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September 1, 2019

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On 4/27/2018, Cities' Inspection Service, Inc. completed a building inspection of the property located at XXXXXXXX, XXXXXXXXXX, Minnesota for you. Doug Hastings did all the fieldwork related to this project. Doug used the commercial inspection protocol; the Standard Guide for Property Condition Assessment – ASTM Standard E2018-01.

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 10 unit apartment	Parking: 15 spaces	Approx. age: 58 years
Wall covering: veneer bricks	Layers: 1	Approx. age: 58 years
Windows: slider	Glass: 1 pane	Approx. age: 58 years
Roof covering: PVC single ply plastic	Layers: 1	Approx. age: 15 years

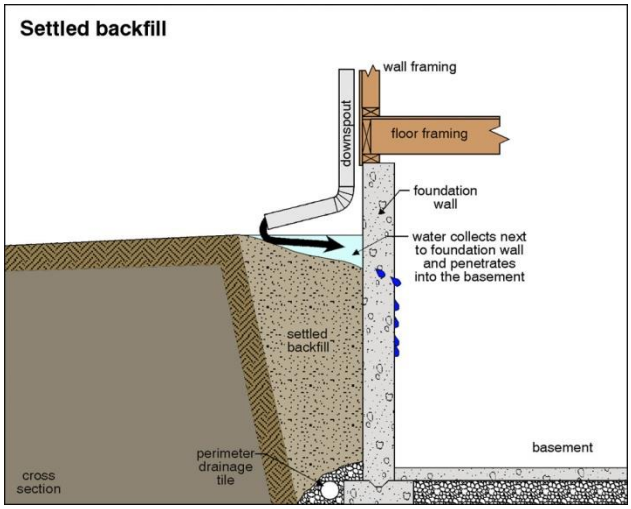
◉ Functional
⊗ Major Defect
⊙ Minor Defect
⚠ Potential Concern

Exterior Observations

Explanation of Problems

Landscape

front_____ ⊗.... flat grade
side_____ ⊗.... flat grade
rear_____ ⊗.... flat grade



Hardscape

steps and walks__ ⊗.... deteriorated rear steps / patched front step

Parking

curbs_____ ⊙.... tipped rear concrete

surface_____ ⊗.... cracked and loose asphalt

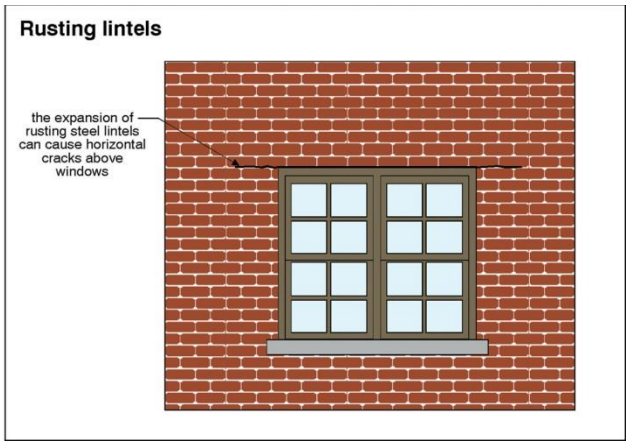
striping_____ ⊙.... worn paint / lines not visible

Walls

bricks_____ ⊗.... deteriorated bricks below windows & AC boxes / rusted lintels

AC sleeves_____ ⊗.... flat, not weather tight & no winter cover

flashing/caulking_ ◉

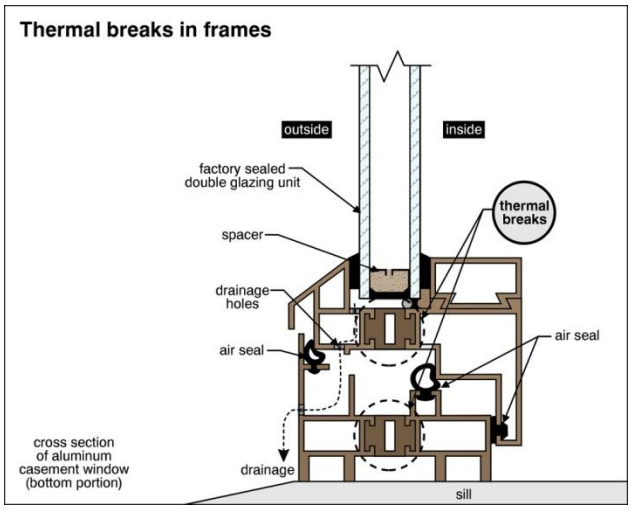


Windows

basement_____ ⊗.... single pane / interior water damage

main level_____ ⊗.... single pane / interior water damage

upper level_____ ⊗.... single pane / interior water damage



Doors

main_____ ⊗.... damaged frame / inoperable doorbells
rear_____ ⊙.... out of adjustment
portico_____ ⊗.... deteriorated roofing (front & rear)

Roof covering

viewed: walked on roof

drainage_____ ⊗.... ponding water
materials_____ ⊗.... loose & buckled insulation
flashings_____ ◉
chimney_____ ⊗.... deteriorated bricks
gutters_____ ⊙.... missing downspout extensions / peeled paint

Ponding water

Buckled insulation

Chimney bricks

Probability of Moisture Intrusion

- ✓ grounds___high (grading)
- ✓ walls_____high (at windows & AC boxes)
- ✓ roof_____low

Limitations to Exterior Observations

- None.

Structure

Description of Structure

Foundation: concrete block	Insulation: not visible	
Floors: solid wood joists	Insulation: not visible	
Walls: wood frame studs	Insulation: not visible	
Roof: solid wood joists	Insulation: styrofoam	Inches: 2

◉ Functional
⊗ Major Defect
⊙ Minor Defect
⚠ Potential Concern

Structure Observations

Explanation of Problems

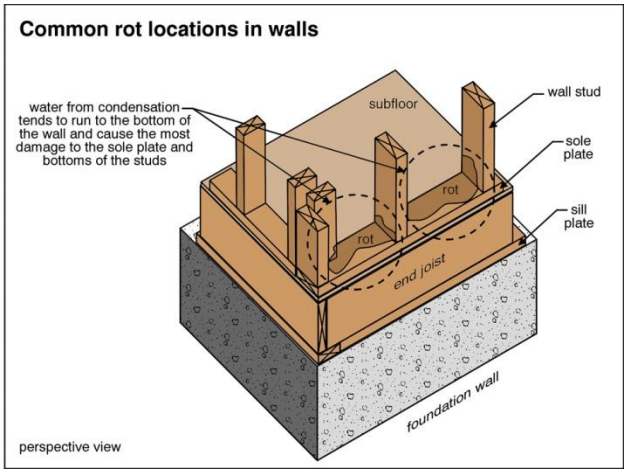
Foundation

crawl space viewed: stored items & not accessible

walls_____ ⚠.... not visible
floor slab_____ ◉
sump/drain tile__ ⚠.... none

Floors

joists_____ ⊗.... expect water damage
posts and beam__ ◉



Walls

wood framing____ ⊗.... water damaged
beams_____ ⊗.... water damaged

Roof

attic viewed: no access opening & not visible

joists_____ ⚠.... not visible

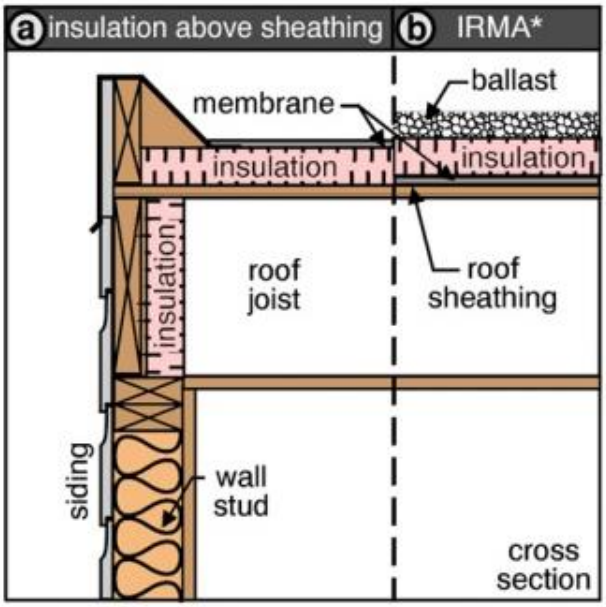
Insulation

basement_____ ⊗.... water damaged

floor_____ ⚠.... not visible

wall_____ ⊗.... water damaged

attic_____ ⊗.... loose roof rigid panels



* Inverted Roof Membrane Assembly roof or protected membrane roof

Probability of Failure or Moisture Intrusion

- ✓ foundation___high (water damaged plaster)
- ✓ floors_____high (water damaged walls)
- ✓ walls_____high (water damaged plaster)
- ✓ roof_____high (loose insulation)

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.
- Attic is 100% inaccessible and condition not visible.

Electrical

Description of Electrical

Utility service: overhead	Volts: 110/220
Main panel size: 400 amps	Approx. age: 58 years
Unit panel sizes: 10 panels 100 amps each	Approx. age: 2 years
Main disconnect: fused	Service wires: not visible
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 laundry room wall

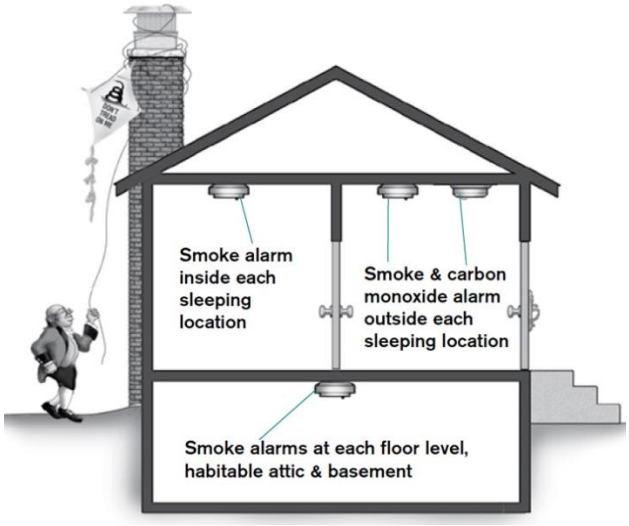
size_____ ◉
condition_____ ◉
wiring_____ ⚠.... locked & not visible

10 unit subpanels (units 1-10)
panel location: south laundry room wall

condition_____ ◉
wiring_____ ◉

Outlets and fixtures
exterior_____ ◉
basement_____ ⊙.... unsecured junction panel
finished walls____ ⚠.... not visible
attic_____ ⚠.... not visible

Junction panel



Fire and security protection

smoke detectors_ ⊗.... no lower, main, & upper hallway detectors / replace all unit detectors

CO detectors____ ⊙.... replace all unit detectors

exit signs_____ ⊗.... undersized & poorly market

fire extinguishers_ ◉

Limitations to Electrical Observations

- Main service disconnect panel is locked and interior not visible.

Plumbing

Description of Plumbing

Main visible water supply pipe: copper	Interior water pipes: copper
Water heater: natural gas 75 gallons	Approximate age: 8 years
Soil stack: cast iron	Drain & vent pipes: iron

◉ Functional
⊗ Major Defect
⊙ Minor Defect
⚠ Potential Concern

Plumbing Observations

Explanation of Problems

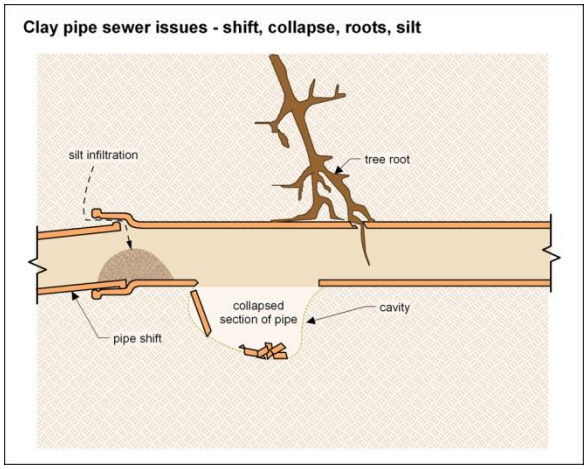
Water pipes

main water shutoff valve located: near boiler

main pipe_____ ◉
private well_____ ⚠.... seal or certify
interior pipes____ ◉
exterior spigots__ ◉

Waste pipes

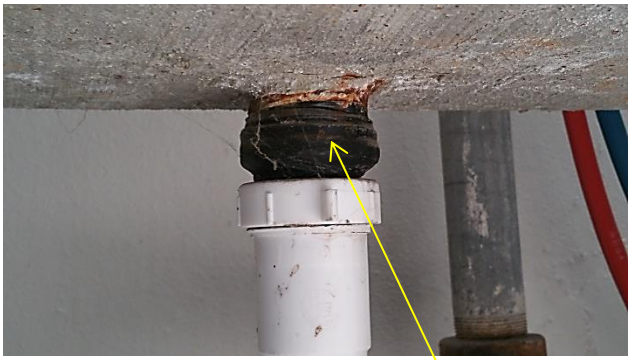
sewer_____ ⚠.... not visible / recommend contractor camera scope pipe to street
soil stack_____ ⚠.... not visible
drain/vent pipes_ ⊗.... missing floor drain cleanout plug / temporary bathtub drain pipe to floor repair
laundry tub_____ ⊗.... temporary drain pipe repair



Sewer concern

Missing cleanout plug

Temporary drain pipe repair



Laundry tub drain

Gas pipes

main gas shutoff valve located: at utility meters (under front entry landing)

meter and pipes_ ◉

appliances_____ ⊙.... old boiler shutoff valve

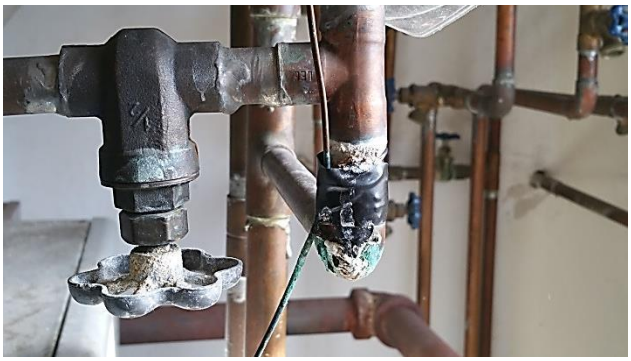
Appliances

water heater____ ⊗.... rusted & leaking water pipe connection / inoperable vent damper / slugging

clothes washer___ ⚠.... coin operated & not viewed operating

clothes dryer____ ⚠.... coin operated & not viewed operating

Water heater



Leaking water pipe

Probability of Failure

- ✓ Water pressure_____low
- ✓ Underground sewer__not visible (recommend camera scope)
- ✓ Water heater_____high (corrosion in tank)

Limitations to Plumbing Observations

- Condition of underground sewer pipe is not visible.
- Waste, drain, vent pipes are inaccessible and condition not visible.

Mechanical

Description of Mechanical

Heating: natural gas forced water	Approximate age: 58 years
Cooling: wall air conditioners	Approximate age: unknown

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

Mechanical Observations

Explanation of Problems

Boiler

jacket_____ ⊙.... painted & hot jacket / old (short useful life)
heat exchanger__ ⊗.... temporary cast iron repairs
distribution_____ ⊗.... low water pressure / rusted & leaking water pipe
expansion tank__ ◉
pump_____ ◉
10 zone controls_ ⚠.... not tested
vent and flue____ ⊗.... temporary vent connector repairs

Temporary cast iron repairs

Temporary vent connection repair

Wall air conditioners

unit #1_____ ⚠.... not viewed operating
unit #2_____ ◉
unit #3_____ ◉
unit #4_____ ⚠.... not inspected
unit #5_____ ◉
unit #6_____ ⚠.... old
unit #7_____ ⚠.... scorched outlet / not viewed operating
unit #8_____ ⚠.... not inspected
unit #9_____ ⊗.... old
unit #10_____ ⚠.... not inspected

Probability of Failure

✓ Heating_____high (old)

Limitations to Mechanical Observations

- None.

Interior

Description of Interior

Apartment units: 10	Bedrooms each unit: 1	Baths each unit: 1

◉ Functional
⊗ Major Defect
⊙ Minor Defect
⚠ Potential Concern

Interior Observations

Explanation of Problems

Stairs

lower level_____ ◉
main level_____ ◉
upper level_____ ◉

Unit #1 rooms

wall, ceiling, floor____ ⊗.... water damaged ceilings & walls, below bath, foundation wall, air conditioner, bathtub wall plaster & tile
window and door____ ⊗.... no window thermal breaks & single pane / fire door out of adjustment / damaged & missing doors
outlet and fixture____ ⊙.... missing covers
heat_____ ⊗.... damaged radiator covers
plumbing_____ ⊙.... temporary bath sink drain pipe repair
cabinet and top_____ ⊙.... worn wood / unfinished countertop edges

Appliances

refrigerator_____ ⊗.... old & damaged
stove_____ ◉
dishwasher_____ ⚠.... old / short useful life
vented fan_____ ◉

Below bath

Unit #2 rooms

wall, ceiling, floor____ ⊗.... water damaged ceilings & walls, below bath, foundation wall, air conditioner, bathtub wall plaster & tile

window and door____ ⊗.... no window thermal breaks & single pane

outlet and fixture____ ⊙.... no bath GFI

heat_____ ◉

plumbing_____ ◉

cabinet and top_____ ◉

Appliances

refrigerator_____ ◉

oven_____ ◉

cooktop_____ ◉

vented fan_____ ◉

Unit #3 rooms

wall, ceiling, floor____ ⊗.... water damaged ceilings & walls, below bath, foundation wall, air conditioner, bathtub wall plaster & tile

window and door____ ⊗.... no window thermal breaks & single pane

outlet and fixture____ ◉

heat_____ ◉

plumbing_____ ⊗.... leaking toilet / slow bathtub drain

cabinet and top_____ ◉

Appliances

refrigerator_____ ⊙.... dirty

stove_____ ⊙.... dirty

vented fan_____ ◉

Leaking toilet

Unit #5 rooms

wall, ceiling, floor____ ⊗.... water damaged ceilings & walls, below bath, air conditioner, bathtub wall plaster & tile

window and door____ ⊗.... no window thermal breaks & single pane / damaged doors / fire door out of adjustment

outlet and fixture____ ⊙.... no bath GFI

heat_____ ◉

plumbing_____ ⊗.... leaking shower faucet

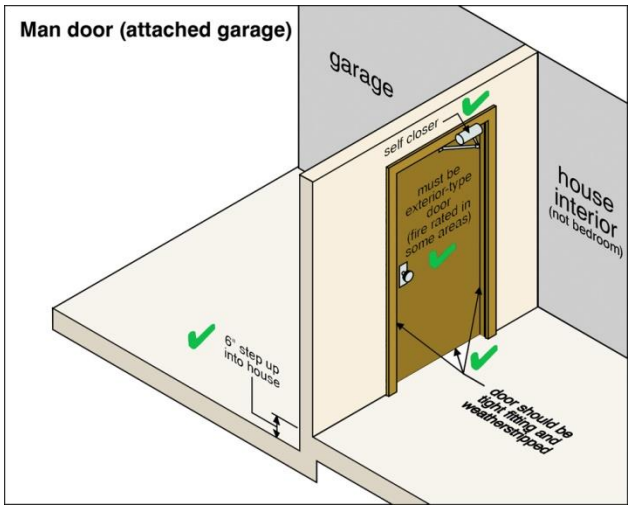
cabinet and top_____ ◉

Appliances

refrigerator_____ ◉

stove_____ ◉

vented fan_____ ⊗.... disconnected vent pipe



Fire doors

Unit #6 rooms

wall, ceiling, floor____ ⊗.... water damaged ceilings & walls, below bath, air conditioner, bathtub wall plaster & tile

window and door____ ⊗.... no window thermal breaks & single pane / damaged doors

outlet and fixture____ ⊗.... 2 prong kitchen outlet / no GFI

heat_____ ◉

plumbing_____ ◉

cabinet and top_____ ◉

Appliances

refrigerator_____ ◉

stove_____ ⊗.... flame roll out

vented fan_____ ⚠.... old / short useful life

Unit #7 rooms

wall, ceiling, floor____ ⊗.... water damaged ceilings & walls, below bath, air conditioner, bathtub wall plaster & tile

window and door____ ⊗.... no window thermal breaks & single pane / damaged doors

outlet and fixture____ ⊗.... scorched AC outlet / broken bath outlet & no GFI

heat_____ ◉

plumbing_____ ◉

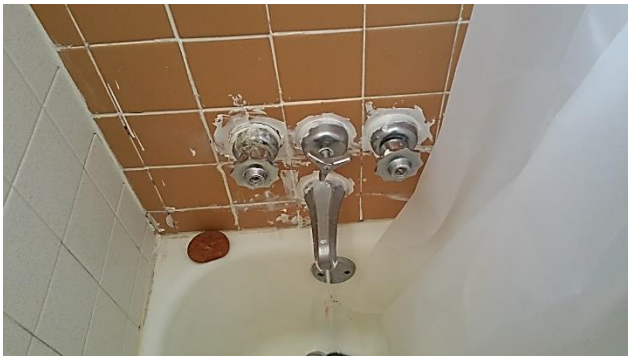
cabinet and top_____ ⊗.... loose sink cabinet & top

Appliances

refrigerator_____ ⊗.... damaged refrigerator

stove_____ ◉

vented fan_____ ◉



Unit #9 rooms

wall, ceiling, floor____ ⊗.... water damaged ceilings & walls, below bath, air conditioner, bathtub wall plaster & tile

window and door____ ⊗.... no window thermal breaks & single pane / damaged doors

outlet and fixture____ ⊙.... no bath & kitchen GFI outlets

heat_____ ◉

plumbing_____ ◉

cabinet and top_____ ◉

Appliances

refrigerator_____ ⊗.... old

oven/cooktop_____ ⊗.... old

vented fan_____ ⊗.... old

Unit #10 rooms

wall, ceiling, floor____ ⊗.... water damaged ceilings & walls, below bath, air conditioner, bathtub wall plaster & tile

window and door____ ⊗.... no window thermal breaks & single pane / no fire door closer / damage doors

outlet and fixture____ ⊗.... no kitchen & bath GFI outlets

heat_____ ◉

plumbing_____ ⊗.... loose toilet

cabinet and top_____ ⊗.... missing doors

Appliances

refrigerator_____ ◉

stove_____ ◉

vented fan_____ ⊗.... inoperable

Damaged plaster at AC

LL Common halls and entries

wall, ceiling, floor____ ◉
door_____ ◉
outlet and fixture____ ◉
heat_____ ◉

ML Common halls and entries

wall, ceiling, floor____ ◉
window and door____ ◉
outlet and fixture____ ◉

UL Common halls and entries

wall, ceiling, floor____ ◉
window and door____ ◉
outlet and fixture____ ◉

Probability of Moisture Intrusion

- ✓ Ceiling_____high (water damaged plaster)
- ✓ Walls_____high (water damaged plaster)
- ✓ Floor_____high (water damaged plaster)

Limitations to Interior Observations

- None.

Conclusions

⊗ Major Defects

Exterior

- ✓ Earth grade does not slope away from the lower level (moisture intrusion).
- ✓ Deteriorated and top coated rear entry concrete steps.
- ✓ Water damaged wall bricks below windows and AC boxes (moisture intrusion).
- ✓ Single pane windows and no thermal break (moisture intrusion).
- ✓ Damaged and flat AC thru wall sleeves (moisture intrusion). No insulated winter covers (moisture intrusion).
- ✓ Leaking front and rear entry portico roofs.
- ✓ Loose and buckled roof insulation, loose PVC membrane and no ballast.
- ✓ Deteriorated chimney bricks.

Structure

- ✓ Water damaged wood wall and floor framing, insulation, and plaster.

Electrical

- ✓ Poorly marked hallway fire escape exit signs. No smoke detectors in common hallways on all 3 levels.

Plumbing

- ✓ Temporary slop tub drain pipe to floor connection repair. Temporary drain pipe to concrete tub repair.
- ✓ Corroded water heater (replace).

Mechanical

- ✓ Temporary old boiler repairs (short useful life).

Interior (all units)

- ✓ Extensive water damage to ceilings, walls, and floor. Biggest problems around windows, air conditioners, bathtub walls and tiles.

Interior Unit #5

- ✓ Leaking shower faucet.

Interior Unit #6

- ✓ Plugged stove burners.

Interior Unit #9

- ✓ Unsafe kitchen appliances.

Interior Unit #10

- ✓ Inoperable kitchen exhaust fan.

⊙ Minor Defects

Exterior

- ✓ Patched front entry concrete step.
- ✓ Tipped rear lot line concrete curb and retaining wall.
- ✓ Cracked and worn asphalt parking (patch and sealcoat). Worn parking space lines.
- ✓ Rusted window and door opening steel lintels.
- ✓ Damaged front entry door frame. Rear entry door out of adjustment.
- ✓ Missing gutter downspout extensions. Peeled downspout paint.

Structure

- ✓ Rodent bait stations; pest management will be required.

Electrical

- ✓ Inoperable doorbells.
- ✓ Replace all smoke and carbon monoxide detectors.

Plumbing

- ✓ Missing mechanical room floor drain cleanout plug.
- ✓ Old boiler gas pipe shutoff valve.

Mechanical

- ✓ Low boiler water pressure.
- ✓ Rusted and leaking water pipe.

Interior (all units)

- ✓ Worn cabinets and countertops.

Interior Unit #1

- ✓ Damaged and missing doors. Hallway fire door out of adjustment.
- ✓ Missing radiator covers.
- ✓ Temporary sink drain pipe repair.

Interior Unit #2

- ✓ No bath GFI outlet.

Interior Unit #3

- ✓ Leaking toilet. Slow bathtub drain.

Interior Unit #5

- ✓ Damaged doors. Hallway fire door out of adjustment.
- ✓ No bath GFI outlet.
- ✓ Disconnected kitchen fan vent pipe.

Interior Unit #6

- ✓ Disconnected doors.
- ✓ 2 prong kitchen outlets; no GFI outlet.

Interior Unit #7

- ✓ Damaged doors.
- ✓ Scorched outlet. Broken bath outlet and no GFI.
- ✓ Damaged refrigerator.

Interior Unit #9

- ✓ Damaged doors.
- ✓ No kitchen and bath GFI outlets.

Interior Unit #10

- ✓ Damaged doors. Hallway fire door out of adjustment.
- ✓ No kitchen and bath GFI outlets.

⚠ Potential Concerns

- ✓ Building; all units are extensively moisture damaged; recommend invasive testing.
- ✓ Old sewer pipes can fail; recommend you hire a contractor to camera scope the underground pipe.
- ✓ This is not a pollution or environmental inspection.

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

- ✓ Structure water damage and mold (invasive moisture testing)
- ✓ Underground sewer pipe (camera scope)
- ✓ Abandoned private well (seal or certify)

Old components; short useful life:

- ✓ Parking lot (less than 5 years)
- ✓ Water heater (anytime)
- ✓ Boiler (anytime)
- ✓ Wall air conditioners (anytime)
- ✓ Kitchen appliances (anytime)

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

- ✓ Main disconnect panel (locked)
- ✓ Wall and floor structure (concealed)
- ✓ Underground sewer pipe (below grade)

Not viewed operating (not part of inspection):

- ✓ Boiler zone controls (all units)
- ✓ Air conditioners (not air tested)
- ✓ Fire protection equipment
  - Smoke detectors
  - Carbon monoxide detectors
  - Fire extinguishers
- ✓ Clothes washer and dryer (coin operated)