of roof no gutters / leaking gutter connections



Stucco contacting earth



Water stains



Loose stucco



Loose stucco



Water stained stucco



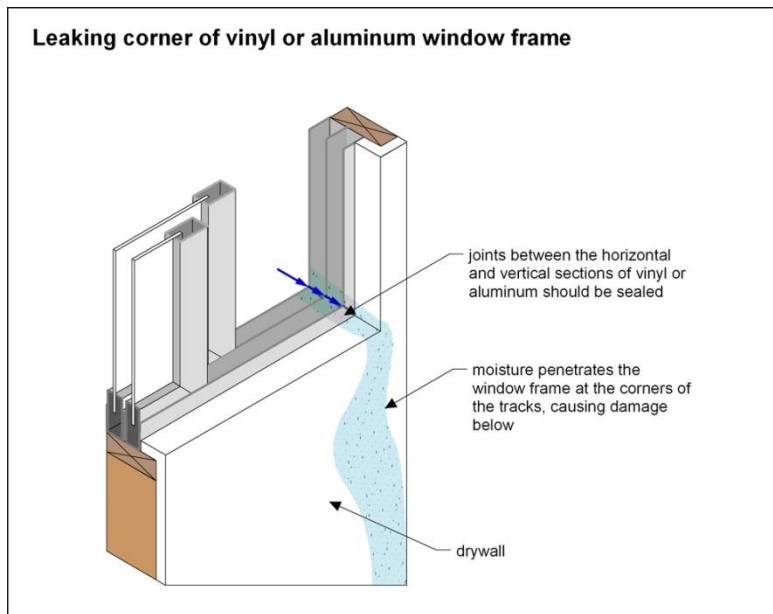
Cracked & settled bricks



Flat window sill



No corner joint caulking



Excessive corner caulking (front only)



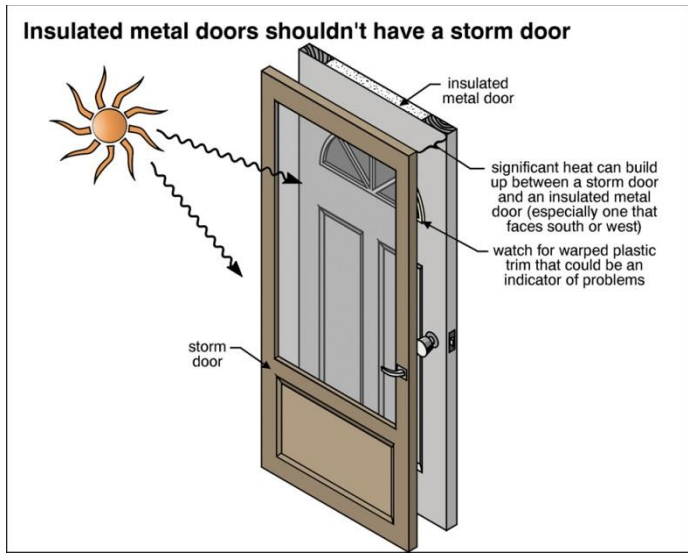
Excessive corner joint caulking (front only)



Caulked window top (traps moisture)



Cracked door trim



Water damaged soffit (front)

Roof surfaces

viewed: from top of ladder

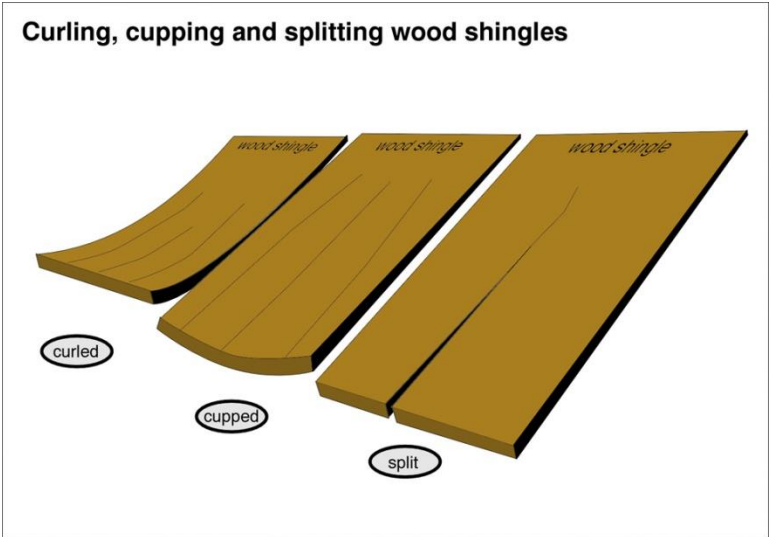
- steep slope _____ (O).... restricted valley drainage
- shakes _____ (X).... split, decayed wood, loose & missing shakes / shake replacements
- flashing _____ (●)
- skylights _____ (X).... pitted & bent frame
- flue pipe _____ (●)



Restricted drainage (ice dam)



Split shakes





Decayed shakes



Missing shakes

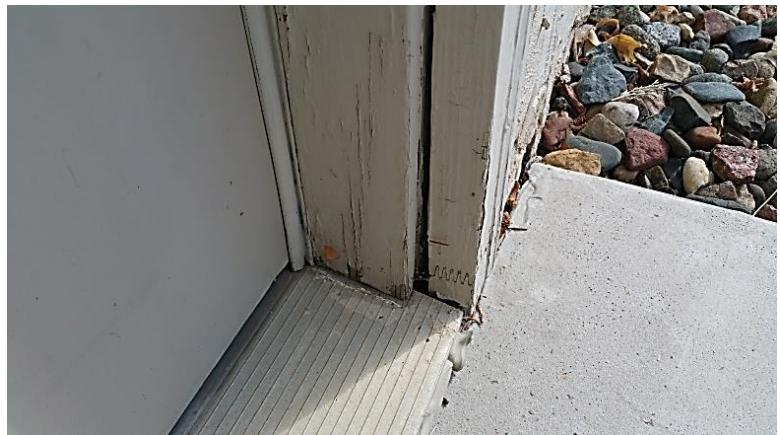
Garage

ceiling/walls _____ ●

floor slab _____ ●... cracked & pitted concrete

doors _____ ⊗... loose & worn wood service door frame

attic _____ ▲... attic not accessible (no access)



Service door frame

Probability of Moisture Intrusion

- ✓ grounds__high (grading)
- ✓ walls_____high (caulking & flashing)
- ✓ roof_____high (shakes)

Limitations to Exterior Observations

- Leaking insulated window and door glass air seals may not be visible.
- The wet wood shakes make the roof unsafe to walk on.

Structure

Description of Structure

Foundation: concrete block	Insulation: not visible	
Floors: wood I joists	Insulation: fiberglass	Inches: 3
Walls: wood frame studs	Insulation: not visible	
Roof: wood truss rafters	Insulation: fiberglass	Inches: 12

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

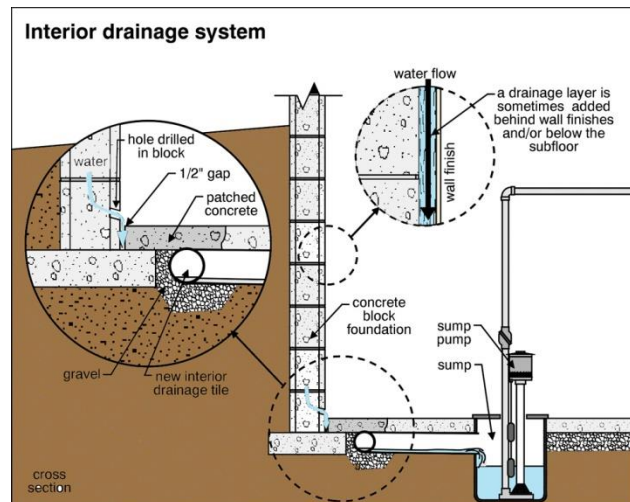
Structure Observations

Explanation of Problems

Foundation

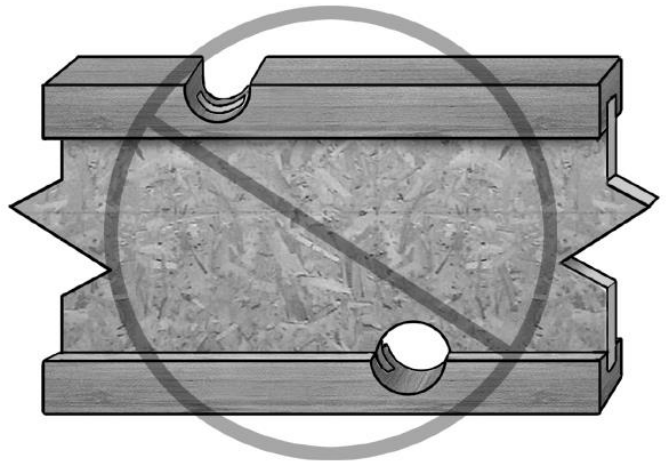
crawl space viewed: none

- walls _____ ⚠.... not visible
- floor slab _____ ●
- sump/drain tile _____ ⚠.... no pump / no water in sump
- radon mitigation _____ ⚠.... no system / levels not tested



Floors

- joists _____ ⚠.... limited view / recommend stucco moisture test / cut top flange of master bath I joist
- posts and beam _____ ●





No Notching of Flange



Cut flange

Walls

wood framing  not visible / recommend moisture test / buried wood frame in family room

beams 



Buried wall

Roof

attic viewed: viewed from access opening

trusses _____ ●
flue pipe _____ ●
exhaust fans _____ ●

Insulation

basement _____ △... not visible
floor _____ △... limited view
wall _____ △... not visible
attic _____ ○... rodent tunnels

Probability of Failure or Moisture Intrusion

- ✓ foundation ___ low
- ✓ floors _____ high (moisture certification)
- ✓ walls _____ high (moisture certification)
- ✓ roof _____ low





Limitations to Structure Observations

- Foundation is 100% covered and condition not visible.
- Floors are 80% covered and condition not visible.
- Wall structure is 100% covered; wood decay and molds are not visible.
- Attic is 50% covered and condition not visible.

Electrical

Description of Electrical

Utility service: underground	Volts: 110/220
Panel size: 200 amps	Approx. age: 25 years
Main disconnect: circuit breaker	Service wires: aluminum
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: south basement wall

size _____ 


condition _____ 

wiring _____ 

Outlets and fixtures

exterior _____ 

garage _____ 


basement _____  extension cord dehumidifier wiring

finished walls _____  not visible

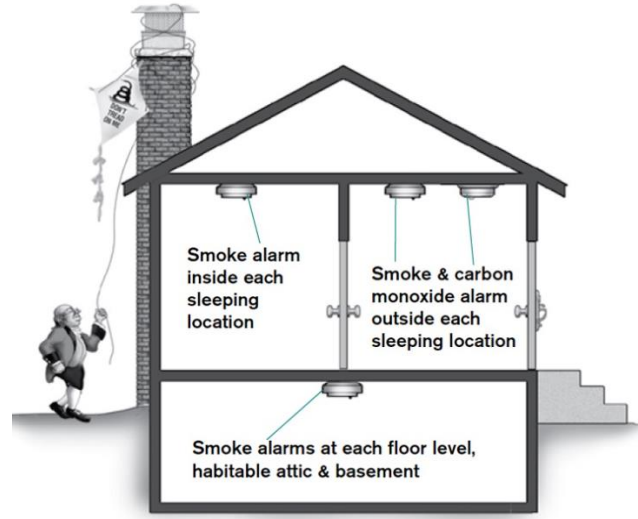
attic _____  not visible

Detectors

smoke _____  no bedroom detectors / old basement & main level detectors

CO _____  no main & upper level detectors

security system _____  not part of inspection



Limitations to Electrical Observations

- None.

Plumbing

Description of Plumbing

Main visible water supply pipe: copper	Interior water pipes: copper
Water heater: natural gas 50 gallons	Approximate age: 10 years
Soil stack: plastic	Drain & vent pipes: plastic

- Functional
- Major Defect
- Minor Defect
- Potential Concern

Plumbing Observations

Explanation of Problems

Water pipes

main water shutoff valve located: near furnace

- main pipe_____
- interior pipes_____
- exterior spigots___

Waste pipes

- public sewer_____ ... not visible
- soil stack_____
- drain/vent pipes_

Gas pipes

main gas shutoff valve located: at furnace

- meter and pipes_
- appliances_____

Appliances

- water heater_____
- water softener___ ... none / hard water

Probability of Failure

- ✓ water pressure_____low
- ✓ underground sewer__unknown (not visible)
- ✓ 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: 5 years
Ventilation: none	

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

Mechanical Observations

Explanation of Problems

Furnace

- jacket_____ ●
- heat exchanger__ ●
- ducts_____ ●
- humidifier_____ ⊗.... inoperable
- electronic filter__ ⊗.... inoperable
- dehumidifier_____ ●
- vent and flue_____ ●

Air conditioner

- condenser_____ ●
- compressor_____ ●
- interior coil_____ ⚠.... not visible
- pipng_____ ●
- wiring_____ ●

Probability of Failure

- ✓ heating_____ low
- ✓ cooling_____ low

Limitations to Mechanical Observations

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

Interior

Description of Interior

LL bedroom: 2	ML bedrooms: 1	Baths: 3
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- Functional
- ⊗ Major Defect
- Minor Defect
- ⚠ Potential Concern

Interior Observations

Explanation of Problems

Stairs

lower level _____ ●

LL family room

wall, ceiling, floor _____ ⊗.... water damaged carpet tack / expect water damaged wall framing

window and door _____ ●

outlet and fixture _____ ●

heating _____ ●

plumbing _____ ●

cabinets _____ ●

cooler _____ ●

gas fireplace _____ ●



Water damaged floor



Water stained floor

LL bedrooms

- wall, ceiling, floor___
- window and door___ water stained & worn wood windows
- outlet and fixture___
- heat_____

LL bath

- wall, ceiling, floor___
- door_____
- outlet and fixture___
- heat_____
- plumbing_____
- cabinet and top___
- fan_____

ML laundry

- wall, ceiling, floor___
- window and door___ worn wood windows
- outlet and fixture___
- heat_____
- plumbing_____ no clothes washer overflow tray
- cabinet and top___

Kitchen

- wall, ceiling, floor___
- window and door___ water stained & worn wood
- outlet and fixture___
- heat_____
- plumbing_____
- cabinet and top___

Appliances

- refrigerator_____
- oven_____
- cooktop_____
- dishwasher_____
- disposal_____
- microwave_____
- vented fan_____
- clothes washer_____
- clothes dryer_____

Living and dining room

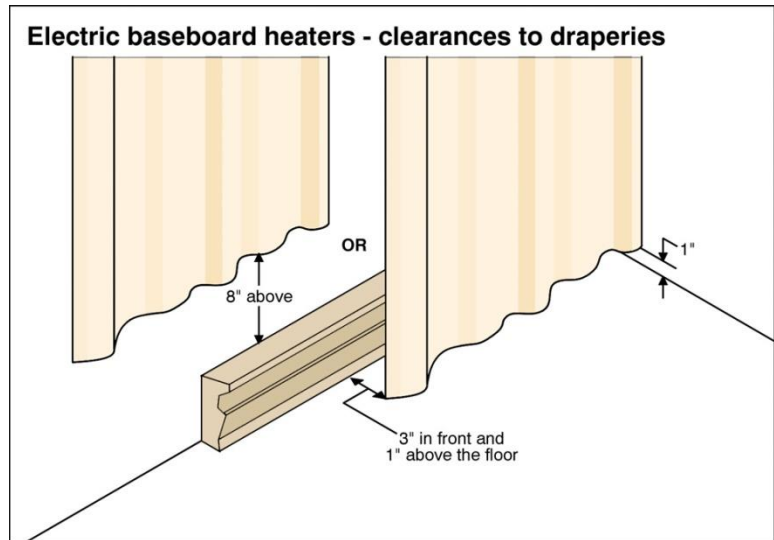
- wall, ceiling, floor_____
- window and door_____ water stained & worn wood
- outlet and fixture_____
- heat_____
- gas fireplace_____

4 season porch

- wall, ceiling, floor_____
- window and door_____ water stained & worn wood
- outlet and fixture_____
- heat_____
- electric heat_____ drapes too close



Drapes too close to heater



ML bath

- wall, ceiling, floor ___
- window and door ___ worn wood windows
- outlet and fixture ___
- heat ___
- plumbing ___
- cabinet and top ___
- fan ___

ML bedroom

- wall, ceiling, floor ___
- window and door ___ water stained & worn wood windows
- outlet and fixture ___
- heat ___

Master bath

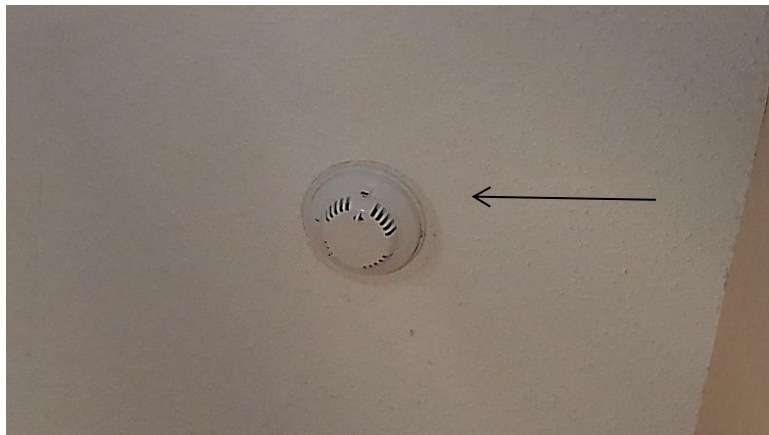
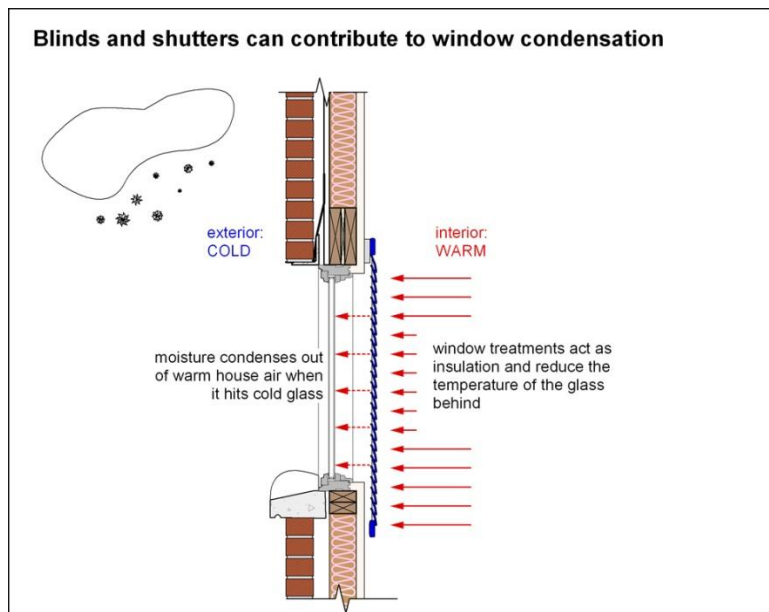
- wall, ceiling, floor ___
- window and door ___ water damaged window sash
- outlet and fixture ___
- heat ___
- plumbing ___ crazed sinks & countertop
- cabinet and top ___
- fan ___

Office

- wall, ceiling, floor ___ ●
- window and door ___ ● water stained & worn wood windows
- outlet and fixture ___ ●
- heat _____ ●

Hallway and entry

- wall, ceiling, floor ___ ⊗ water stained ceiling (around security system detector)
- door _____ ●
- outlet and fixture ___ ●
- heat _____ ●



Probability of Moisture Intrusion

- ✓ ceiling___ low
- ✓ walls___unknown (moisture certification recommended)
- ✓ floor___unknown (moisture certification recommended)

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.

Conclusions

⊗ Major Defects

Exterior

- ✓ Earth grade is burying a portion of lower level wood wall framing.
- ✓ Top coated driveway, walk and steps.
- ✓ Patio is sloped towards foundation.
- ✓ Missing wood deck ledger board flashing and guardrail is embedded in stucco (moisture intrusion).
- ✓ No stucco drip screeds, window and door caulking, roof and ground clearances (moisture intrusion).
- ✓ Cracked and loose areas of stucco (moisture intrusion).
- ✓ No brick veneer weep holes and flat sills (moisture intrusion).
- ✓ Deteriorated window metal cladding paint. No window corner joint caulking (moisture intrusion).
- ✓ Damaged and decayed wood roof shakes.
- ✓ Damaged metal skylight frame.

Structure

- ✓ Cut I joist top flange supporting master bathtub.
- ✓ There is a probability of moisture intrusion into the wood wall and floor framing; professional testing and certification is required (recommend Allen Powel CMT testing 651-272-5552)

Plumbing

- ✓ Crazed master bath sinks and countertop.

Interior

- ✓ Water damaged lower level family room wall.
- ✓ Windows are worn, out of adjustment, need to be stained, sealed, and varnished. If this is not done soon, they will begin to require replacement.

⊙ Minor Defects

Exterior

- ✓ Earth grade is flat and does not slope away from the foundation.
- ✓ Settled section of concrete walk (ponding water at steps).
- ✓ Decayed wood deck floor boards.
- ✓ Leaking window and door glass air seals will be an ongoing problem.
- ✓ Caulked window drip cap flashing (traps moisture).
- ✓ Cracked walkout door plastic glass trim (repair and remove combination storm door).
- ✓ Water damaged front overhang soffit (ice dam).
- ✓ Portions of the house no gutters (stucco water staining). Portions with gutter leaking connections.
- ✓ Restricted garage to house roof valley drainage (ice dam).

Garage

- ✓ Cracked and pitted floor slab.
- ✓ Loose and worn service door frame.

Structure

- ✓ No pump in basement sump.
- ✓ No radon mitigation pipe.
- ✓ Rodent tunnels in attic insulation.

Electrical

- ✓ Extension cord furnace dehumidifier wiring.
- ✓ Replace all existing and add additional smoke and carbon monoxide detectors.

Plumbing

- ✓ No water softener (hard water).
- ✓ No clothes washer overflow tray and emergency water shutoff.

Mechanical

- ✓ Inoperable furnace electronic air cleaner.
- ✓ Inoperable furnace humidifier.

Interior

- ✓ Drapes too close to sunroom baseboard heaters.

Potential Concerns

- ✓ Moisture will be your number one concern in the operation of this house. Conditions that allow for interior or exterior moisture intrusion need to be controlled and/or fixed promptly. This includes proper operation and maintenance of HVAC systems.

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

- ✓ Stucco moisture (invasive probe testing)
- ✓ Radon (test)

Old components; short useful life:

- ✓ Deck floor boards (less than 3 years)
- ✓ Window and door glass air seals (anytime)

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

- ✓ Wood wall and floor framing (concealed)
- ✓ Garage attic (no access scuttle)
- ✓ Underground sewer pipe (below grade)

Not viewed operating (not part of inspection):

- ✓ Electronic equipment
 - Security system
 - Communication and internet