

September 1, 2019

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On 7/30/2018, Cities' Inspection Service, Inc. completed a building inspection of the property located at XXXXXX, 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 2 unit store front	Parking: none	Approx. age: 71 years
Wall covering: veneer bricks	Layers: 1	Approx. age: 71 years
Windows: fixed & slider	Glass: insulated	Original: Yes
Roof covering: single ply rubber	Layers: 1	Approx. age: 15 years

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

Exterior Observations

weather: fair

Explanation of Problems

Landscape

front _____ ●

rear _____ ⊗.... ponding water / no drainage to street, alley or other easement

Hardscape

walks _____ ●

handicap ramp _____ ⊗.... front entry too steep

window well _____ ●

Walls

covering _____ ⊗.... loose & bowed bricks / rusted steel lintels

flashing/caulking _____ ⊗.... cracked & missing caulking



Bowed bricks



Bowed bricks



Rusted & sagged steel lintel



Rusted & lifted steel lintel

Windows

- basement_____ ●
- front_____ ☒.... fogged glass / old aluminum frames / broken glass blocks
- rear_____ ☒.... decayed wood frames / no screens
- canopies_____ ☒.... torn & worn canvas / rusted rollers / not viewed operating

Doors

- main_____ ☒.... old & worn doors
- rear_____ ☒.... old & worn door / out of adjustment

Roof system

viewed: walked on roof

- low slope _____ ☒.... undersized drain / cracked cover / discharges into city sewer
- membrane _____ ☒.... loose & stretched membrane / no ballast / open corners / uneven surface (deteriorated insulation or old materials) / ponding water / tree too close.
- flashing _____ ☒.... plugged vent cover / no chimney bar
- chimney _____ ☒.... deteriorated bricks
- overhang _____ ☒.... water damaged & decayed front entry soffit



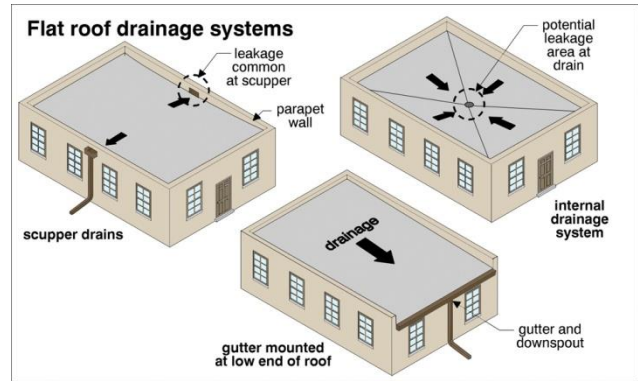
Loose & stretched membrane



Torn membrane



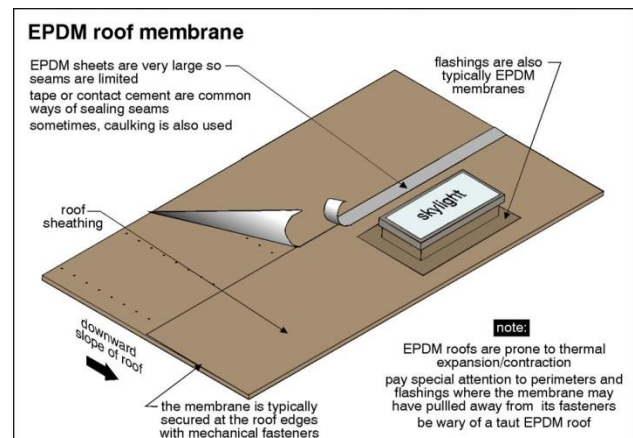
Loose, wrinkled, & caulked membrane



Ponding water



Vent flashing





No flashing bar



Probability of Moisture Intrusion

- ✓ grounds___high (ponding water / high water table)
- ✓ walls___low
- ✓ roof___high (ponding water / loose membrane)

[Limitations to Exterior Observations](#)

- None.

Structure

Description of Structure

Foundation: concrete block	Insulation: none	
Floors: solid wood joists	Insulation: none	
Walls: concrete blocks	Insulation: none	
Roof: solid wood joists	Insulation: styrofoam	Inches: 1

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

Structure Observations

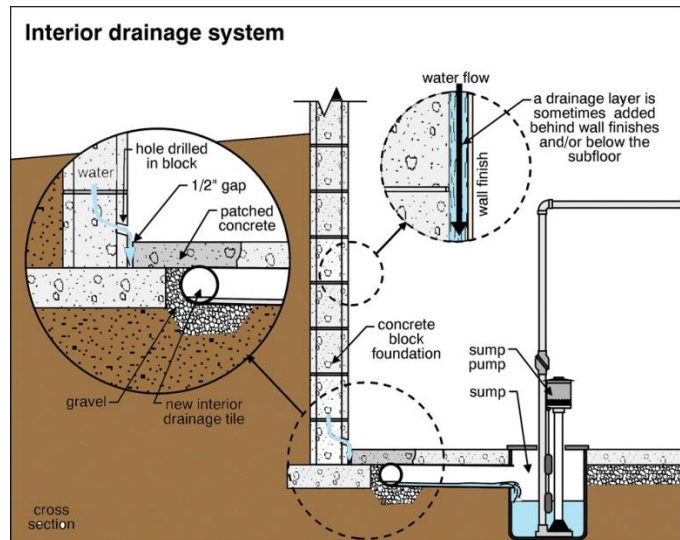
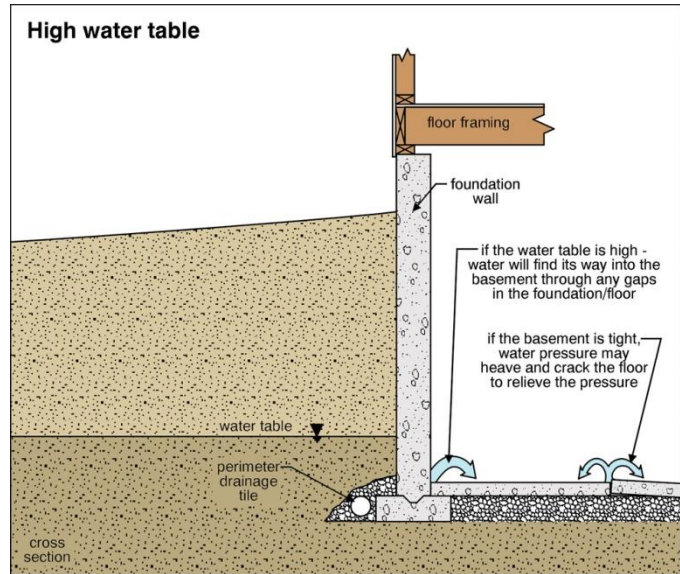
Explanation of Problems

Foundation

crawl space viewed: none

- walls _____ ✗.... wall & floor water stains (all sides) / high water table
- floor slab _____ ●
- sump/drain tile ___ ⚠.... sump not accessible (behind built in steps) / pump & drain tiles not visible / discharged into city sewer





Floors

joists_____●

bearing wall_____●

Walls

concrete blocks___⚠.... not visible

bearing walls_____●

beams_____⊗.... rusted window & door beams

Roof

attic viewed: no access opening & not visible

joists _____ ⚠️.... not visible

chimney _____ ⚠️.... not visible

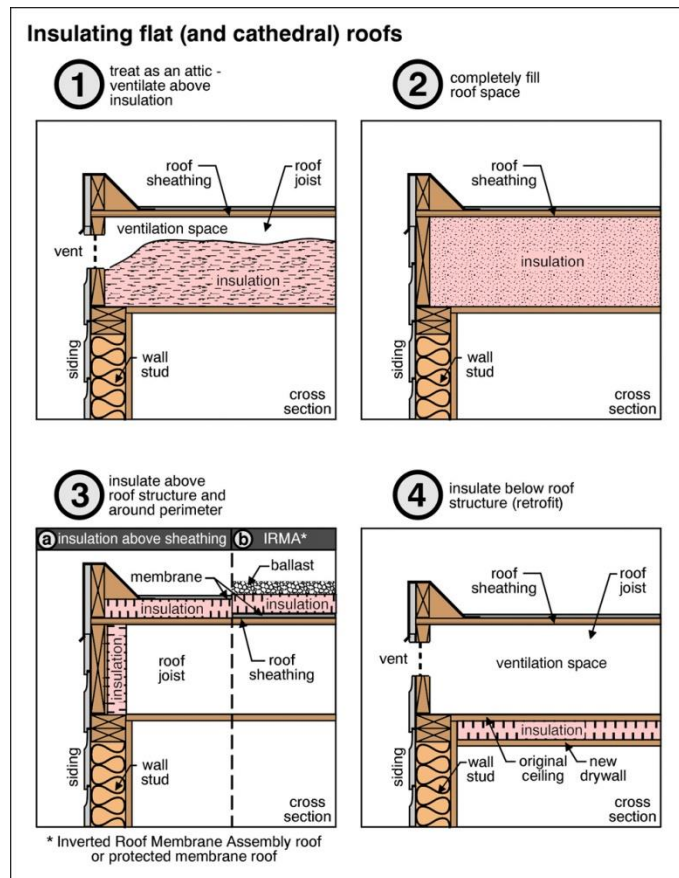
Insulation

foundation _____ ○.... none

floor _____ ○.... none

wall _____ ○.... none

attic _____ ❌.... inadequate amount insulation / no ventilation



Probability of Failure or Moisture Intrusion

- ✓ foundation ___ high (wall floor stains / drain tile)
- ✓ floors ___ low
- ✓ walls ___ low
- ✓ roof ___ high (water stained wood)

Limitations to Structure Observations

- Roof joists are 100% inaccessible and condition not visible.

Electrical

Description of Electrical

Utility service: overhead	Volts: 120/240 volts
Panel size: 2 - 200 amps panels	Approx. age: 30 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_____ ✗.... improperly located utility meter panels / undersized service entrance wires



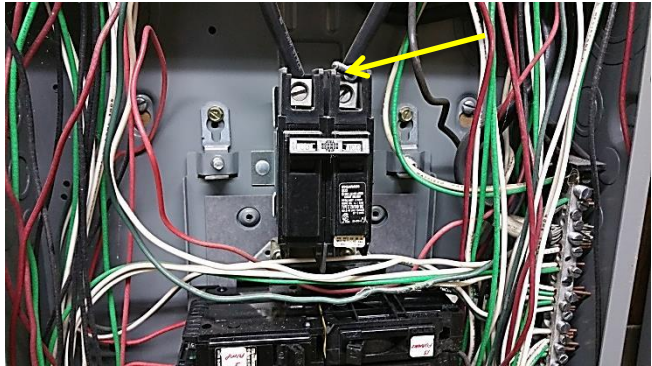
Main panel (left)

panel location: north wall of basement

size_____ ●
 condition_____ ✗.... no permit to install
 wiring_____ ✗.... neutral & ground wires crossing bus bar / undersized wires /
 loose screw on main disconnect / ungrounded panel



Wires crossing bus bar



Loose screw on main disconnect

Main panel (right)

panel location: north wall of basement

size _____ ☒

condition _____ ☒ no permit to install

wiring _____ ☒ both panel neutral bars are bonded / ungrounded panel



Outlets and fixtures

exterior _____ ☒ no entry door light fixtures

basement _____ ☒

finished walls _____ ☒

attic _____ ☒ not visible

Fire and security protection

smoke detectors_ ☒.... none

CO detector_____ ☒.... none

exit signs_____ ☒.... none

fire extinguishers_ ☒.... none

Limitations to Electrical Observations

- None.

Plumbing

Description of Plumbing

Main visible water supply pipe: copper	Interior water pipes: iron
Water heater: none	
Soil stack: cast iron	Drain & vent pipes: iron & 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 _____ ✗.... no utility meter

interior pipes _____ ✗.... iron pipes

Waste pipes

sewer _____ ⚠.... not visible / recommend contractor camera scope pipe

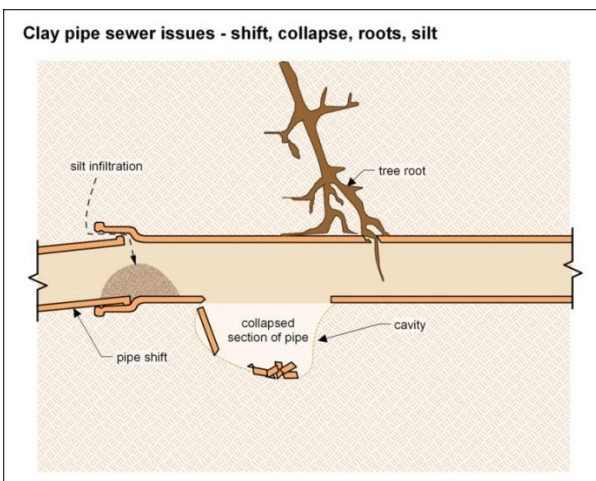
soil stack _____ ●

roof drain _____ ✗.... discharges into city sewer

drain/vent pipes _____ ○.... unapproved connection


toilet _____ ✗.... none / removed


sink _____ ✗.... none / removed



Gas pipes

main gas shutoff valve located: at utility meter

meter and pipes__ 

appliances_____ .... old furnace shutoff valve

Appliances

water heater_____ .... none

Probability of Failure

- ✓ Water pressure_____unknown (water off)
- ✓ Underground sewer__not visible (recommend camera scope)
- ✓ Water heater_____high (none)

Limitations to Plumbing Observations

- Condition of underground sewer pipe is not visible.
- Water is shut off and not viewed operating.

Mechanical

Description of Mechanical

Heating: natural gas forced air	Approximate age: 60 years
Cooling: none	

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

Mechanical Observations

Explanation of Problems

Furnace

jacket_____⊗.... rusted jacket
heat exchanger___⊗.... old & rusted heat exchanger
distribution_____⊗.... damaged ducts
vent and flue_____●

Probability of Failure

✓ Heating_____high (old & rusted)

Limitations to Mechanical Observations

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

Interior

Description of Interior

Common rooms: 2		Restroom: 0
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- Functional
- Minor Defect
- ⊗ Major Defect

Interior Observations

Explanation of Problems

Stairs

basement_____⊗.... broken & missing step / no handrail

Common rooms (2)

wall, ceiling, floor_____○.... asbestos floor tiles / water damaged wall & floor tiles (below roof drain)

outlet and fixture_____●

heat_____●

Probability of Moisture Intrusion

- ✓ Ceiling___high (roof drain)
- ✓ Walls___high (roof drain)
- ✓ Floor___low

Limitations to Interior Observations

- None.

Conclusions

⊗ Major Defects

Exterior

- ✓ No backyard easement drainage to street or alley (ponding water).
- ✓ Loose and bowed wall veneer bricks; rusted out steel lintels.
- ✓ Fogged front window glass and old aluminum frames. Broken glass blocks.
- ✓ Worn rear window frames and sashes; no screens.
- ✓ Old and worn front and rear doors (out of adjustment).
- ✓ Loose and stretched roof membrane. No ballast, damaged plumbing vent, undersized drain. Uneven surface below membrane; restricted drainage and undersized drain (ponding water).
- ✓ Decayed front entry overhang soffit.

Structure

- ✓ Water stained foundation walls and floor; foundation modified with drain tile and sump.

Electrical

- ✓ Improperly fed, grounded, and wired panels (no permit when installed).
- ✓ No smoke and CO detectors. No door exit signs and fire extinguisher.

Plumbing

- ✓ Roof drain discharges into city sewer (yard is not an option).
- ✓ Sump pump discharges into city sewer (yard is not an option).
- ✓ Disconnected city water service and no meter.
- ✓ Old iron interior water pipes.
- ✓ No toilet and sink.
- ✓ No water heater.

Mechanical

- ✓ Old and rusted out furnace.
- ✓ Damaged furnace ducts.

⊙ Minor Defects

Exterior

- ✓ Front entry handicap walk slope is too steep.
- ✓ Damaged window canopies.
- ✓ Deteriorated chimney bricks.

Structure

- ✓ Re-roofing to include removing old materials and adding additional insulation. Anticipate replacing sections of roof boards.

Electrical

- ✓ No front and rear entry light fixtures.

Interior

- ✓ Broken stair step.
- ✓ Water damaged ceiling and wall (below roof drain).

Potential Concerns

- ✓ High water table; foundation drain tile, sump and pump must operate to keep the basement dry; recommend adding a battery backup pump.
- ✓ Old buildings have various environmental concerns; prior to disturbing you should test the building materials so that you handle them properly. This includes, but is not limited to, asbestos and lead paint.

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

- ✓ Underground sewer pipe (camera scope)

Not visible or not viewed operating (not part of the inspection):

- ✓ Sump and pump (not accessible)
- ✓ Underground sewer pipe (below grade)
- ✓ Plumbing system (water off)