



September 1, 2019

Mr. & Mrs.

On 8/19/2019, Cities' Inspection Service, Inc. completed a **partial** home inspection of the property located at XXXXX,XXXXXX, 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 the buildings major systems. The intent was to identify defects or conditions that adversely affected the structure; main electrical, plumbing and mechanical systems. **This inspection pertains only to the below listed systems. This is not a complete home inspection.** This report contains the results of the inspection.

**Structure**

Foundation: cinder block  
Floors: wood frame  
Walls: wood frame with wood shakes  
Roof: wood frame rafters with asphalt shingles

**Plumbing**

Main water pipe: copper  
Water heater: 40 gallons  
Main waste pipes: cast iron  
Fuel: natural gas





**Electrical**

Utility service: overhead 110/220 volt  
Main panel: 200 amp

**Mechanical**

Heating: forced air  
Cooling: central air conditioner

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.

# Major System Inspection

## Explanation of Problems

### Structure

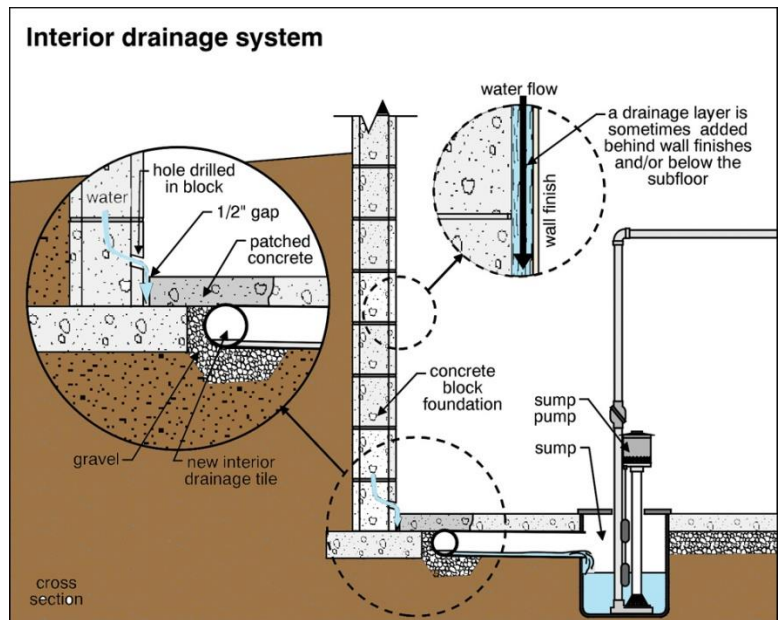
- Foundation\_\_\_\_\_ ❌.... old wall & floor water stains / water damaged plaster wall behind shower (leaking shower floor & wall tiles)
- drain tile\_\_\_\_\_ ⚠️.... recommend getting warranty from current owner / contractor was Jessie Owens Safe Basements installed in 2014 (permitted)
- floor slab\_\_\_\_\_ ●
- grading\_\_\_\_\_ ❌.... flat grade (west side)
- Floor joists\_\_\_\_\_ ⚠️.... limited view (finished ceiling)
- posts\_\_\_\_\_ ●
- Exterior walls\_\_\_\_\_ ●
- siding\_\_\_\_\_ ❌.... hail damaged metal panels (west side)
- windows\_\_\_\_\_ ❌.... decayed wood sashes / lack paint on all edges / sashes & hardware out of adjustment
- Roof\_\_\_\_\_ ⚠️.... inadequate amount insulation / blocked & no ventilation
- shingles\_\_\_\_\_ ●
- Garage structure\_\_\_\_\_ ❌.... pitted concrete slab / deteriorated wall blocks / no stair guardrail



Water stained foundation



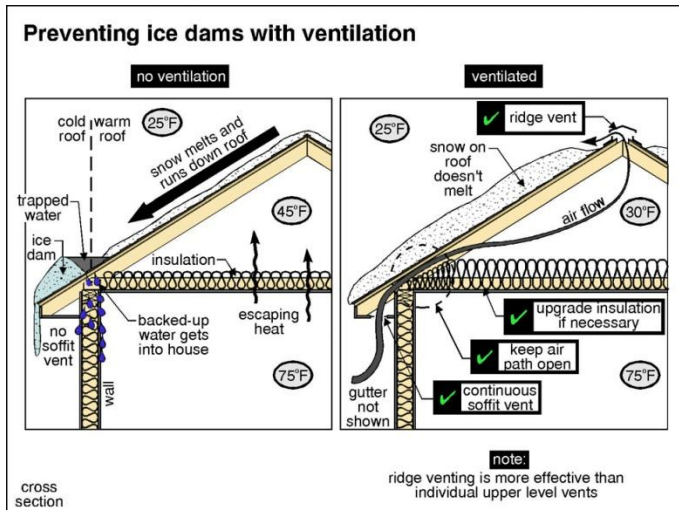
Water damaged wall behind shower



Verify transfer of warranty



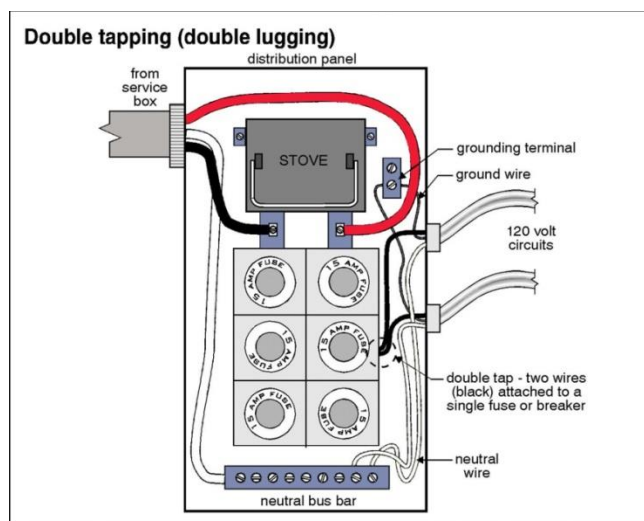
Flat grade (west side)



Pitted slab / deteriorated blocks

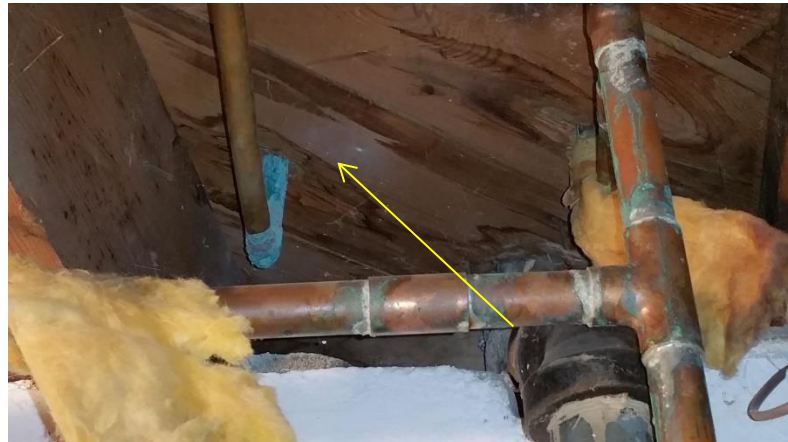
### Electrical

- Utility service \_\_\_\_\_ ●
- Main panel \_\_\_\_\_ ⊗.... no subpanel
- wiring \_\_\_\_\_ ⊗.... double tapped circuit breakers / extension cord basement wiring

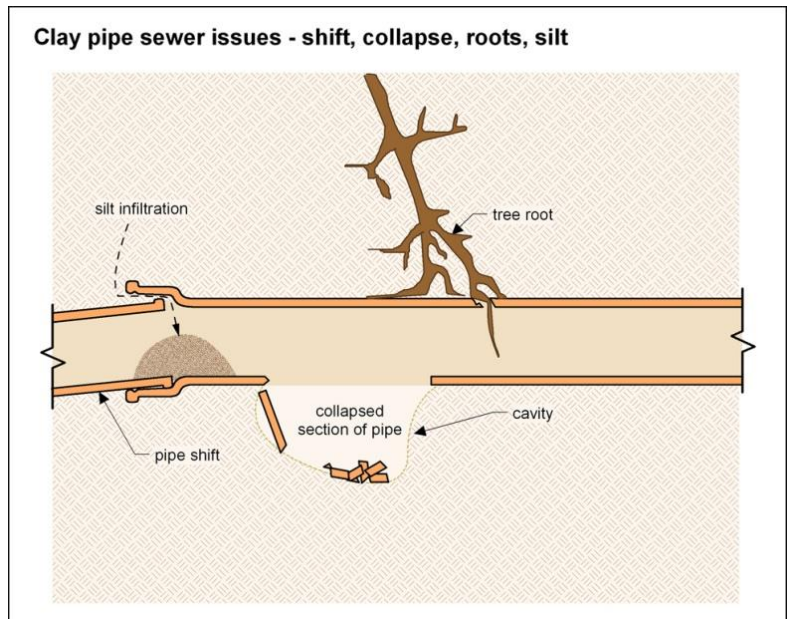


**Plumbing**

- Main water pipe \_\_\_\_\_ ●
- interior pipes \_\_\_\_\_ ●... leaking kitchen pipe
- pressure \_\_\_\_\_ ●
- water softener \_\_\_\_\_ ⊗... water tested hard
- Water heater \_\_\_\_\_ △... old / short useful life
- Waste pipe \_\_\_\_\_ △... recommend main sewer line be camera scoped
- drain & vent \_\_\_\_\_ ●
- Gas pipes \_\_\_\_\_ ●



Leaking pipe



Sewer concern

**Heating**

- System\_\_\_\_\_●
- heat exchanger\_\_\_\_\_⚠... not visible
- vent & flue\_\_\_\_\_●

**Cooling**

- Condenser\_\_\_\_\_●
- compressor\_\_\_\_\_●
- refrigerant pipes\_\_\_\_●

**Component ages (approximate years)**

- ✓ siding\_\_\_\_\_ 79
- ✓ windows\_\_\_\_\_ 79
- ✓ roof shingles\_\_\_\_\_ 5
- ✓ electrical panel\_\_\_\_ 79
- ✓ water heater\_\_\_\_\_ 21
- ✓ furnace\_\_\_\_\_ 22
- ✓ air conditioner\_\_\_\_\_ 22

**Probability of Failure**

- ✓ structure\_\_\_\_\_ low
- ✓ electrical\_\_\_\_\_ medium (double tapped breakers)
- ✓ plumbing\_\_\_\_\_ high (water heater age)
- ✓ sewer\_\_\_\_\_ unknown (camera scope)
- ✓ heating\_\_\_\_\_ high (age)
- ✓ cooling\_\_\_\_\_ high (age)