

Pro-Inspector, Inc.



3636 Noble Ave N
Robbinsdale , MN

Prepared for: Laura Bettelyoun

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 3232 Noble Ave N
City Robbinsdale State MN Zip

Client Information

Client Name John 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, Relative Property Occupied Occupied
Estimated Age 30+ Years Entrance Faces West
Inspection Date 09-13-2018
Start Time 8:30 am End Time 12 noon
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70 degrees
Weather Sunny Soil Conditions Dry
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.

- 1. Acceptable Driveway: Concrete.
- 2. Acceptable Walks: Concrete.
- 3. Marginal Steps/Stoops: No flashing at stoop/house connection - Seal/Caulk as needed



- 4. Acceptable Patio: Concrete., Rear.
- 5. Acceptable Deck: Back steps.
- 6. Marginal Grading: Grading has negative slope and water is potentially pooling against the foundation.
- 7. Acceptable Vegetation:
- 8. Acceptable Window Wells:
- 9. Acceptable Fences:

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

- 1. Marginal Type: Vinyl siding. Caulk has dried out and needs to re-caulked at Chang of surface facia & window trim



- 2. Acceptable Foundation: Concrete block.
- 3. Marginal Trim: Loose



- 4. Acceptable Fascia: Metal.
- 5. Acceptable Soffits: Metal.
- 6. Acceptable Door Bell:
- 7. Acceptable Front Door:

Exterior Surface and Components (Continued)

- 8. Acceptable Side/Back Door:
- 9. Acceptable Windows:
- 10. Acceptable Window Screens:
- 11. Acceptable Basement Windows:
- 12. Acceptable Exterior Lighting:
- 13. Acceptable Exterior Electric Outlets:
- 14. Acceptable Hose Bibs: Old style hose bibs - Remember to winterize them in the fall
- 15. Acceptable Gas Meter: Exterior surface mount at side/back of home.

Outbuilding

Shed - Rear. Outbuilding

- 1. Marginal Exterior Surface: Masonite or Fiborous Type.
- 2. Acceptable Roof:
- 3. Acceptable Roof Structure:
- 4. Acceptable Ceiling:
- 5. Acceptable Walls: Personal items - Limits view
- 6. Acceptable Floor: Personal items - Limited visibility
- 7. Acceptable Doors:
- 8. Not Present Windows:
- 9. Acceptable Electrical:

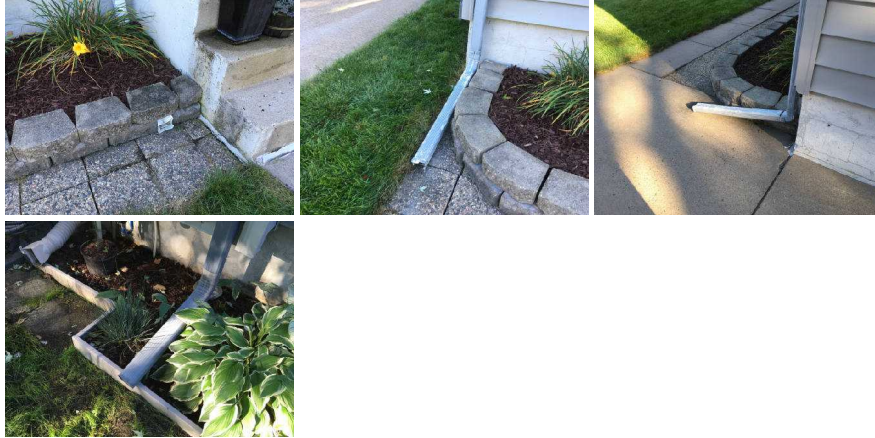
Roof

Main Roof Surface

- 1. Method of Inspection: Ladder at eaves.
- 2. Acceptable Unable to Inspect: Some Areas.
- 3. Acceptable Material: Asphalt shingle.
- 4. Type: Gable
- 5. Approximate Age: Less than 8 years
- 6. Acceptable Plumbing Vents:
- 7. Acceptable Heating Vent: Water Heater Flue.
- 8. Acceptable Roof Vents:
- 9. Not Present Soffit Vents:
- 10. Acceptable Electrical Mast:
- 11. Acceptable Gutters:
- 12. Acceptable Downspouts:
- 13. Marginal Leader/Extension: Leaders do not extend 6 feet (10 feet better) 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

Roof (Continued)

Leader/Extension: (continued)



Center Chimney

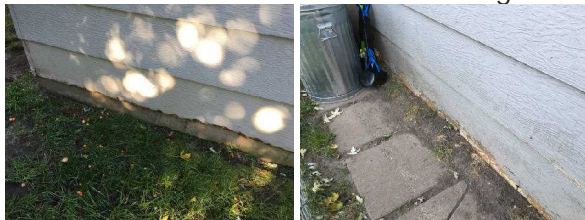
- 14. Acceptable
- 15. Acceptable
- 16. Acceptable

Chimney: Brick.
 Flue/Flue Cap: Clay, Concrete.
 Chimney Flashing: Metal.

Garage/Carport

Rear Garage

- 1. Type of Structure: Detached Car Spaces: 2
- 2. Acceptable Garage Doors: Metal Insulated. Note: Gaps Under corner of Door
- 3. Acceptable Door Operation: Mechanized.
- 4. Marginal Exterior Surface: Masonite. Rot/Damage noted



- 5. Acceptable
- 6. Acceptable
- 7. Marginal
- 8. Acceptable
- 9. Acceptable
- 10. Acceptable
- 11. Acceptable
- 12. Acceptable
- 13. Not Present
- 14. Not Present
- 15. Not Present

Roof: Asphalt shingle
 Roof Structure: Rafter
 Service Doors: Sticking
 Ceiling:
 Walls: Personal items - Limits view
 Floor/Foundation: Poured concrete
 Attic:
 Electrical:
 Heating:
 Windows:
 Gutters:

Electrical

- 1. Acceptable Service: Overhead
- 2. Acceptable Ground:
- Basement Electric Panel
- 3. Acceptable Panel Type: Circuit Breaker.
- 4. Acceptable Main Breaker Size: 100 Amps
- 5. Acceptable Panel Age: 21 to 30 Years
- 6. Is the panel bonded? Yes

Structure

- 1. Acceptable Structure Type: Wood frame.
- 2. Acceptable Foundation: Concrete Block.
- 3. Acceptable Beams: Solid wood
- 4. Acceptable Bearing Walls: Frame
- 5. Acceptable Joists/Trusses: Solid wood.
- 6. Acceptable Piers/Posts: Wood posts
- 7. Acceptable Floor/Slab: Poured slab - Finished areas - Limit view
- 8. Acceptable Stair Structure: Wood Stairs

Basement

Main Basement

- 1. Acceptable Unable to Inspect: Some Areas.
- 2. Acceptable Ceiling: Plaster/Sheetrock.
- 3. Acceptable Walls: Some Efflorescence - Drainage and grading on outside is important
- 4. Acceptable Floor:
- 5. Marginal Floor Drain: Evidence of poor drainage, Water backs up when washing machine discharges, A licensed plumber is recommended to evaluate and estimate repairs



- 6. Acceptable Doors:
- 7. Acceptable Windows:
- 8. Marginal Electrical: Broken cover plate - Junction box - Ceiling



Basement (Continued)

- 9. Acceptable
- 10. Acceptable
- 11. Not Present

HVAC Source:
Ventilation:
Radon Mitigation System: Test came in below 4.0 pCi/l



- 12. Not Present
- 13. Acceptable

Sump Pump:
Moisture Location: Recommend running a dehumidifier spring, summer and fall - Note: won't hurt to run during the winter months

Plumbing

- 1. Acceptable
- 2. Acceptable
- 3. Marginal

Service Line: Copper
Main Water Shutoff: Basement/Front of house.
Water Lines: Copper., PEX. Corrosion on water line joint from possible earlier leak, Corrosion on water line valve from possible earlier leak, Note: Uncapped valves/drain hoses - Two



- 4. Marginal

Drain Pipes: Cast iron., Galvanized., PVC. Non-stainless steel connections - Two



- 5. Acceptable
- 6. Acceptable
- 7. Acceptable
- 8. Marginal

Service Caps: Accessible
Vent Pipes: Cast iron., Galvanized., PVC.
Gas Service Lines: Black Pipe.
Water Softener: Operating system is not part of home Inspection. Needs salt, Note: Might consider having a soft water contractor tune-up and adjust system to your size household



Plumbing (Continued)

Basement Water Heater

9. Acceptable Water Heater Operation: Functional at time of inspection.
10. Type: Natural gas Capacity: 40 Gal.
11. Approximate Age: 8 Yrs. Area Served: Whole house
12. Potential Hazard Flue Pipe: Single wall. Reverse connection, Missing three screws at each exhaust vent piping fittings, A licensed HVAC is recommended to evaluate



13. Acceptable TPRV and Drain Tube: Copper.

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

1. Marginal A/C System Operation: Appears serviceable. Note: Recommend AC contractor/Center Point Energy do a system check and tune-up next spring
2. Acceptable Condensate Removal: Copper., Rubber hose., Electric pump. Pump motor operated - acceptable, Note: Pumps are known to fail - Monitor and replace as needed
3. Marginal Exterior Unit: Pad mounted. Unit needs cleaning



4. Area Served: Whole house Approximate Age: 13 Yrs.
5. Fuel Type: 220-240 VAC Temperature Differential: 19 degrees
6. Type: Central A/C Capacity:
7. Acceptable Refrigerant Lines:
8. Acceptable Electrical Disconnect:
9. Acceptable Exposed Ductwork: See Furnace
10. Acceptable Blower Fan/Filters: See Furnace
11. 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

1. Marginal Heating System Operation: Appears functional. Recommend heating contractor/Center Point Energy do a tune-up and safety check, Might consider getting on the Center Point Energy HSP Basic Repair/Warranty Plan; for \$18.50 per month it covers the following appliances: Gas furnace or boiler, Gas or electric clothes dryer, Gas or electric water heater and Gas or electric range



2. Type: Forced air Capacity:
3. Area Served: Whole house Approximate Age: 17 Yrs.
4. Fuel Type: Natural gas
5. Acceptable Blower Fan/Filter: Disposable filter. Recommend changing filter monthly on an older furnace
6. Acceptable Distribution: Metal & Flex ducts
7. Acceptable Circulator: Fan motor
8. Acceptable Draft Control: Fan motor
9. Marginal Flue Pipe: PVC. Loose connection - Outside



10. Not Present Humidifier:
11. Acceptable Thermostats:
12. Suspected Asbestos: Yes - Possible asbestos present



Laundry Room/Area

Basement: Laundry Room/Area

- | | |
|----------------|--|
| 1. Acceptable | Ceiling: |
| 2. Acceptable | Walls: |
| 3. Acceptable | Floor: |
| 4. Acceptable | Doors: |
| 5. Acceptable | Windows: |
| 6. Acceptable | Electrical: |
| 7. Acceptable | HVAC Source: |
| 8. Acceptable | Laundry Tub: |
| 9. Acceptable | Stand Pipe: Laundry Tub |
| 10. Acceptable | Washer Hose Bib: |
| 11. Acceptable | Washer: |
| 12. Acceptable | Dryer: Gas. |
| 13. Marginal | Dryer Vent: Rigid metal. Needs cleaning - Outside vent - Check main line, Connections made without tape - Foil tape is recommended |



- | | |
|----------------|------------------------------|
| 14. Acceptable | Dryer Gas Line: |
| 15. Marginal | Floor Drain: See "Basement". |

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

- | | |
|-------------------------|--|
| 1. Acceptable | Cooking Appliances: Gas Burners & Gas Oven. |
| 2. Acceptable | Ventilator: Window/Door. |
| 3. Not Present | Disposal: |
| 4. Acceptable | Dishwasher: |
| 5. Air Gap Present? Yes | |
| 6. Acceptable | Refrigerator: |
| 7. Not Present | Microwave: |
| 8. Acceptable | Sink: |
| 9. Acceptable | Electrical: |
| 10. Acceptable | Gas Line: Note: shut-off on gas line to appliance - located on ceiling on basement below stove |
| 11. Acceptable | Counter Tops: |
| 12. Acceptable | Cabinets: |

Kitchen (Continued)

- 13. Acceptable Ceiling:
- 14. Acceptable Walls:
- 15. Acceptable Floor:
- 16. Acceptable Doors:
- 17. Acceptable Windows:
- 18. 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.

Lower level Bathroom

- 1. Acceptable Closet:
- 2. Acceptable Ceiling:
- 3. Acceptable Walls:
- 4. Acceptable Floor:
- 5. Acceptable Doors:
- 6. Acceptable Windows:
- 7. Acceptable Electrical:
- 8. Acceptable Counter/Cabinet:
- 9. Acceptable Sink/Basin:
- 10. Marginal Shower/Surround: Loose grout - Floor



- 11. Acceptable Toilets:
- 12. Acceptable HVAC Source:
- 13. Acceptable Ventilation: Electric ventilation fan

1st floor main Bathroom

- 14. Acceptable Ceiling:
- 15. Acceptable Walls:
- 16. Acceptable Floor:
- 17. Acceptable Doors:
- 18. Acceptable Windows:
- 19. Acceptable Electrical:
- 20. Acceptable Counter/Cabinet:
- 21. Acceptable Sink/Basin:
- 22. Acceptable Tub/Surround:
- 23. Acceptable Toilets:
- 24. Acceptable HVAC Source:

Bathroom (Continued)

25. Acceptable Ventilation: Electric ventilation fan and window

Bedroom

Lower Level: Bedroom

- 1. Acceptable Closet:
- 2. Acceptable Ceiling:
- 3. Acceptable Walls:
- 4. Acceptable Floor:
- 5. Acceptable Doors:
- 6. Acceptable Windows:
- 7. Acceptable Electrical:
- 8. Acceptable HVAC Source:
- 9. Acceptable Smoke Detector:

Front, 1st floor: Bedroom

- 10. Acceptable Closet:
- 11. Acceptable Ceiling:
- 12. Acceptable Walls:
- 13. Acceptable Floor:
- 14. Acceptable Doors:
- 15. Acceptable Windows:
- 16. Acceptable Electrical:
- 17. Acceptable HVAC Source:
- 18. Acceptable Smoke Detector:

Rear, 1st floor: Bedroom

- 19. Acceptable Closet:
- 20. Acceptable Ceiling:
- 21. Acceptable Walls:
- 22. Acceptable Floor:
- 23. Acceptable Doors:
- 24. Acceptable Windows:
- 25. Acceptable Electrical:
- 26. Acceptable HVAC Source:
- 27. Acceptable Smoke Detector:

2nd floor: Bedroom

- 28. Acceptable Closet:
- 29. Acceptable Ceiling:
- 30. Acceptable Walls:
- 31. Acceptable Floor:
- 32. Acceptable Doors:
- 33. Acceptable Windows:
- 34. Acceptable Electrical:
- 35. Marginal HVAC Source: Older restricted vents appears to limit cooling capability

Bedroom (Continued)

36. Acceptable Smoke Detector:

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.

1. Acceptable Bsmt Stairs/Railings:
2. Marginal First/Second Stairs/Railings: Door swings open over stair
Lower Level Rec Room, Hallway: Living Space
-
3. Acceptable Closet:
4. Acceptable Ceiling:
5. Acceptable Walls:
6. Acceptable Floor:
7. Acceptable Doors:
8. Acceptable Windows:
9. Marginal Electrical: Unknown light switch - Check with homeowner



10. Acceptable HVAC Source:
11. Potential Hazard Smoke Detector: None. There should a working smoke detector on ever level
12. Potential Hazard Carbon Monoxide Detectors: None. There should be a Detector within 10' of any bedroom
Living Room, Dinning Room, Hallway: Living Space
-
13. Acceptable Closet:
14. Marginal Ceiling: Evidence of past or present water staining



15. Acceptable Walls:
16. Acceptable Floor:
17. Acceptable Doors:
18. Acceptable Windows:
19. Acceptable Electrical:
20. Acceptable HVAC Source:
21. Acceptable Smoke Detector:
22. Acceptable Carbon Monoxide Detectors:

Living Space (Continued)

2nd Floor Hall: Living Space

- 23. Acceptable Closet:
- 24. Acceptable Ceiling:
- 25. Acceptable Walls:
- 26. Acceptable Floor:
- 27. Acceptable Doors:
- 28. Acceptable Windows:
- 29. Acceptable Electrical:
- 30. Acceptable HVAC Source:
- 31. Acceptable Smoke Detector:
- 32. Acceptable Carbon Monoxide Detectors:

Attic

Eave- Rear Attic

- 1. Method of Inspection: In the attic
- 2. Acceptable Unable to Inspect: Some Areas. No access or entry - Peak & Front Eave , Storage or personal items
- 3. Acceptable Roof Framing: Rafter
- 4. Acceptable Sheathing: Not visible.
- 5. Acceptable Ventilation:
- 6. Acceptable Insulation: Batts, Fiberglass..
- 7. Acceptable Insulation Depth: 3" - 5"
- 8. Acceptable Wiring/Lighting:

Potential Hazard Summary

Plumbing

1. Basement Water Heater Flue Pipe: Single wall. Reverse connection, Missing three screws at each exhaust vent piping fittings, A licensed HVAC is recommended to evaluate

Living Space

2. Lower Level Rec Room, Hallway: Living Space Smoke Detector: None. There should a working smoke detector on ever level
3. Lower Level Rec Room, Hallway: Living Space Carbon Monoxide Detectors: None. There should be a Detector within 10' of any bedroom

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. Steps/Stoops: No flashing at stoop/house connection - Seal/Caulk as needed
2. Grading: Grading has negative slope and water is potentially pooling against the foundation.

Exterior Surface and Components

3. Entire House Exterior Surface Type: Vinyl siding. Caulk has dried out and needs to re-caulked at Chang of surface facia & window trim
4. Trim: Loose

Outbuilding

5. Shed - Rear. Outbuilding Exterior Surface: Masonite or Fiborous Type.

Roof

6. Leader/Extension: Leaders do not extend 6 feet (10 feet better) 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

7. Rear Garage Exterior Surface: Masonite. Rot/Damage noted
8. Rear Garage Service Doors: Sticking

Basement

9. Main Basement Floor Drain: Evidence of poor drainage, Water backs up when washing machine discharges, A licensed plumber is recommended to evaluate and estimate repairs
10. Main Basement Electrical: Broken cover plate - Junction box - Ceiling

Plumbing

11. Water Lines: Copper., PEX. Corrosion on water line joint from possible earlier leak, Corrosion on water line valve from possible earlier leak, Note: Uncapped valves/drain hoses - Two
12. Drain Pipes: Cast iron., Galvanized., PVC. Non-stainless steel connections - Two
13. Water Softner: Operating system is not part of home Inspection. Needs salt, Note: Might consider having a soft water contractor tune-up and adjust system to your size household

Air Conditioning

14. Main AC System A/C System Operation: Appears serviceable. Note: Recommend AC contractor/Center Point Energy do a system check and tune-up next spring
15. Main AC System Exterior Unit: Pad mounted. Unit needs cleaning

Heating System

16. Basement. Heating System Heating System Operation: Appears functional. Recommend heating contractor/Center Point Energy do a tune-up and safety check, Might consider getting on the Center Point Energy HSP Basic Repair/Warranty Plan; for \$18.50 per month it covers the following appliances: Gas furnace or boiler, Gas or electric clothes dryer, Gas or electric water heater and Gas or electric range

Marginal Summary (Continued)

17. Basement. Heating System Flue Pipe: PVC. Loose connection - Outside

Laundry Room/Area

18. Basement: Laundry Room/Area Dryer Vent: Rigid metal. Needs cleaning - Outside vent - Check main line, Connections made without tape - Foil tape is recommended

19. Basement: Laundry Room/Area Floor Drain: See "Basement".

Bathroom

20. Lower level Bathroom Shower/Surround: Loose grout - Floor

Bedroom

21. 2nd floor: Bedroom HVAC Source: Older restricted vents appears to limit cooling capability

Living Space

22. First/Second Stairs/Railings: Door swings open over stair

23. Lower Level Rec Room, Hallway: Living Space Electrical: Unknown light switch - Check with homeowner

24. Living Room, Dinning Room, Hallway: Living Space Ceiling: Evidence of past or present water staining