



Rely on the Pro at MN Pro Home Inspections

A home is the biggest purchase you'll ever make, so it's important to understand the condition of your investment. MN Pro Home Inspections will provide the thorough inspection you want and the information you need to make a confident decision.

I've been trained and certified by InterNACHI, the International Association of Certified Home Inspectors. I also have more than 25 years' experience in residential remodeling and construction. I can spot problems with materials, installation and workmanship that inspectors without my hands-on knowledge and background might miss.

As a lifelong resident of White Bear Lake, I'm invested in my community, and I consider my clients my neighbors. So, whether you're buying or building a new home, selling the home you're in, let MN Pro Home Inspections give you the peace of mind you deserve so that you can make the right choice for your family's future.

Licenses, Certifications & Training

- Trained and certified by InterNACHI, the International Association of Certified Home Inspectors
- Owner of Advanced Remodeling and Design, LLC
- Wisconsin Home Inspection License #2747-106
- Minnesota-Licensed Residential Building Contractor #BC636731
- EPA Lead Safe-Certified Firm #NAT-87638-1
- 25+ years' experience in construction, remodeling and design
- Bachelor of Arts in Business Management from Metropolitan State University, St. Paul

Inspected Once, Inspected Right!®

Mitch Luecke, CPI

InterNACHI Certified Professional Inspector®



(651) 728-0154

mitch@mnprohomeinspections.com

www.mnprohomeinspections.com



Customer Conveniences

- Daytime, Evening & Weekend Appointments •
- Available via Phone & Email 7 Days a Week •
- Your Report Emailed Same Day or Within 24 Hours •
- Credit Cards Accepted •



Bringing Clean Air to Life®

Your home inspection was very thorough and complete. Your report was easy to read, and the feedback you provided both verbally and in the report gave me a clear and well-informed feeling for the decision-making process. I also appreciated that you applied your construction background, and gave me timeframes for some upcoming short-term and long-term general maintenance and repairs.

— Gary C., St. Paul

**Proudly Serving the Twin Cities
& Western Wisconsin**



Mitch Luecke, CPI

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Home Inspections & Insurance Inspections

My Standard Home Inspection

I'll inspect the structure, systems and components of the home, inside and out, from the foundation to the roof, using the latest tools and technology.

I encourage you to attend your inspection so that I can describe my process, explain my findings, point out important maintenance items, and answer all of your questions.

I adhere to a comprehensive Residential Standards of Practice. This means that I will inspect all of the following, when visible and accessible:

- Roof
- Exterior Cladding
- Porch & Deck
- Driveway
- Attached Garage
- Foundation
- Electrical System
- Plumbing System
- HVAC System
- Attic, Insulation & Ventilation
- Interior Structure
- Basement/Crawlspace

Following my evaluation I will compile my findings in an easy to read report, which will include detailed descriptions, high resolution digital photos and videos of any issues that I have discovered. Your report will be available the same day in most cases, or within 24 hours via email or online download. My job isn't finished until you understand everything in it.

Review the Standards of Practice at www.NACHI.org for complete details.

FREE with Your Standard Home Inspection:



If I miss anything on your inspection, per InterNACHI's Residential Standards of Practice, InterNACHI will buy your home back and pay you whatever price you paid for the home within 90 days of closing—it's that simple.

HOW THAT YOU'VE HAD A
HOME INSPECTION



You will receive a FREE copy of *Now That You've Had a Home Inspection*, the home-maintenance manual that includes tips for keeping your home safe and in top condition.

Additional Services

11th-Month Builder's Warranty Inspection



11th Month
WARRANTY INSPECTIONS
INTERNACHI CERTIFIED

Most builders offer a one-year warranty on the materials and workmanship of a new home. I'll come out during the 11th month and perform a full inspection before the builder's warranty expires.

Protecting you from having to pay out of pocket for repairs of covered items.

Home Energy Report

To conduct a Home Energy Inspection, I will collect approximately 40 data points related to energy. I will then use an advanced energy calculator developed by the International Association of Certified Home Inspectors to:

- estimate the home's yearly energy usage
- pinpoint potential energy inefficiencies
- develop recommendations for energy improvements
- determine your potential energy savings

The Home Energy eBook is included with your Home Energy Report. In addition to the energy-saving recommendations in your Home Energy Report, this companion ebook describes additional ways to save energy, increase comfort, and protect the environment. It also includes do-it-yourself tips to save energy right now.



Radon Testing

Although radon is a naturally occurring gas in our environment, it is also the second leading cause of lung cancer deaths in the U.S. according to the Minnesota Department of Health. In Minnesota, 2 out of 5 homes have radon levels that pose a significant health risk, and nearly 80% of counties are rated as high radon zones. The Surgeon General and the Environmental Protection Agency recommend testing all homes. Millions of Americans have already had their homes tested for radon, and you should, too.



Thermal Imaging Inspection

I use a state-of-the-art infrared camera to find problems that aren't always apparent to the naked eye. An IR camera translates the heat signatures of objects into colors on a gradient scale, with higher temperatures appearing as lighter colors, and lower temperatures and wet areas appearing as darker colors. By evaluating these images, I can detect sources of energy loss, locate areas of moisture intrusion, pinpoint dangerous hot spots in the electrical system, and uncover other problems, such as punctured or severed water lines and electrical elements located in radiant in-floor heating systems.

New Construction Inspections

Are you building a new home? I will come out during different phases of the construction to make sure that your project is being executed according to your specs. I can verify that scheduled work has been completed before you make a payment to your contractor. I will also come out prior to project completion to help you and your general contractor devise a list of remaining items. This is not a code-compliance inspection for your contractor, but a New Construction Inspection for you.

Also Offering:

- Move-In Certified Seller Inspection
- Home Preservation Inspection
- Green Building Inspection
- Moisture Intrusion Evaluation
- Water Testing & (FHA)