

September 1, 2019

Mr. and Mrs.

On 8/14/2019, Cities' Inspection Service, Inc. completed a home inspection of the property located at XXXXXXXX, XXXXXXXX, 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: 2 level townhouse | Garage: 1 car attached | Approx. age: 25 years |
| Wall covering: vinyl lap siding | Layers: 1 | Approx. age: 25 years |
| Windows: slider | Glass: insulated | Approx. age: 25 years |
| Roof covering: asphalt composition shingles | Layers: 1 | Approx. age: 5 years |

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

Grounds Observations

Explanation of Problems

Landscape

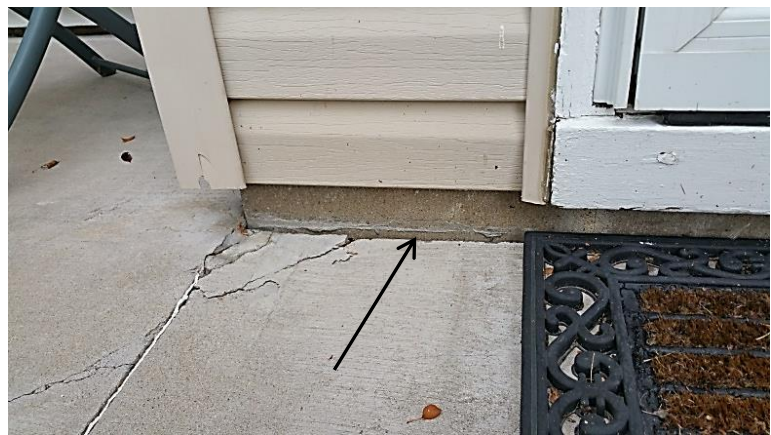
front _____ ●

Hardscape

patio _____ ○ ... cracked & settled concrete

fence _____ ⊗ ... tipped posts

driveway _____ ●



Settled concrete



Tipped fence

Exterior Observations

weather: fair

Wall surfaces

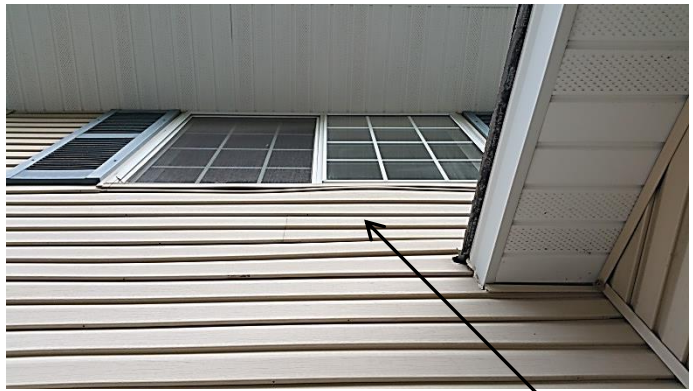
- siding _____ loose bricks / loose siding / hole in siding / blocked vent
- windows _____ leaking transom glass
- doors _____ torn patio door screen / screen off track
- overhangs _____



Bowed brick



Loose brick veneer



Loose siding



Hole in siding



Blocked vent



Leaking glass

Roof surfaces

viewed: walked on roof

- steep slope _____ ●
- shingles _____ ●
- flashing _____ ●
- flue pipe _____ ●

Garage

- ceiling/walls _____ ●
- floor slab _____ ●..... cracked & pitted concrete
- doors _____ ●

Probability of Moisture Intrusion

- ✓ grounds ___ low
- ✓ walls ___ low
- ✓ roof ___ low

Limitations to Exterior Observations

- Leaking insulated window and door glass air seals may not be visible.

Structure

Description of Structure

| | | |
|-------------------------------------|--------------------------|------------|
| Foundation: concrete and grade slab | Insulation: none visible | |
| Floors: wood trusses | 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

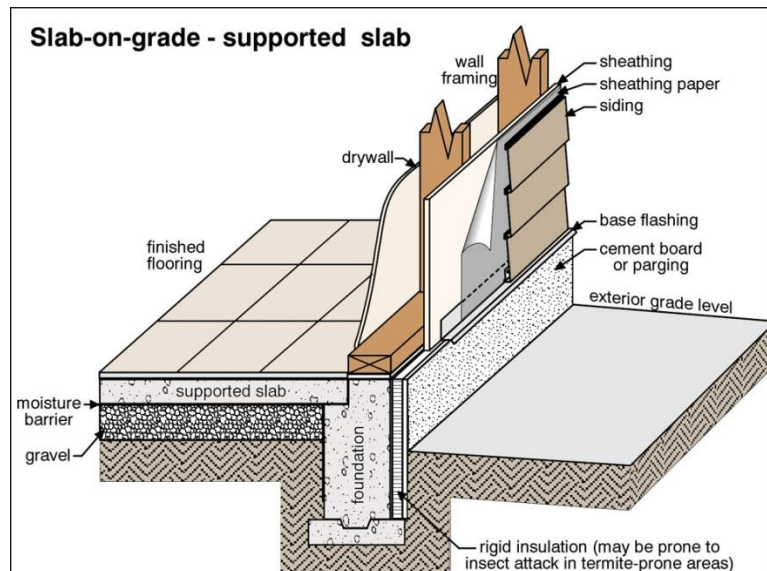
Structure Observations

Explanation of Problems

Foundation

crawl space viewed: none

- walls _____ ●
- floor slab _____ ●
- sump/drain tile _____ ⚠... none
- radon mitigation _____ ⚠... no system / levels not tested



2nd floor

trusses_____ ●

posts and beam__ ●

Walls

wood framing____ △... not visible

beams_____ ●

Roof

attic viewed: viewed from access opening

trusses_____ ●

party wall_____ ●

flue pipe_____ ●

exhaust fans_____ ●

Insulation

foundation_____ △... not visible

floor_____ △... limited view

wall_____ △... not visible

attic_____ ●

Probability of Failure or Moisture Intrusion

- ✓ foundation___low
- ✓ floors_____low
- ✓ walls_____low
- ✓ roof_____low

Limitations to Structure Observations

- Foundation is 100% covered and condition not visible.
- Floors are 95% covered and condition not visible.
- Wall structure is 100% covered; wood decay and molds are not visible.

Electrical

Description of Electrical

| | |
|-----------------------------------|----------------------------|
| Utility service: underground | Volts: 110/220 |
| Panel size: 100 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: north garage wall

size _____ ●

condition _____ ●

wiring _____ ●

Outlets and fixtures

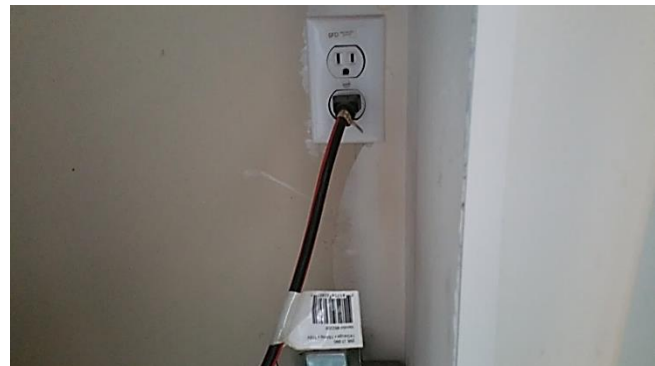
exterior _____ ○.... inoperable patio GFI

garage _____ ○.... inoperable GFI

mechanical room_ ⊗.... extension cord jacuzzi tub wiring

finished walls _____ ⚠.... not visible

attic _____ ⚠.... not visible



Jacuzzi tub wiring

Detectors

smoke_____⊗.... old bedroom detectors

CO_____⊗.... no upper level hallway detector

Limitations to Electrical Observations

- None.

Plumbing

Description of Plumbing

| | |
|--|------------------------------|
| Main visible water supply pipe: copper | Interior water pipes: copper |
| Water heater: natural gas 40 gallons | Approximate age: 25 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 _____ ⚠.... personal items & not visible
- fire sprinkler _____ ⚠.... not part of inspection / not viewed operating

Appliances

- water heater _____ ⚠.... old / thermostat set too high (scalding water)
- water softener _____ ○.... hard water / no softener

Waste pipes

- public sewer _____ ⚠.... not visible
- soil stack _____ ●
- drain/vent pipes _____ ●

Gas pipes

main gas shutoff valve located: at furnace

- meter and pipes _____ ●
- appliances _____ ●

Probability of Failure

- ✓ water pressure _____ low
- ✓ underground sewer _____ unknown (not visible)
- ✓ water heater _____ high (old)

Limitations to Plumbing Observations

- Condition of underground sewer pipe is not visible.

Mechanical

Description of Mechanical

| | |
|---|---------------------------|
| Heating: natural gas forced air | Approximate age: 25 years |
| Cooling: electric central air conditioner | Approximate age: 25 years |

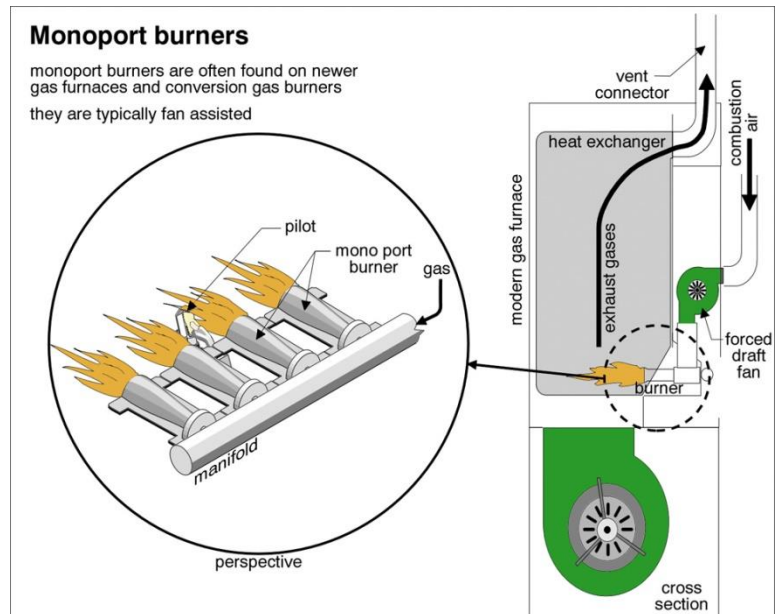
- Functional
- ⊗ Major Defect
- Minor Defect
- ⚠ Potential Concern

Mechanical Observations

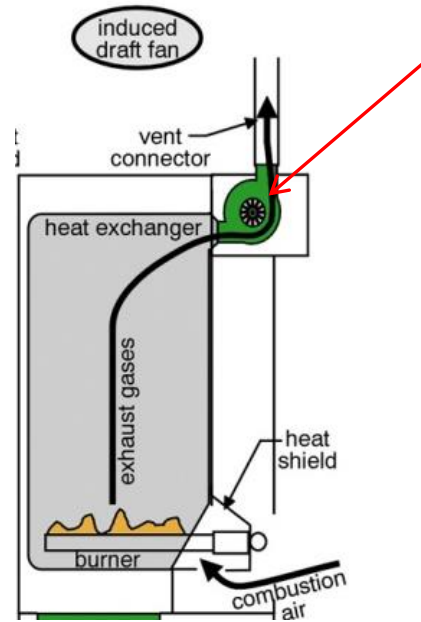
Explanation of Problems

Furnace

- jacket _____ ●
- heat exchanger _____ ⊗.... short cycling burners
- ducts _____ ●
- vent and flue _____ ⊗.... worn fan bearings



Short cycling



Air conditioner

- condenser _____ ⊗.... dirty coil / short cycling
- compressor _____ ⊗.... high cooling temperature
- interior coil _____ ⊕.... not visible
- pipng _____ ●
- wiring _____ ●

Probability of Failure

- ✓ heating _____ high (old)
- ✓ cooling _____ high (old)





Limitations to Mechanical Observations

- System heat exchanger is 100% inaccessible and condition is not visible.

Interior

Description of Interior

| | | |
|----------------|----------------|----------|
| ML bedrooms: 0 | UL bedrooms: 2 | Baths: 2 |
|----------------|----------------|----------|

-  Functional
-  Major Defect
-  Minor Defect
-  Potential Concern


Interior Observations

Explanation of Problems

Stairs

main _____ 


Kitchen

wall, ceiling, floor _____ 


door _____ 

outlet and fixture _____ 

plumbing _____ 

cabinet and top _____ 

Appliances


refrigerator _____  disconnected or inoperable ice & water dispenser

stove _____ 


dishwasher _____ 

disposal _____ 

microwave _____  not viewed operating

unvented fan _____ 

Living and dining room

wall, ceiling, floor _____ 

window and door _____  leaking window glass

outlet and fixture _____ 

heat _____ 

gas fireplace _____  gas off & not viewed operating

ML half bath

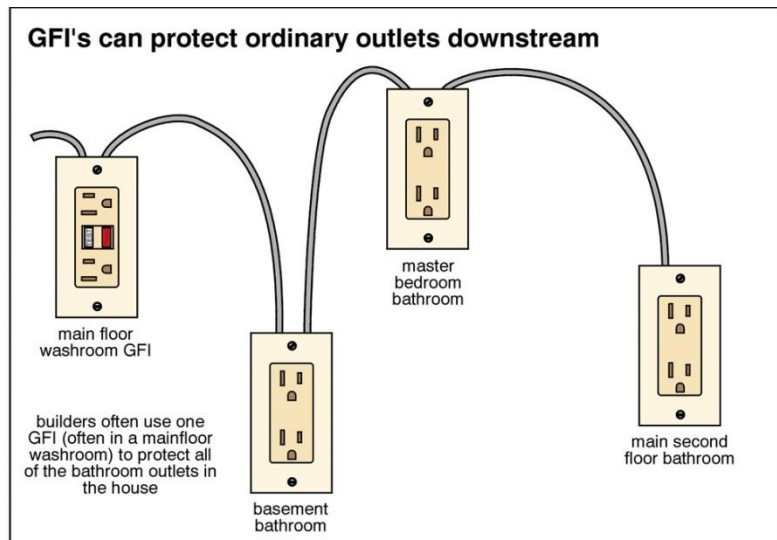
- wall, ceiling, floor
- door
- outlet and fixture
- plumbing low hot water flow
- cabinet and top
- fan

UL bedrooms

- wall, ceiling, floor
- window and door
- outlet and fixture
- heat

UL bath

- wall, ceiling, floor
- door
- outlet and fixture inoperable GFI / extension cord pump wiring / no dedicated GFI
- heat
- plumbing
- jacuzzi tub
- cabinet and top
- fan



Loft

wall, ceiling, floor___

door_____

outlet and fixture___

clothes washer_____ no overflow tray / no emergency water shutoff

clothes dryer_____

Hallway and entry

wall, ceiling, floor___

outlet and fixture___

Probability of Moisture Intrusion

✓ ceiling___low

✓ walls___low

✓ floor___low

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

- ✓ Loose brick wall veneer.
- ✓ Leaking window glass air seals.

Electrical

- ✓ Inoperable upper bath GFCI outlet.
- ✓ Extension cord whirlpool tub pump outlet. This outlet is not dedicated to the pump.
- ✓ Old bedroom smoke detectors. No upper level hallway CO detector.

Mechanical

- ✓ Furnace and air conditioner are short cycling.
- ✓ Air conditioner cooling temperature is too high.

Interior

- ✓ Disconnected refrigerator ice and water dispenser.

⊙ Minor Defects

Exterior

- ✓ Cracked & settled front patio slab.
- ✓ Tipped fence posts.
- ✓ Loose vinyl wall siding. Hole in siding. Blocked wall vent.
- ✓ Torn patio door screen. Screen off its track.

Plumbing

- ✓ Water heater thermostat set too high (scalding water).
- ✓ Hard water and no water softener.
- ✓ Low main level bath sink hot water pressure.
- ✓ No clothes washer overflow tray. No washer emergency water shutoff valve.

Mechanical

- ✓ Worn furnace draft fan bearings.
- ✓ Dirty air conditioner condenser coil.

⚠ Potential Concerns

Old components; short useful life:

- ✓ Furnace (less than 2 years)
- ✓ Air conditioner (less than 2 years)
- ✓ Water heater (less than 1 year)
- ✓ Patio door glass air seals (anytime)

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

- ✓ Underground sewer pipe (below grade)

Not viewed operating (not part of inspection):

- ✓ Garage water spigot (blocked access)
- ✓ Fire sprinkler
- ✓ Fireplace (gas off)
- ✓ Microwave