On February 9, 2018 at 1:00 pm, DSI Senior Plumbing Inspector Rick Jacobs visited the property at 1272 Edgerton, St. Paul, MN at the request of Marcia Moermond. Here are my findings:

At the time of the inspection I was met by John who indicated that he was the tenant.
I witnessed space heaters on as the only source of heat for the entire residence, approximately 4-5, and asked John if the heat was on. John indicated that he shut the heat off (boiler) as there were "loud noises coming from the boiler and a strong burning smell". He stated that he shut it off as he was concerned the smell would make his family sick.
I proceeded to perform an inspection of the premises.
Plumbing:

1. The kitchen sink faucet is broken and requires repair or replacement.
2. The second floor bathroom tub faucet fill spout is below the spill line of the fixture.
3. The water closet (toilet) was running the whole time I was upstairs and appears to need service.
4. The backflow preventer for the fill line boiler in the basement was removed, and a "splice piece" installed where the backflow preventer was and must be installed.
5. Much maintenance on the potable water lines appears to have been performed over the years. The connections are not code compliant and the piping has inadequate support. The water piping to and from the water heater is not to code.

The plumbing repairs must be completed within 14 days with all repairs per the 2015 Minnesota Plumbing Code 4714.

1. Replace the first floor kitchen sink faucet and repair the kitchen sink or countertop if required to adequately support the faucet so it will function properly. SPLC 34.11(1) MPC 301.1
2. Service the second floor water closet. Repair so it shuts off properly once full. SPLC 34.11(1) MPC 301.1
3. Replace the incorrect material and connections on the hot and cold water lines at the water heater and the exposed water lines in the basement and support to code. SPLC 34.11(5) MPC 501 MPC Chapter 6.

Heating:

1. The boiler was not on at the time of the inspection to verify functionality, sound, or smell.
2. The boiler was coated with dust, dirt, and needs cleaning. (Could be the smell?)
3. Boiler piping has many repairs with different materials and unapproved connections.
4. The boiler temperature and pressure relief appeared to be in the open position and proper function was suspect.

The boiler should be repaired or replaced immediately, today 2/9/18 with all repairs per the 2015 Minnesota Mechanical Code and Minnesota Fuel Gas Code and per the manufacturers installation instructions.

1. Replace temperature and pressure relief valve on the boiler.
2. Repair and replace all materials and connections to code compliant materials and connections.
3. Repair any leaky heating pipes or connections.
4. Clean the boiler burner and all parts and verify proper functionality.