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September 1, 2019

Mr. and Mrs.

On 6/17/2019, Cities' Inspection Service, Inc. completed a **partial** inspection of the condominium unit located at XXXXXXX #306, XXXXXXXXXXX, Minnesota for you. Doug Hastings did all the fieldwork relating to this project.

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 project was to observe the physical condition of the interior components of this unit. The intent was to identify defects or conditions that adversely affected this part of the building. This inspection includes only those items located within the condo residence. This does not include common use areas and is not a complete building inspection. 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.

## Description of Condo

Bedrooms: 2	Baths: 2
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- Functional
- Major Defect
- Minor Defect
- Potential Concern

### Interior Observations

#### Explanation of Problems

#### Kitchen

- wall, ceiling, floor
- outlet and fixture
- plumbing
- cabinet and top

#### Appliances

- refrigerator ... icemaker off & not viewed operating
- oven
- cooktop
- dishwasher
- disposal
- microwave
- unvented fan
- clothes washer
- clothes dryer

#### Living and dining room

- wall, ceiling, floor ... water damaged dining room window top (exterior moisture intrusion)
- window and door ... water damaged wall (exterior & interior moisture) / cracked plaster at door / cracked window glass spacers (leaking seals)
- outlet and fixture
- heat
- gas fireplace
- balcony



Exterior above window looks like this



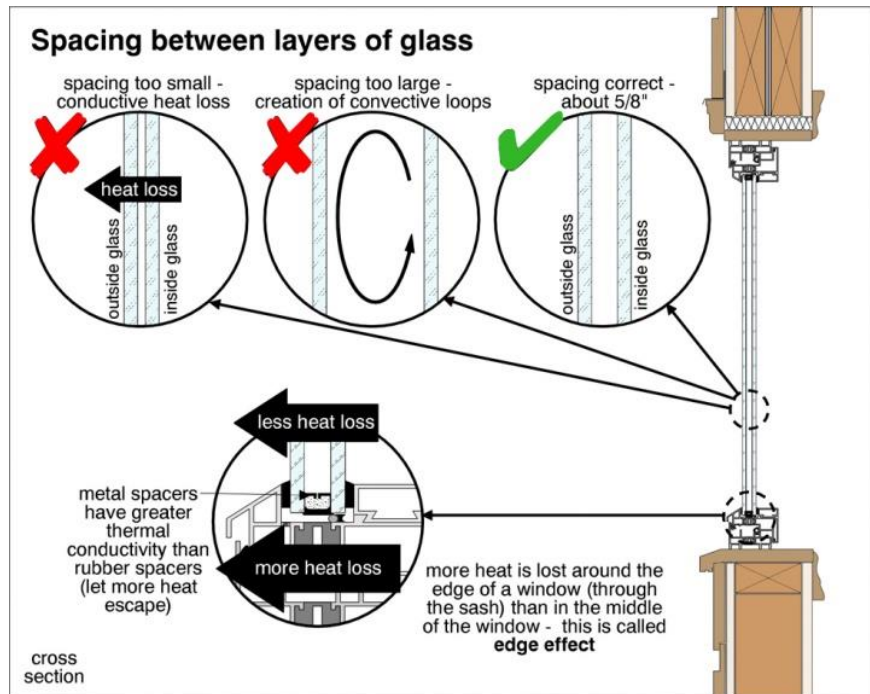
Water stained top of dining room window



Water damaged living room wall & sill



Cracked plaster / torn paper tape



Main bath

- wall, ceiling, floor\_\_\_ (●)
- fan & door\_\_\_\_\_ (●)
- outlet and fixture\_\_\_ (●)
- plumbing\_\_\_\_\_ (○).... loose sink
- cabinet and top\_\_\_ (●)



Loose sink



Support under sink

Master bath

- wall, ceiling, floor\_\_\_ (●)
- fan & door\_\_\_\_\_ (●)
- outlet and fixture\_\_\_ (●)
- plumbing\_\_\_\_\_ (⚠).... bathtub access locked & not visible
- cabinet and top\_\_\_ (●)



Locked access

### Bedrooms

- wall, ceiling, floor\_\_\_ (●)
- window and door\_\_\_ (●)
- outlet and fixture\_\_\_ (●)
- heat\_\_\_\_\_ (●)

### Hallway and entry

- wall, ceiling, floor\_\_\_ (●)
- door\_\_\_\_\_ (●)
- outlet and fixture\_\_\_ (●)

### Electrical

- subpanel\_\_\_\_\_ (●)
- wiring\_\_\_\_\_ (●)
- smoke/CO detectors (●)

### Plumbing

- gas piping\_\_\_\_\_ (●)
- fire sprinkler\_\_\_\_\_ (⚠).... not part of inspection

### Heating

- system\_\_\_\_\_ (●)
- heat exchanger\_\_\_ (⚠).... not visible
- vent & flue\_\_\_\_\_ (●)

### Cooling

- condenser\_\_\_\_\_ (●)
- compressor\_\_\_\_\_ (●)
- refrigerant pipes\_\_\_ (●)

*Component ages (approximate years)*

- ✓ windows\_\_\_\_\_ 15
- ✓ electrical subpanel\_ 15
- ✓ furnace\_\_\_\_\_ 15
- ✓ air conditioner\_\_\_\_\_ 15
- ✓ kitchen appliances\_ 15
- ✓ laundry appliances\_ 15

**Probability of Failure**

- ✓ windows\_\_\_\_\_ high (water staining)
- ✓ electrical\_\_\_\_\_ low
- ✓ heating\_\_\_\_\_ medium (age)
- ✓ cooling\_\_\_\_\_ medium (age)
- ✓ appliances\_\_\_\_\_ medium (age)

**Note:**

- ✓ The complex has had window problems. An engineer and window contractor assessed the circumstances. My understanding of the issue is window leaking by both condensation and frost. Part of the report indicated these windows have no metal sill pans or interior thermal break. I highly recommend you look further into this matter now.
- ✓ Verify there is no litigation or special assessments outstanding that pertain to exterior or interior moisture intrusion.