

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

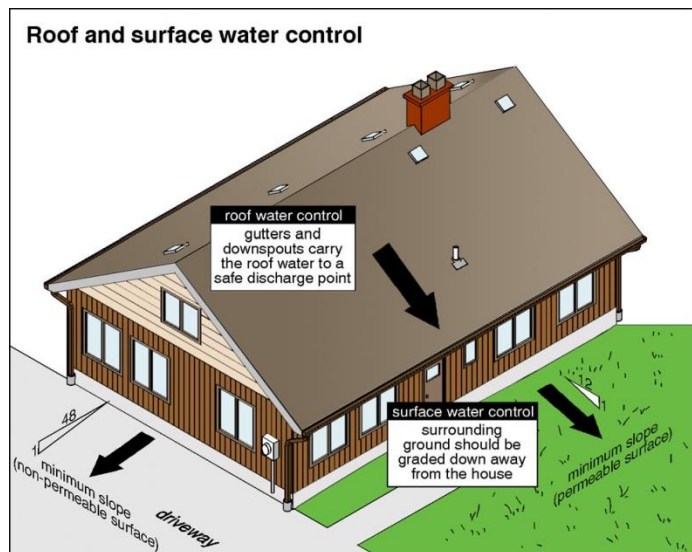
- Functional
- ⊗ Major Defect
- Minor Defect
- ⚠ Potential Concern

## Grounds Observations

### Explanation of Problems

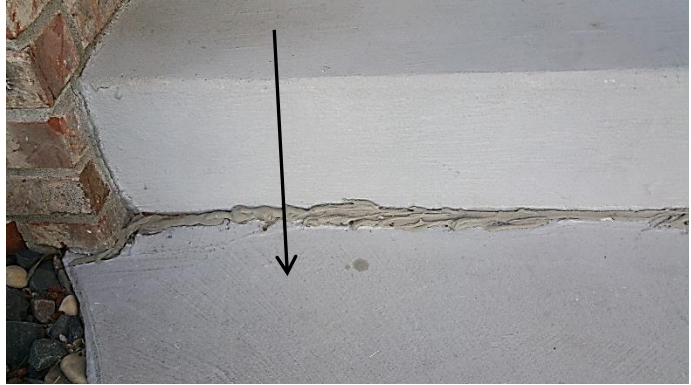
#### Landscape

- 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

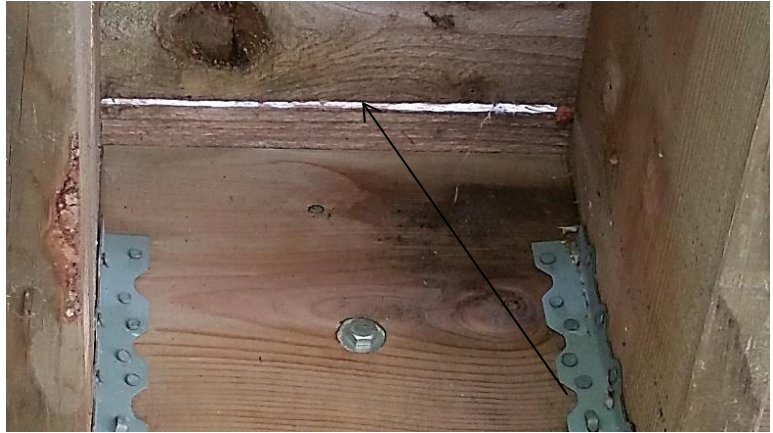


Top coated concrete

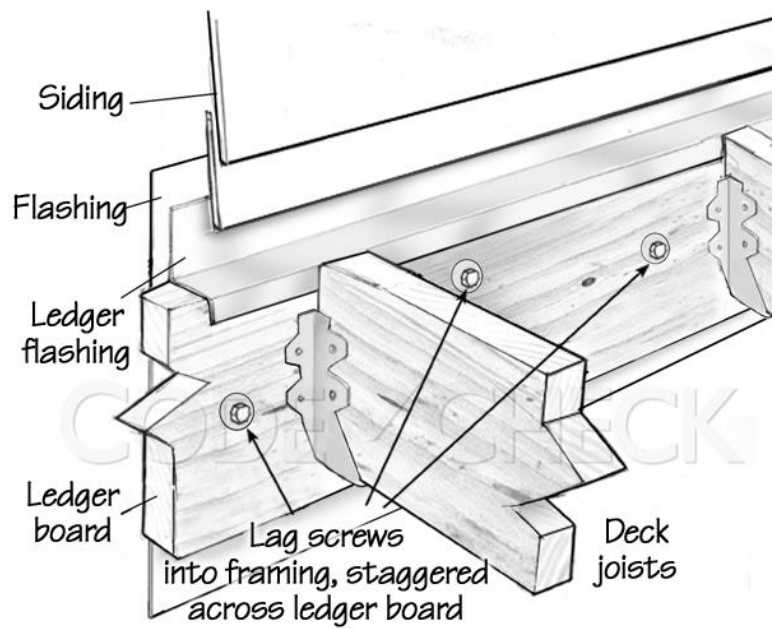
#### Other structures

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

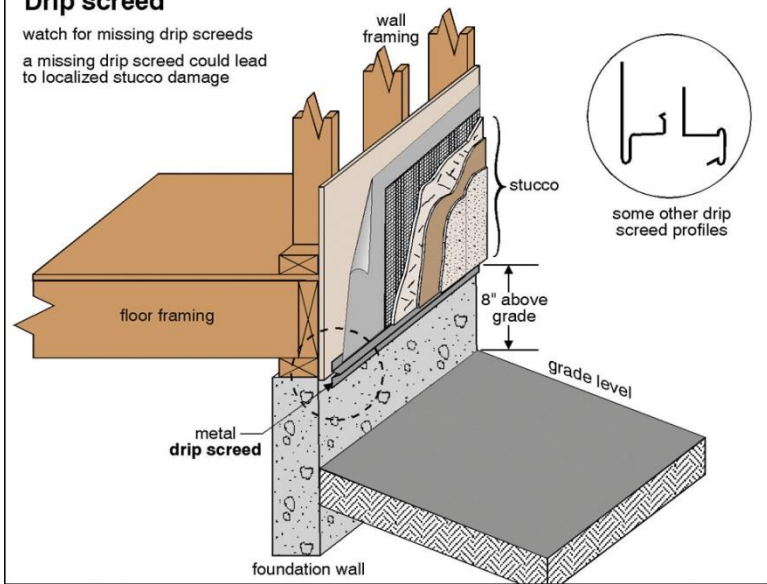
- stucco\_\_\_\_\_ ☒.... contacting earth & roof / no drip screeds / window stains / no window, vent, pipe, caulking / loose stucco (rear)
- brick\_\_\_\_\_ ☒.... no weep holes / flat window sills
- windows\_\_\_\_\_ ☒.... chalky metal cladding / missing corner joint caulking / excessive caulked corners (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

## Drip screed

watch for missing drip screeds  
a missing drip screed could lead  
to localized stucco damage



Water stains



Loose stucco





Loose stucco



Water stained stucco



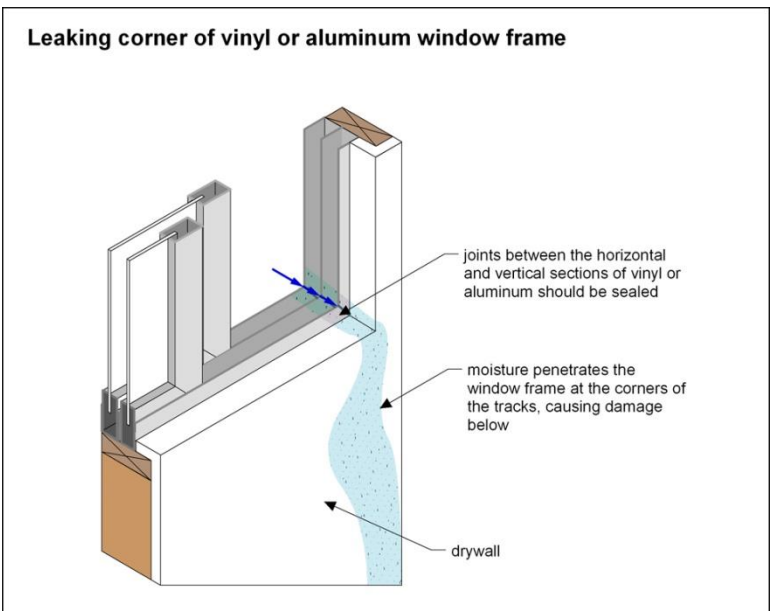
Cracked & settled bricks



Flat window sill



No corner joint caulking



Excessive corner caulking (front only)





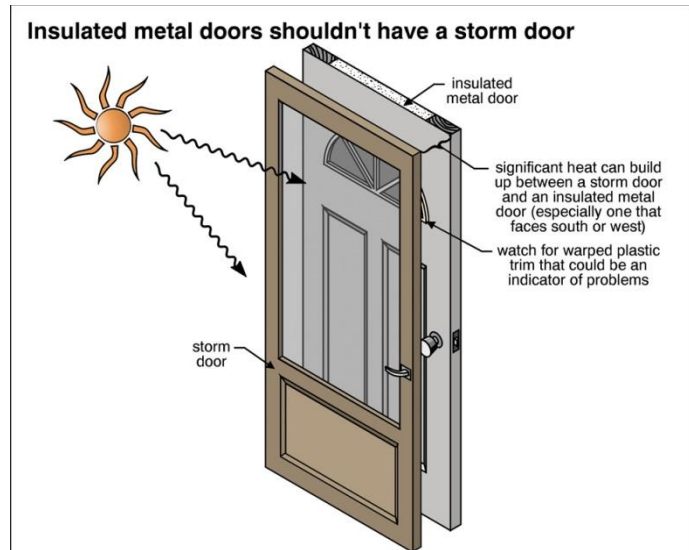
Excessive corner joint caulking (front only)



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\_\_\_\_\_ (●)

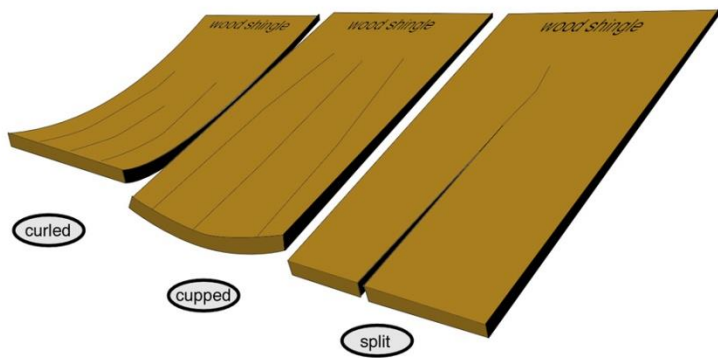


Restricted drainage (ice dam)



Split shakes

### Curling, cupping and splitting wood shingles







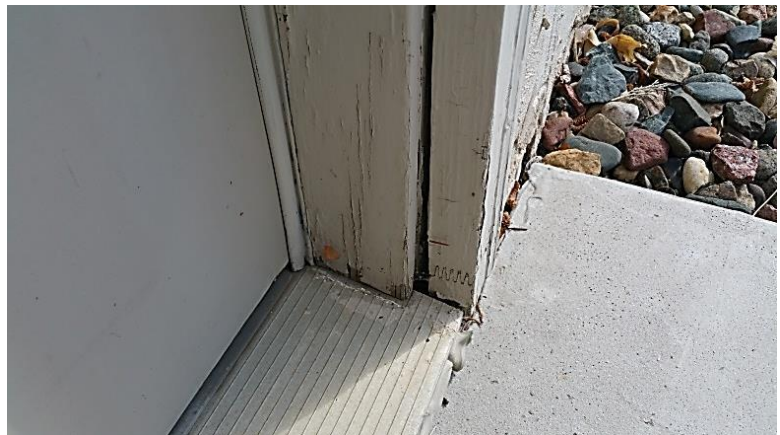
Decayed shakes



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

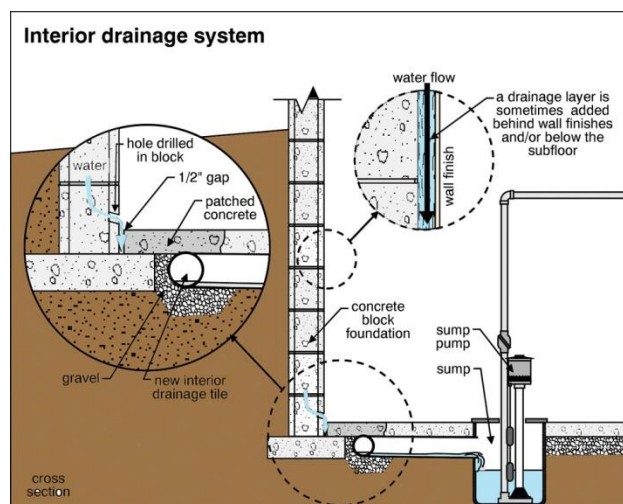
## Structure Observations

### Explanation of Problems

#### Foundation

*crawl space viewed: none*

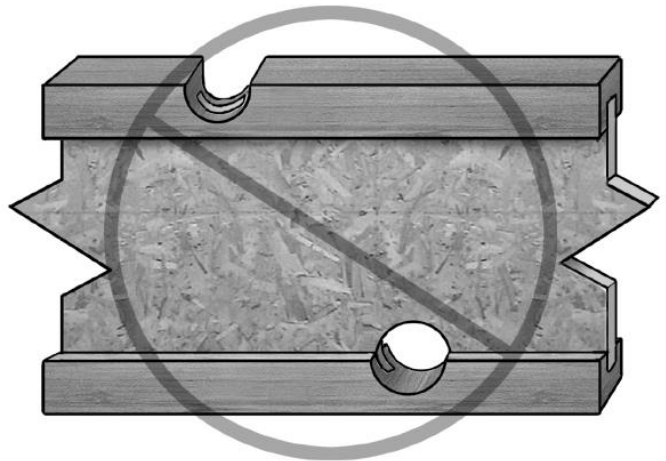
- walls \_\_\_\_\_ △.... not visible
- floor slab \_\_\_\_\_ ●
- sump/drain tile \_\_\_\_\_ △.... no pump / no water in sump
- radon mitigation \_\_\_\_\_ △.... no system / levels not tested



#### 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

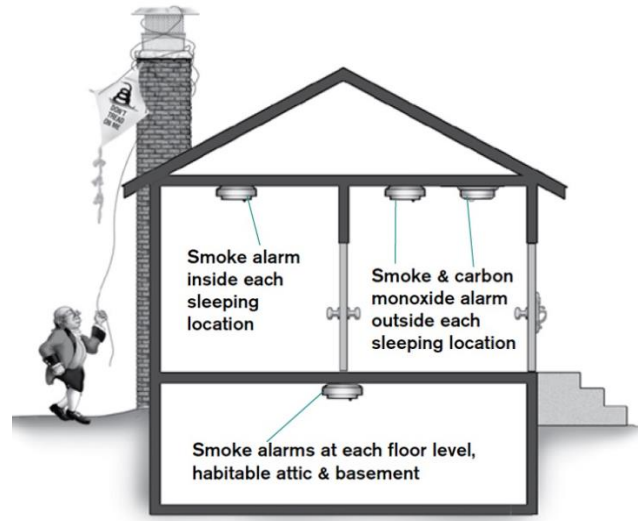
Detectors

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  
 piping\_\_\_\_\_●  
 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

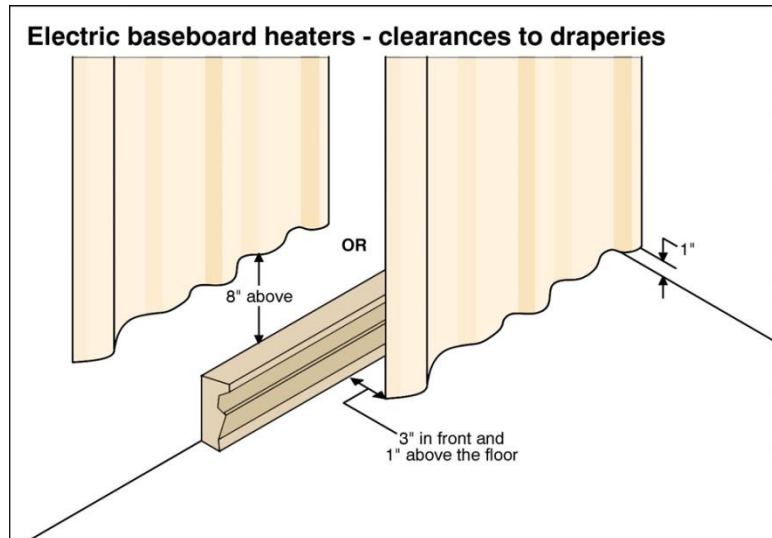
wall, ceiling, floor\_\_\_\_\_●  
window and door\_\_\_\_\_●.... water stained & worn wood  
outlet and fixture\_\_\_\_\_●  
heat\_\_\_\_\_●  
gas fireplace\_\_\_\_\_●

## 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\_\_\_●

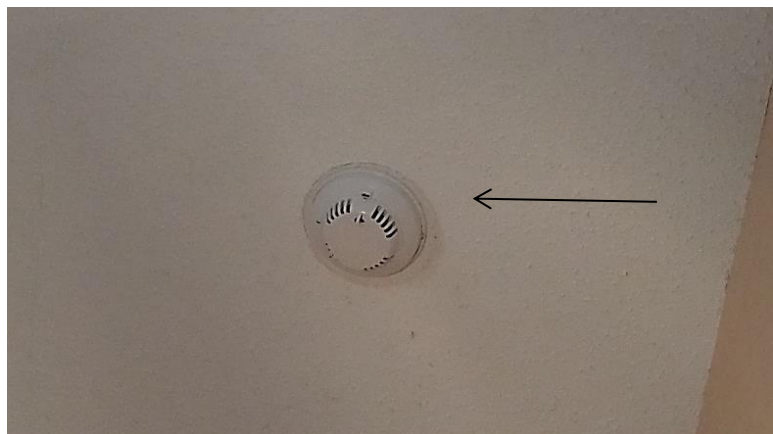
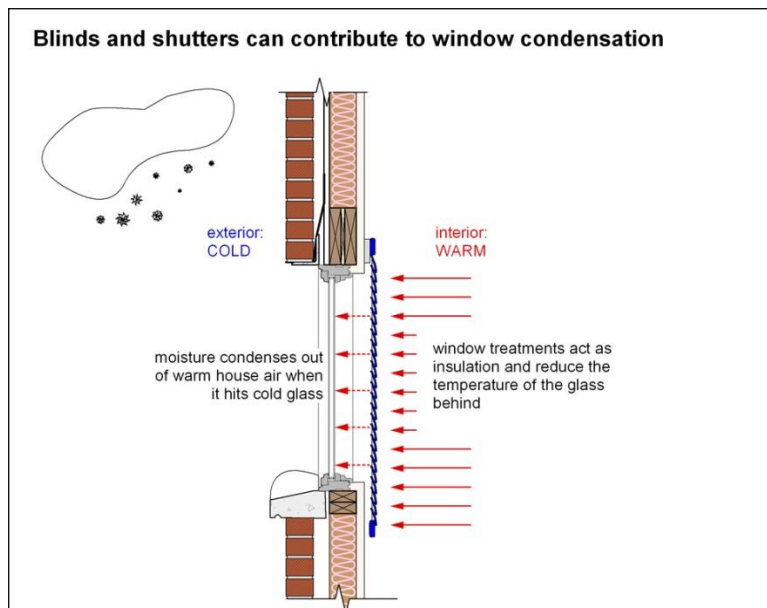
## Hallway and entry

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*

- ✓ Crazy 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