

September 1, 2026

Amy

On 8/31/2026, Cities' Inspection Service, Inc. completed a home inspection of the property located at 11700 Galtier Drive, Burnsville, 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: 2 car attached	Age: 61 years
Wall covering: metal lap siding	Layers: 1	Age: 30 years
Family room windows: fixed	Glass: insulated	Age: 4 years
Other windows: casement	Glass: insulated	Age: 30 years
Roof covering: asphalt composition shingles	Layers: 1	Age: 4 years

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

Grounds Observations

Explanation of Problems

Landscape

north _____ ●

east _____ ●

west _____ ●

south _____ ●

Hardscape

steps _____ ●

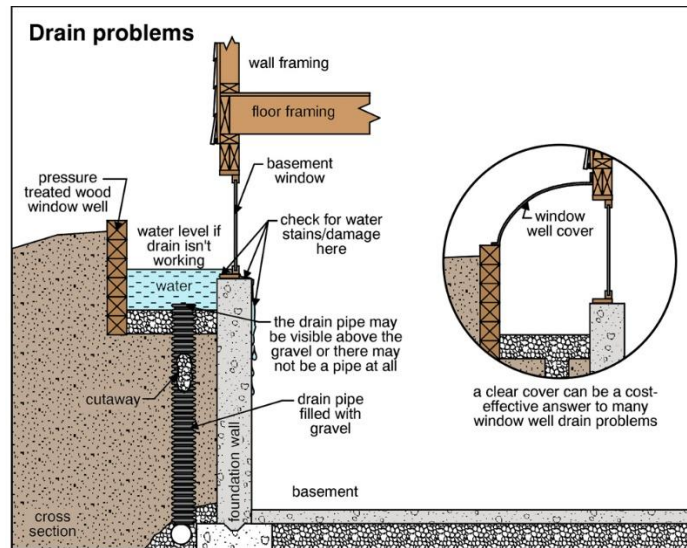
walks _____ ●

patio _____ ●

waterfall _____ ⚠.... disconnected & not viewed operating

retaining wall _____ ⊗.... egress window fills with water

driveway _____ ●



Other structures

- wood deck _____ ⚠️... floor joists not visible
- porch _____ ⦿... lacks stain
- fence _____ ⦿
- shed _____ ⦿

Exterior Observations

weather: fair

Wall surfaces

- siding _____ ⦿... loose piece siding (west side) / ivy (east side)
- windows _____ ⚠️... verify all windows have screens
- doors _____ ⦿
- overhangs _____ ⦿
- gutters _____ ⦿

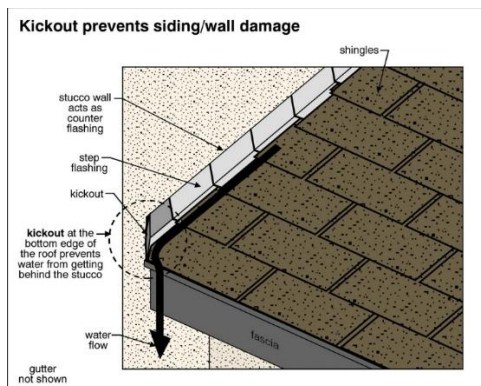


East side

Roof surfaces

viewed: walked on roof

- steep slope _____ ●
- shingles _____ ○.... trees too close
- flashing _____ ✗.... missing kickout flashing
- skylight _____ ●
- flue pipe _____ ●



No kickout flashing

Garage

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

Probability of Moisture Intrusion

- ✓ grounds _____ medium (egress window well)
- ✓ 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 block	Insulation: bead board	Inches: 1 ½
Floors: solid wood joists	Insulation: fiberglass	Inches: 2
Walls: wood frame studs	Insulation: not visible	
Roof: wood truss rafters	Insulation: mixed types	Inches: 18

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

Structure Observations

Explanation of Problems

Foundation

crawl space viewed: viewed from access opening

walls_____ ⚠.... limited view / wall & floor stains (northeast corner, west, & north sides)

floor slab_____ ●

radon mitigation_ ⚠.... no system / level not tested



Northeast corner

Floors

joists_____ ○.... water damaged plaster under kitchen

posts and beam___ ●

Walls

wood framing _____  not visible
beams _____ 

Roof

attic viewed: viewed from garage access opening

trusses _____ 
chimney _____  not visible
exhaust fans _____  not visible

Insulation

basement _____  not visible / only insulation in finished areas
floor _____ 
wall _____  not visible
attic _____ 

Probability of Failure or Moisture Intrusion

- ✓ foundation _____ medium (wall & floor stains)
- ✓ floors _____ low
- ✓ walls _____ low
- ✓ roof _____ low

Limitations to Structure Observations

- Foundation is 75% covered and condition not visible.
- Crawl space is 40% inaccessible and condition not visible.
- Floors are 50% covered and condition not visible.
- Wall structure is 100% covered and condition not visible.
- Attic is 45% inaccessible and condition not visible.

Electrical

Description of Electrical

Utility service: underground	Volts: 110/220
Panel size: 200 amps	Age: 3 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 exterior wall

size_____ ●

condition_____ ●

wiring_____ ●

Subpanel

panel location: north basement wall

condition_____ ●

wiring_____ ●

Outlets and fixtures

exterior_____ ●

garage_____ ○.... inoperable GFI

basement_____ ○.... broken sink outlet / loose outlet

finished walls_____ ⚠.... not visible

attic_____ ⚠.... limited view



Garage outlet



Basement sink outlet

Detectors

smoke_____○.... missing basement detector
CO_____⊗.... no main level hallway detector

Electronic equipment

communication__△.... not part of inspection
wi-fi_____△.... 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	Age: 2 years
Soil stack: cast iron & copper	Drain & vent pipes: copper & plastic

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

Plumbing Observations

Explanation of Problems

Water pipes

main water shutoff valve located: south basement wall

spigot water shutoff valves located: none

main pipe _____ ●

interior pipes _____ ●

exterior spigots _____ ○ no interior shutoffs

yard sprinkler _____ ○ missing head / no heads adjacent to east side driveway



Waste pipes

public sewer _____ ⚠ not visible

soil stack _____ ●

drain/vent pipes _____ ●

laundry tub _____ ○ corroded drain pipes / broken tub faucet handle

Gas pipes

main gas shutoff valve located: no main shutoff

meter and pipes__ ☒

appliances_____ ☒

Appliances

water heater_____ ☒

water softener___ ☒

clothes washer___ ☒ old / short useful life

clothes dryer_____ ☒ old / short useful life

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.
- Yard sprinkler zones are tested; but each sprinkler head is not part of the inspection.

Mechanical

Description of Mechanical

Heating: natural gas forced water	Age: 2 years
Cooling: electric central air conditioner	Age: 1 year
Ventilation: none	

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

Mechanical Observations

Explanation of Problems

Boiler

jacket_____●
 storage tank_____●
 pipes_____●
 pump_____●
 expansion tank_____●
 vent and flue_____●

Air conditioner

condenser_____●
 compressor_____●
 interior coil_____⚠.... not visible
 piping_____○.... no supply register regulators
 wiring_____●
 air handler_____⚠.... insulation blocks attic access & not visible

Ventilation_____○.... wood working air infiltration system not ducted to exterior

Probability of Failure

- ✓ heating_____low
- ✓ cooling_____low

Limitations to Mechanical Observations

- Air handler not accessible.

Interior

Description of Interior

Basement bedrooms: 0	ML bedrooms: 3	Baths: 2
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- Functional
- ✗ Major Defect
- Minor Defect
- ⚠ Potential Concern

Interior Observations

Explanation of Problems

Stairs

basement _____ ●

Basement rec room

wall, ceiling, floor _____ ✗.... wall & floor stains (north & west sides)
window and door _____ ✗.... blocked window sash / water stained frame
outlet and fixture _____ ●
sink _____ ✗.... unapproved wet vent
heat _____ ●
wood stove _____ ✗.... unlisted appliance / vent pipe too close to ceiling / clearances unknown



West wall – water damage



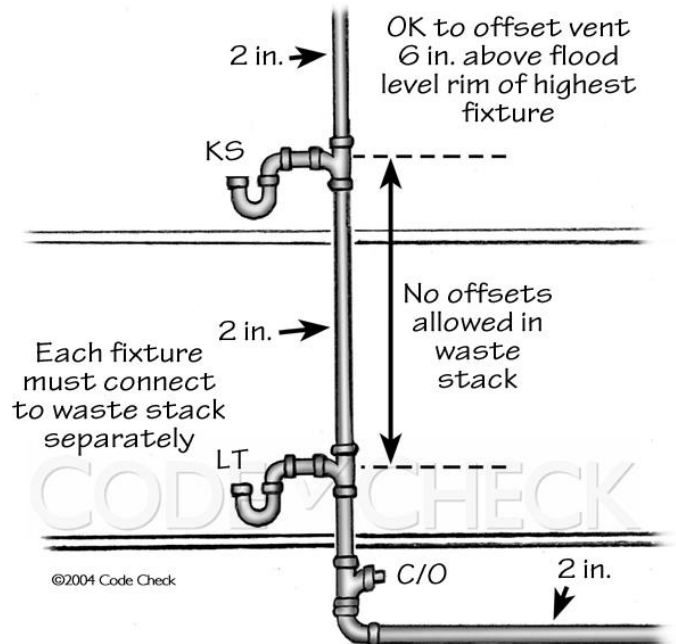
North wall – water stained



Water stained window



Sink – wet vented



Wet vent



Too close to wall



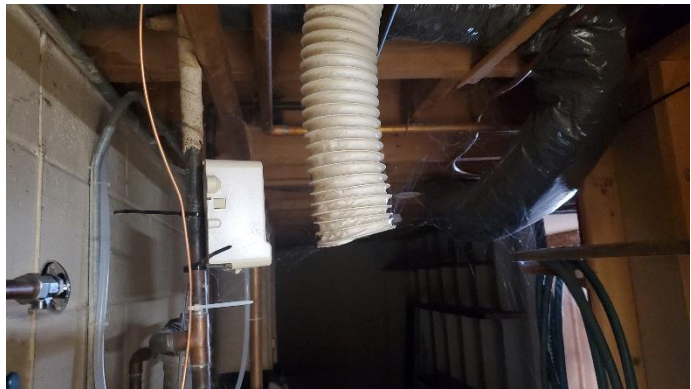
Too close to ceiling

Basement bath

- wall, ceiling, floor___⊗.... hole in wall
- door___⊙
- outlet and fixture___⊗.... ungrounded 3 prong outlet / no GFI
- heat___⊙.... no heat source
- plumbing___⊗.... plugged sink / corroded sink drain / no sink faucet escutcheon /
leaking shower faucet
- cabinet and top___⊙.... modified countertop
- fan___⊗.... inoperable / unvented



No escutcheon



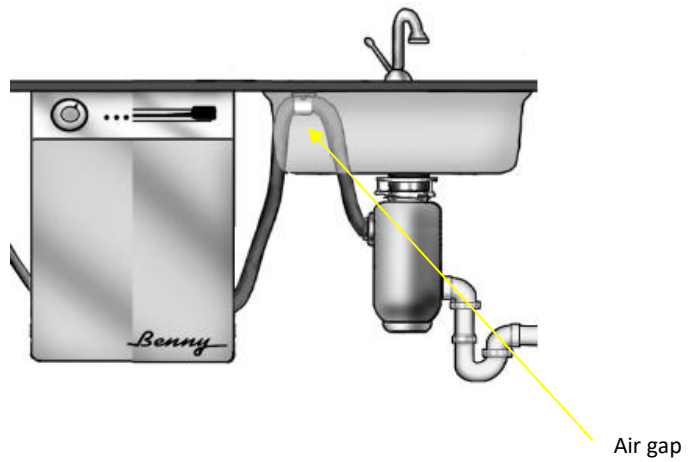
Unvented fan

Kitchen

- wall, ceiling, floor___⊙
- window and door___⊙
- solar tube___⊙
- outlet and fixture___⊗.... unprotected cooktop wiring
- heat___⊙
- plumbing___⊙.... no dishwasher drain pipe air gap
- cabinet and top___⊙



Unprotected wiring



Appliances

- refrigerator _____ ●
- oven _____ ●
- cooktop _____ ⚠️... old
- dishwasher _____ ●
- disposal _____ ●
- microwave _____ ●
- vented fan _____ ●

Living and dining room

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

Family room

wall, ceiling, floor___●
window and door___△.... storm panels on side windows & not viewed operating
skylights___●
outlet and fixture___●
heat___⊗.... no radiators
gas fireplace___△.... burner flame out of adjustment / used as heat source

ML bath

wall, ceiling, floor___●
window and door___○.... window out of adjustment
outlet and fixture___●
heat___○.... no supply register cover
plumbing___●
cabinet and top___●
fan___●

ML bedrooms

wall, ceiling, floor___●
window and door___●
outlet and fixture___●
heat___●

Hallway and entry

wall, ceiling, floor___●
window and door___●
outlet and fixture___●
heat___●

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.
- No specifications for basement wood stove clearances.

Conclusions

⊗ Major Defects

Structure

- ✓ Water stained basement walls and floor (west, north, and east sides).

Electrical

- ✓ Unprotected kitchen cooktop wiring.

Plumbing

- ✓ Wet vented basement sink.
- ✓ Plugged basement bath sink. No shower faucet escutcheon.

Mechanical

- ✓ No family room radiators (fireplace is being used as heat source).

Interior

- ✓ Unlisted rec room wood stove. Stove too close to walls and ceiling.
- ✓ Inoperable basement bath exhaust fan. Vent pipe does not extend to the outside.

⊙ Minor Defects

Exterior

- ✓ Egress window well does not drain (dome required).
- ✓ Unstained porch walls (interior also).
- ✓ Loose piece of wall siding. Ivy growing on siding, overhangs, and trim.
- ✓ Verify all windows have screens.
- ✓ Tree too close to roof shingles.
- ✓ Missing piece of roof to wall kickout flashing.

Garage

- ✓ Cracked and pitted floor slab.

Electrical

- ✓ Inoperable garage GFI receptacle.
- ✓ Broken basement sink outlet. Unsupported storage room outlet.
- ✓ Missing basement smoke detector. No main level hallway CO detector.
- ✓ Ungrounded basement bath 3 prong outlet. No GFI receptacle.

Plumbing

- ✓ No exterior water spigot interior shutoff valves.
- ✓ One missing yard sprinkler head.
- ✓ Corroded laundry tub drain pipe. Broken tub faucet handle.
- ✓ Leaking basement bath shower faucet. Corroded sink drain pipe.
- ✓ No dishwasher drain pipe air gap.

Mechanical

- ✓ No AC supply register regulator knobs. No main bath register cover.
- ✓ Wood working air infiltration system not ducted to the outside.
- ✓ No basement bath heat source.

Interior

- ✓ Basement egress window sash is blocked by plastic dome.
- ✓ Hole in basement bath wall. Poorly modified cabinet countertop.
- ✓ Family room gas fireplace burners out of adjustment.
- ✓ Various windows out of adjustment.

Potential Concerns

Old components; short useful life:

- ✓ Clothes washer (failure at any time)
- ✓ Clothes dryer (failure at any time)
- ✓ Cooktop (failure at any time)

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

- ✓ Deck floor joists (concealed)
- ✓ Window screens (stored)
- ✓ Wood stove flue (concealed)
- ✓ Underground sewer pipe (below grade)
- ✓ Window and door glass insulated air seals (invisible)
- ✓ Radon gas (not tested)
- ✓ AC air handler (inaccessible)

Not viewed operating (not part of inspection):

- ✓ Waterfall (disconnected)
- ✓ Electronic equipment
 - Communication
 - Wi-Fi