

Pro-Inspector, Inc



1843 Water St
St. Paul, MN

Prepared for: Jane Smith

Prepared by: Pro-Inspector, Inc.
4207 Upton Ave S
Minneapolis, MN 55410

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Potential Hazard There is a potential for a hazard, have fixed immediately.
- Marginal Item is not fully functional and might require repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function and/or any item that is significant or the potential for water in the house. A licensed contractor should be contacted before closing.

General Information

Property Information

Property Address 1843 Water St
City St. Paul State MN Zip

Client Information

Client Name Jane Smith

Inspection Company

Inspector Name Guy Wikman
Company Name Pro-Inspector, Inc.
Address 4207 Upton Ave S
City Minneapolis State MN Zip 55410
Phone 952-250-1291 Fax

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age 30+ Years Entrance Faces East
Inspection Date 11/16/2016
Start Time 1:30 pm End Time 5 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 58 degrees
Weather Cloudy Soil Conditions Damp
Building Type Single family Garage Detached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service
Permits Obtained Unknown How Verified Check with local city inspection department

Lots and Grounds

Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 6 ft from foundation.

- Acceptable Driveway: Asphalt.
- Acceptable Walks: Pavers.
- Acceptable Steps/Stoops: Concrete.
- Acceptable Patio: Pavers., Rear.
- Marginal Grading: Grading has negative slope and water is potentially pooling against the foundation.
- Acceptable Vegetation: Possible Ash trees - Check with an arborist
- Acceptable Retaining Walls:
- Acceptable Fences: Wood.

Exterior Surface and Components

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection.

Entire House Exterior Surface

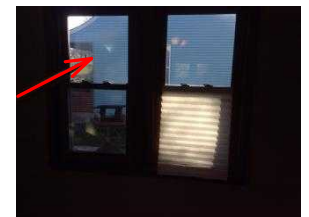
- Acceptable Type:
- Marginal Foundation: Concrete block. Some damaged corners



- Acceptable Trim: Metal., Vinyl.
- Marginal Fascia: Metal. Missing piece



- Acceptable Soffits: Stucco.
- Acceptable Door Bell:
- Acceptable Front Door:
- Acceptable Side/Back Door:
- Marginal Windows: Fogged window - Dining room - South



- Acceptable Storm Windows:
- Marginal Window Screens: Torn screen
- Acceptable Basement Windows:
- Acceptable Exterior Lighting:
- Acceptable Exterior Electric Outlets:
- Acceptable Hose Bibs: Frost Free Style w/anti-siphon.
- Acceptable Gas Meter: Exterior surface mount at side/back of home.

Roof

Main Roof Surface

Method of Inspection: On roof.

Acceptable Unable to Inspect: Some Areas. Steepness

Acceptable Material: Asphalt shingle.

Type: Gable

Approximate Age: 1 - 3 Years

Acceptable Flashing:

Acceptable Valleys:

Acceptable Plumbing Vents:

Marginal Heating Vent: Might consider adding a rain guard over clay flue

Acceptable Bathroom/Kitchen Fan Vent:

Acceptable Roof Vents:

Acceptable Soffit Vents:

Marginal Gutters: Needs cleaning



Acceptable

Downspouts:

Marginal

Leader/Extension: Leaders do not extend 6 feet beyond the foundation perimeter - These are an important part of keeping your basement dry - Recommend walking the perimeter during a rain storm to judge their effectiveness

Front Chimney

Acceptable Chimney:

Acceptable Flue/Flue Cap:

Acceptable Chimney Flashing:

Garage/Carport

Rear Garage

Type of Structure: Detached Car Spaces: 1

Marginal Garage Doors: Metal.

Marginal Door Operation: Mechanized. Currently not working - Check with owner - Possible electrical issue



Marginal

Exterior Surface: Wood. Paint peeling, Rot noted



Acceptable

Roof:

Garage/Carport (Continued)

Acceptable
Acceptable
Marginal
Defective

Roof Structure:

Ceiling:

Walls: Evidence of past or present water staining, Damaged areas, Personal items - Limits view

Floor/Foundation: Does not appear to be able to support a car, A contractor is recommended to evaluate, Debris noted in crawl space, Personal items - Limits view



Potential Hazard Electrical: Improperly wired, Knob and tube wiring, Suggest evaluation by licensed electrician



Not Present
Acceptable

Heating:

Windows:

Electrical

Acceptable
Acceptable

Service: Overhead

Ground:

Basement Electric Panel

Acceptable Panel Type: Circuit Breaker.

Acceptable Main Breaker Size: 100 Amps

Acceptable Panel Age: 10 Years or less Years

Is the panel bonded? Yes

Structure

Acceptable

Structure Type: Wood frame.

Acceptable

Foundation: Concrete Block.

Acceptable

Beams: Solid wood

Acceptable

Bearing Walls:

Acceptable

Joists/Trusses: Solid wood.

Acceptable

Piers/Posts: Wood posts

Acceptable

Floor/Slab:

Marginal

Stair Structure: Stringers/stair/landing supports pulling away from rafter



Basement

Main Basement

Acceptable	Unable to Inspect: Some Areas.
Acceptable	Ceiling:
Acceptable	Walls:
Acceptable	Floor:
Acceptable	Floor Drain:
Acceptable	Doors:
Acceptable	Windows:
Acceptable	Electrical:
Acceptable	Smoke Detector:
Acceptable	HVAC Source:
Not Present	Insulation:
Marginal	Ventilation: Make-up/Replacement Air Vent: No screen
Not Present	Radon Mitigation System:
Not Present	Sump Pump:
Acceptable	Moisture Location: Recommend running a dehumidifier spring, summer and fall - Note: won't hurt to run during the winter months

Plumbing

Acceptable	Service Line: Copper
Acceptable	Main Water Shutoff: Basement/Front of house.
Defective	Water Lines: Copper., PEX., Galvanized. Leaking fitting, Heat tape on line, Galvanized pipes - Known to clog up and leak over time



Acceptable	Drain Pipes:
Acceptable	Service Caps: Accessible
Acceptable	Vent Pipes:
Acceptable	Gas Service Lines: Black Pipe.

Basement Water Heater

Marginal	Water Heater Operation: Functional at time of inspection. Water heater has exceeded design life
Type: Natural gas	Capacity: 40 Gal.
Approximate Age: 22+ Yrs.	Area Served: Whole house
Acceptable	Flue Pipe: Single wall.
Acceptable	TPRV and Drain Tube: Copper.
Not Present	Water Softner:

Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Main AC System

Marginal A/C System Operation: Appears serviceable., Not operated. To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not operated - Check with home owner and confirm that it is a working system

Marginal Condensate Removal: Plastic tubing. Currently does not run to floor drain

Acceptable Exterior Unit: Pad mounted.

Area Served: Whole house Approximate Age: 18 Yrs.

Fuel Type: 220-240 VAC Temperature Differential: Not operated

Type: Central A/C Capacity:

Marginal Refrigerant Lines: Connection/entrance to house needs sealing - Plumbers putty works well



Acceptable Electrical Disconnect: Fused.

Acceptable Exposed Ductwork: See Furnace

Acceptable Blower Fan/Filters: See Furnace

Acceptable Thermostats: See Furnace

Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Basement Heating System

Potential Hazard Heating System Operation: Recommend replacement. Flame flickering noted in the combustion chamber with the operation of the blower Furnace existing beyond design life, Recommend heating contractor/Center Point Energy do a tune-up and safety check



Type: Forced air Capacity:

Area Served: Whole house Approximate Age: Unknown - Check with homeowner - Older

Fuel Type: Natural gas

Acceptable Blower Fan/Filter: Disposable filter.

Marginal Distribution: Older duct system - Some restriction

Acceptable Circulator: Fan motor

Acceptable Draft Control: Manual

Acceptable Flue Pipe:

Acceptable Thermostats:

Heating System (Continued)

Suspected Asbestos: Yes - Possible asbestos present



Laundry Room/Area

Basement Laundry Room/Area

Acceptable	Ceiling:
Acceptable	Walls:
Acceptable	Floor:
Acceptable	Doors:
Acceptable	Windows:
Acceptable	Electrical:
Acceptable	HVAC Source:
Marginal	Laundry Tub: Rubber type drain pipe, Missing vent pipe
Acceptable	Washer: Remember to keep front load washer door open when not being used
Acceptable	Dryer: Gas
Marginal	Dryer Vent: Needs cleaning - Outside vent - Check main line, Connections made with duck tape - Foil tape is recommended, Not properly hung



Acceptable Floor Drain: Remember to add water once a month to keep drain trap from drying out

Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

1st Floor Kitchen

Acceptable	Cooking Appliances:
Acceptable	Ventilator: Above stove
Marginal	Dishwasher: Not properly secure to counter/base cabinets, Dishwasher failed to drain during sump cycle, A licensed plumber is recommended to evaluate and estimate repairs



Air Gap Present? Yes	
Marginal	Refrigerator: Ice maker/water dispenser not hooked up to a water source

Kitchen (Continued)

Marginal Sink: Faucet leaking, A licensed plumber is recommended to evaluate and estimate repairs



Marginal Electrical: Minimal outlets for space
Acceptable Counter Tops:
Acceptable Cabinets:
Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Acceptable Windows:
Acceptable HVAC Source:

Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

1st floor master Bathroom

Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Acceptable Windows:
Acceptable Electrical:
Acceptable Counter/Cabinet:
Acceptable Sink/Basin:
Acceptable Tub/Surround:
Acceptable Toilets:
Acceptable HVAC Source:
Acceptable Ventilation: Electric ventilation fan and window

2nd floor main Bathroom

Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Acceptable Electrical:
Acceptable Counter/Cabinet:
Acceptable Sink/Basin:
Marginal Tub/Surround: Replace caulking at spigot/surround connection, Spigot not totally diverting water to shower
Acceptable Toilets:
Acceptable HVAC Source:
Acceptable Ventilation: Electric ventilation fan

Bedroom

1st Floor Master Bedroom

Acceptable Closet:
Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Acceptable Windows:
Acceptable Electrical:
Acceptable HVAC Source:
Potential Hazard Smoke Detector: None. There should a working smoke detector in ever bedroom

2nd floor, North Bedroom

Acceptable Closet:
Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Marginal Windows: Windows do not meet today's standards for egress
Acceptable Electrical:
Marginal HVAC Source:
Potential Hazard Smoke Detector: None.

2nd floor Bedroom

Acceptable Closet:
Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Marginal Windows: Windows do not meet today's standards for egress
Acceptable Electrical:
Acceptable HVAC Source:
Potential Hazard Smoke Detector: None.

Living Space

Inspection does not cover any damage or altered areas concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Marginal Bsmt Stairs/Railings: No continuos hand rail, Steep steps, Narrow tread depth, Low headroom
Marginal First/Second Stairs/Railings: No continuos hand rail, Steep steps, Narrow tread depth, Low guard rail height to today's standards

Living Room, Dinning Room, Hallway Living Space

Acceptable Closet:
Acceptable Ceiling:
Acceptable Walls:
Acceptable Floor:
Acceptable Doors:
Acceptable Windows:
Acceptable Electrical:
Acceptable HVAC Source:
Marginal Smoke Detector: Older smoke detector - They should be replaced after 10 years

Living Space (Continued)

Potential Hazard Carbon Monoxide Detectors: None. There should be a Detector within 10' of any bedroom

2nd Floor Hall Living Space

Acceptable	Closet:
Acceptable	Ceiling:
Acceptable	Walls:
Acceptable	Floor:
Acceptable	Doors:
Acceptable	Windows:
Acceptable	Electrical:
Acceptable	HVAC Source:
Acceptable	Smoke Detector:
Acceptable	Carbon Monoxide Detectors:

Fireplace/Wood Stove

Living Room Fireplace

Marginal	Fireplace Construction: Brick - Fill voids around fire brick
Type: Wood burning	
Acceptable	Flue:
Acceptable	Damper:
Acceptable	Hearth:

Attic

Peak Attic

Method of Inspection: From the attic access

Acceptable	Unable to Inspect:
Acceptable	Roof Framing:
Acceptable	Sheathing:
Acceptable	Ventilation:
Marginal	Insulation: Blown in, Cellulose. Hatch not sealed/weather stripped
Acceptable	Insulation Depth: 12"
Potential Hazard Wiring/Lighting: Exposed wire splices, Knob add tube wiring	



Potential Hazard Summary

Garage/Carport

1. Rear Garage Electrical: Improperly wired, Knob and tube wiring, Suggest evaluation by licensed electrician

Heating System

2. Basement Heating System Heating System Operation: Recommend replacement. Flame flickering noted in the combustion chamber with the operation of the blower Furnace existing beyond design life, Recommend heating contractor/Center Point Energy do a tune-up and safety check

Bedroom

3. 1st Floor Master Bedroom Smoke Detector: None. There should a working smoke detector in ever bedroom
4. 2nd floor, North Bedroom Smoke Detector: None.
5. 2nd floor Bedroom Smoke Detector: None.

Living Space

6. Living Room, Dinning Room, Hallway Living Space Carbon Monoxide Detectors: None. There should be a Detector within 10' of any bedroom

Attic

7. Peak Attic Wiring/Lighting: Exposed wire splices, Knob add tube wiring

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading: Grading has negative slope and water is potentially pooling against the foundation.

Exterior Surface and Components

2. Entire House Exterior Surface Foundation: Concrete block. Some damaged corners
3. Fascia: Metal. Missing piece
4. Windows: Fogged window - Dining room - South
5. Window Screens: Torn screen

Roof

6. Heating Vent: Might consider adding a rain guard over clay flue
7. Gutters: Needs cleaning
8. Leader/Extension: Leaders do not extend 6 feet beyond the foundation perimeter - These are an important part of keeping your basement dry - Recommend walking the perimeter during a rain storm to judge their effectiveness

Garage/Carport

9. Rear Garage Garage Doors: Metal.
10. Rear Garage Door Operation: Mechanized. Currently not working - Check with owner - Possible electrical issue
11. Rear Garage Exterior Surface: Wood. Paint peeling, Rot noted
12. Rear Garage Walls: Evidence of past or present water staining, Damaged areas, Personal items - Limits view

Structure

13. Stair Structure: Stringers/stair/landing supports pulling away from rafter

Basement

14. Main Basement Ventilation: Make-up/Replacement Air Vent: No screen

Plumbing

15. Basement Water Heater Water Heater Operation: Functional at time of inspection. Water heater has exceeded design life

Air Conditioning

16. Main AC System A/C System Operation: Appears serviceable., Not operated. To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not operated - Check with home owner and confirm that it is a working system
17. Main AC System Condensate Removal: Plastic tubing. Currently does not run to floor drain
18. Main AC System Refrigerant Lines: Connection/entrance to house needs sealing - Plumbers putty works well

Heating System

19. Basement Heating System Distribution: Older duct system - Some restriction

Laundry Room/Area

20. Basement Laundry Room/Area Laundry Tub: Rubber type drain pipe, Missing vent pipe
21. Basement Laundry Room/Area Dryer Vent: Needs cleaning - Outside vent - Check main line, Connections made with duck tape - Foil tape is recommended, Not properly hung

Marginal Summary (Continued)

Kitchen

- 22. 1st Floor Kitchen Dishwasher: Not properly secure to counter/base cabinets, Dishwasher failed to drain during sump cycle, A licensed plumber is recommended to evaluate and estimate repairs
- 23. 1st Floor Kitchen Refrigerator: Ice maker/water dispenser not hooked up to a water source
- 24. 1st Floor Kitchen Sink: Faucet leaking, A licensed plumber is recommended to evaluate and estimate repairs
- 25. 1st Floor Kitchen Electrical: Minimal outlets for space

Bathroom

- 26. 2nd floor main Bathroom Tub/Surround: Replace caulking at spigot/surround connection, Spigot not totally diverting water to shower

Bedroom

- 27. 2nd floor, North Bedroom Windows: Windows do not meet today's standards for egress
- 28. 2nd floor, North Bedroom HVAC Source:
- 29. 2nd floor Bedroom Windows: Windows do not meet today's standards for egress

Living Space

- 30. Bsmt Stairs/Railings: No continuous hand rail, Steep steps, Narrow tread depth, Low headroom
- 31. First/Second Stairs/Railings: No continuous hand rail, Steep steps, Narrow tread depth, Low guard rail height to today's standards
- 32. Living Room, Dining Room, Hallway Living Space Smoke Detector: Older smoke detector - They should be replaced after 10 years

Fireplace/Wood Stove

- 33. Living Room Fireplace Construction: Brick - Fill voids around fire brick

Attic

- 34. Peak Attic Insulation: Blown in, Cellulose. Hatch not sealed/weather stripped

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Garage/Carport

1. Rear Garage Floor/Foundation: Does not appear to be able to support a car, A contractor is recommended to evaluate, Debris noted in crawl space, Personal items - Limits view

Plumbing

2. Water Lines: Copper., PEX., Galvanized. Leaking fitting, Heat tape on line, Galvanized pipes - Known to clog up and leak over time