



Property Inspection Report



- Sewer Camera Scans
- Mold Testing
- Radon Testing
- Pest Inspections

1393 Washington Road, Pittsburgh, PA

INSPECTOR: Alexander T Laughlin

LICENSE: ASHI #262496

DATE OF INSPECTION: 2/18/2026

INSPECTION PREPARED FOR:

Graham Fandrei

AGENT: Dina Castillo



@hightouchinspections

Our website:
www.hightouchinspections.com

Table Of Contents

Report Summary	3-7
Inspection Details	8
Exterior Components	8-12
Exterior Material and Condition	13-14
Exterior Grading	15
Spigots Hose Bibs	15
Slate	16
Attic	17-18
Chimney	19-20
Kitchen	21-22
Hallway	23
Stairs	24
Laundry	24
Garage	25
Entry Section/Property Details	26
Living Room	27
Dining Room	28
Finished Attic Area	28
Finished Basement	29
Basement Den	30
Master Bedroom	31
Bedroom 2	32

Bedroom 3	33
Master Bath	33-34
Hallway Bath	35-37
Basement Bath	38
Unfinished Basement Section	38-40
Floor Framing Style	41
Visible Basement Ceiling	42
Stud Type	42
Roof Frame Type	42
Water Supply	43-44
Plumbing/Waste Section	45
Gas	46
Water Heater	46
Main Panel	47
HVAC	48-49
HVAC 2	50-52
Report Conclusion	53
Certified Contractors	53
Glossary	54

Report Summary

HOW TO READ REPORT:

"RED" The **RED** colored narratives in the report are, in the inspector's opinion, "**Top priority, Major safety issues and/or higher expense repairs**". **"BLUE"** The **BLUE** colored narratives in the report are the inspectors opinion, "**Lower priority, Lower risk safety issues, and/or Less expensive repairs**". The summary section below highlights the main deficiencies that were found at this property. Other minor deficiencies may be listed in black ink in the categorized of the report as well. Please read the entire report.

Exterior Components		
Page 9 Item: 5	Steps and Hand Rails	<ul style="list-style-type: none"> • Steps in front yard are damaged and need repaired or replaced by a contractor.
Page 9 Item: 6	Exterior Trim	<ul style="list-style-type: none"> • There are areas of peeling paint and wood-rot visible on exterior of house. The peeling paint should be scraped and re-painted. Any areas of wood rot should be replaced. • There are areas of damaged fascia or soffit that need repaired or replaced. A contractor should make repairs. • Areas of trim are loose around several windows at the front of the house. Repairs should be made as needed.
Page 10 Item: 8	Windows	<ul style="list-style-type: none"> • Some windows need to be recaulked in areas. This is a common maintenance repair that should be done to help with energy efficiency and to help prevent moisture penetration. • There are areas of windows that are on or below grade that could allow water into the structure. You should consider adding a window well to these windows that are below grade, if they do not have one. If there is a window well, the well should be high enough so that the surrounding dirt slopes away from it.
Page 11 Item: 10	Outlets	<ul style="list-style-type: none"> • Several ground-fault protected outlets at the rear of the house does not trip on test, and should be serviced.
Page 12 Item: 11	Porch	<ul style="list-style-type: none"> • The stem wall under front porch and landing has some missing mortar and damaged stone which should be repaired by a contractor.
Exterior Material and Condition		
Page 13 Item: 2	Wall Covering Condition	<ul style="list-style-type: none"> • Areas of missing mortar need repaired to help prevent further damage. A mason should evaluate the entire house and make all repairs needed.

Exterior Grading		
Page 15 Item: 1	Grading Adjacent to House	<ul style="list-style-type: none"> The exterior grading slopes towards the residence in areas and moisture intrusion is always a possibility given the location and terrain even when grading is properly done. The soil should slope away from the residence to a distance of around five feet, to keep moisture away from the foundation. Any areas of solid surfaces such as concrete, asphalt etc. should be caulked at the joint where it meets the structure. Proper grading of the exterior should be done now and maintained over the years of ownership. The areas below grade such as basements and crawlspaces are most susceptible to moisture. Ensuring proper grading on the exterior of the house could have a significant reflection on the dampness of these underground areas. In my experience, proper exterior grading will help to slow down the moisture penetration into the areas of the structure that are underground, however other measures may need to be taken.
Slate		
Page 16 Item: 2	Age and General Evaluation	<ul style="list-style-type: none"> The slate roof has areas of damaged, misplaced, or deteriorated slates and should be further evaluated by a specialist. A roofing contractor should further evaluate the entire roof system and its components. Repairs and regular maintenance are very important on a slate roof. A roofer should further evaluate and make repairs now and then evaluate annually and our inspection does not include any guarantee against leaks.
Page 17 Item: 3	Flashing	<ul style="list-style-type: none"> The flashings need sealed or serviced in areas which should be repaired by a roofing contractor.
Chimney		
Page 19 Item: 1	Chimney Walls	<ul style="list-style-type: none"> The chimney has areas of missing mortar that should be repointed. A chimney sweep or qualified contractor should further evaluate each chimney and make repairs as needed.
Page 19 Item: 2	Chimney Flashing	<ul style="list-style-type: none"> The flashing of the chimney has areas that need to be resealed to help prevent moisture penetration, a roofer should evaluate.
Page 19 Item: 3	Chimney Crown	<ul style="list-style-type: none"> The chimney crown, which is designed to seal the chimney wall and divert rainwater, is cracked and should be repaired to help prevent moisture penetration. A qualified contractor or chimney sweep should further evaluate and make repairs as needed.
Page 20 Item: 5	Weather Cap	<ul style="list-style-type: none"> There is no weather cap on the chimney. A weather cap with a screen should be installed to help keep out moisture, rodents and birds.
Page 20 Item: 6	Damper	<ul style="list-style-type: none"> The damper handle is missing and should be replaced.
Page 20 Item: 7	Fireplace	<ul style="list-style-type: none"> Fireplace is very dirty and should be cleaned and serviced by a chimney sweep prior to use. You should have a chimney sweep evaluate this chimney and determine what is needed to be done, according to how you plan to use this chimney.

Kitchen		
Page 21 Item: 7	Counter Top	• An open seam between the sink and the counter top needs to be caulked or sealed to help prevent moisture penetration.
Page 22 Item: 16	Outlets	• Several counter top outlets should be upgraded to have ground fault protection.
Hallway		
Page 23 Item: 1	Outlets	• One of the outlets, on the second floor, is wired with an open ground and should be repaired by an electrician.
Stairs		
Page 24 Item: 1	Stair Rails	• There is no handrail on the stairs, which is an essential safety feature that should be added by a contractor.
Laundry		
Page 24 Item: 5	Outlets	• A GFCI outlet did not trip on test, an electrician should evaluate and make repairs.
Page 25 Item: 8	Trap and Drain	• The laundry room sink drains too slowly, and should be serviced. A plumber should further evaluate and make repairs as needed.
Garage		
Page 26 Item: 8	Outlets	• The 2 prong outlets should be updated to GFCI outlets.
Living Room		
Page 27 Item: 5	Outlets	• All of the outlets are wired with an open ground and should be repaired by an electrician.
Dining Room		
Page 28 Item: 3	Windows	• The window on the left side does not stay open, which is a safety hazard, and should be repaired or replaced by a contractor.
Page 28 Item: 5	Outlets	• All of the outlets are wired with an open ground and should be repaired by an electrician.
Finished Attic Area		
Page 29 Item: 6	Outlets	• One of the outlets are wired with reversed polarity and should be repaired by an electrician. • Two of the outlets did not have power at the time of the inspection. An electrician should evaluate and make all repairs as needed.
Basement Den		
Page 30 Item: 1	Walls And Ceiling	• There is a moisture stain on the wall that showed to be active and should be further evaluated by a contractor. The source of the stain should be repaired.
Page 30 Item: 2	Windows	• The lock on the front window does not engage, and should be repaired by a contractor.
Master Bedroom		
Page 31 Item: 7	Outlets	• Several of the outlets are wired with an open ground and should be repaired by an electrician.
Bedroom 2		
Page 32 Item: 5	Windows	• A dual-glazed window has a broken hermetic seal that has fogged the glass.

Page 32 Item: 7	Outlets	<ul style="list-style-type: none"> All of the outlets are wired with an open ground and should be repaired by an electrician.
Bedroom 3		
Page 33 Item: 6	Lights	<ul style="list-style-type: none"> The ceiling light did not respond and should be demonstrated or repaired by an electrician. The bulb may be burnt out.
Page 33 Item: 7	Outlets	<ul style="list-style-type: none"> All of the outlets are wired with an open ground and should be repaired by an electrician.
Master Bath		
Page 34 Item: 6	Sink	<ul style="list-style-type: none"> The mechanical sink stopper does not function properly and should be repaired or replaced by a plumber.
Hallway Bath		
Page 35 Item: 6	Sink	<ul style="list-style-type: none"> The mechanical sink stopper does not function properly and should be repaired or replaced by a plumber.
Page 36 Item: 7	Bathtub/Shower	<ul style="list-style-type: none"> There are cracked or damaged tiles around the tub area that should be repaired to prevent moisture damage. A contractor should further evaluate and make repairs as needed. The tub/shower handles leak and should be serviced. A plumber should further evaluate and make repairs. The shower diverter does not divert the water fully to the shower head while engaged. A plumber should further evaluate and make repairs as needed. Tub should be caulked to help prevent water damage at the tub-wall and tub-floor joint.
Page 37 Item: 10	Outlets	<ul style="list-style-type: none"> The outlets in the bathroom are not ground fault protected and should be updated by an electrician.
Basement Bath		
Page 38 Item: 9	Outlets	<ul style="list-style-type: none"> The outlets in the bathroom are not ground fault protected and should be updated by an electrician.
Unfinished Basement Section		
Page 39 Item: 2	Moisture or Dampness	<ul style="list-style-type: none"> There is efflorescence or staining on the basement or lower level walls, which is caused by moisture intrusion. This in our area is not uncommon, however, it should be controlled. The exterior grading around the house should be built up to slope away from the house at a drop of 5 inches over 5 feet. As with most basements, you should know that future moisture penetration is possible.
Page 40 Item: 3	Basement Stair Rails	<ul style="list-style-type: none"> The guardrails do not conform to current standards. They should be a minimum of thirty-six inches high with pickets no more than four inches apart, and appropriate precautions should be taken to safeguard children and the elderly.
Floor Framing Style		
Page 41 Item: 1	General Comments and Description	<ul style="list-style-type: none"> There is visible termite evidence to floor structure in basement. In my opinion structural repairs are not necessary at this time. It should be treated, if recommended by the pest inspector, and kept under an active warranty to help control the termites and closely monitored.

Water Supply		
Page 43 Item: 3	Water Pipe Condition	<ul style="list-style-type: none"> • There are valves in basement that are significantly corroded. Although not leaking now, these corroded pipes should be replaced by a plumber.
Plumbing/Waste Section		
Page 45 Item: 3	Drain Pipe Condition	<ul style="list-style-type: none"> • We strongly recommend carrying underground pipe insurance on your home. This can help cover costly repairs to the home underground sewer lines and utilities. In most cases, you own all utilities from the house out to where it ties in at the main/street.
Water Heater		
Page 46 Item: 3	Combustion Chamber	<ul style="list-style-type: none"> • The combustion chamber in the gas water heater is clean, and there is no evidence of leaks. However, it is beyond its design life and should be monitored for replacement. The water heater was off and unable to be tested. It was off at the time of the inspection. You should consider asking the sellers for information on this tank or have a plumber evaluate.
Main Panel		
Page 47 Item: 4	Main Panel	<ul style="list-style-type: none"> • The main electrical panel is not an original installation and has no inspection sticker on it. This panel should be inspected by an electrical inspector.
HVAC 2		
Page 52 Item: 8	Condensing Coil	<ul style="list-style-type: none"> • The condensing coil is beyond its designed life and should be monitored in the future. You should expect that repairs or replacements will be in the close future.
Page 52 Item: 9	Refrigerant Lines	<ul style="list-style-type: none"> • Insulation is missing from the refrigerant lines, which will allow condensation to form and drip as well as lessen the efficiency of the system, and should be installed.
Certified Contractors		
Page 53 Item: 1	Repairs	<ul style="list-style-type: none"> • It is our strong recommendation that you hire certified contractors to perform any type of work on your home. Codes, current standards, rules and regulations are always changing and being revised. Our inspections are based off of the most recent codes and current standards to date.

Inspection Details

1. Attendance

In Attendance: Client not present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Pre-list inspection • The utilities were on at the time of inspection.

Exterior Components

1. Section Comments

Observations:

- Proper maintenance of this property should be done year round. Ensure that all joints, seams, windows, driveways, walkways etc. are properly sealed and caulked to help prevent moisture penetration and help with energy efficiency.

2. Driveway

Observations:

- The driveway is made of concrete.
- The driveway is steep and could be problematic for some vehicles, and should be used with caution.



3. Walkways

Observations:

- There are offsets in the walkways that are typical for their age.

4. Yard Walls

Observations:

- The exterior yard walls have some visible movement and damage. They should be monitored in the future.

5. Steps and Hand Rails

Observations:

- Steps in front yard are damaged and need repaired or replaced by a contractor.

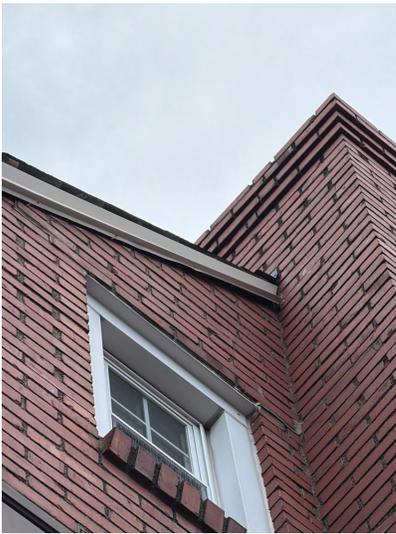


6. Exterior Trim

Observations:

- There are areas of peeling paint and wood-rot visible on exterior of house. The peeling paint should be scraped and re-painted. Any areas of wood rot should be replaced.
- There are areas of damaged fascia or soffit that need repaired or replaced. A contractor should make repairs.
- Areas of trim are loose around several windows at the front of the house. Repairs should be made as needed.





7. Doors

Observations:

- The exterior doors are in acceptable condition. We do not comment on missing or damaged screens or storm doors.

8. Windows

Observations:

- We test every window that we can get to. You should be aware that the windows on this house are either original or at least very old.
- Some windows need to be recaulked in areas. This is a common maintenance repair that should be done to help with energy efficiency and to help prevent moisture penetration.
- There are areas of windows that are on or below grade that could allow water into the structure. You should consider adding a window well to these windows that are below grade, if they do not have one. If there is a window well, the well should be high enough so that the surrounding dirt slopes away from it.



9. Lights

Observations:

- The exterior lights of the residence are functional. However, we do not inspect or evaluate decorative or gas lights.

10. Outlets

Observations:

- Several ground-fault protected outlets at the rear of the house does not trip on test, and should be serviced.



11. Porch

Observations:

- The stem wall under front porch and landing has some missing mortar and damaged stone which should be repaired by a contractor.



Exterior Material and Condition

1. Wall Covering Type

Observations:

- The exterior house walls are clad with a combination of brick, stone and aluminum siding.

2. Wall Covering Condition

Observations:

- Areas of missing mortar need repaired to help prevent further damage. A mason should evaluate the entire house and make all repairs needed.





Exterior Grading

1. Grading Adjacent to House

Observations:

- The exterior grading slopes towards the residence in areas and moisture intrusion is always a possibility given the location and terrain even when grading is properly done. The soil should slope away from the residence to a distance of around five feet, to keep moisture away from the foundation. Any areas of solid surfaces such as concrete, asphalt etc. should be caulked at the joint where it meets the structure. Proper grading of the exterior should be done now and maintained over the years of ownership.

The areas below grade such as basements and crawlspaces are most susceptible to moisture. Ensuring proper grading on the exterior of the house could have a significant reflection on the dampness of these underground areas. In my experience, proper exterior grading will help to slow down the moisture penetration into the areas of the structure that are underground, however other measures may need to be taken.



Spigots Hose Bibs

1. Garden Hose Bibs

Observations:

- Any garden hose bibs should be closed and drained for the winter. None were water tested during the inspection. You should take note of the location of the interior shut off and be sure to turn off and drain each winter.

Slate

1. General Comments

Observations:

- Slate roofs are some of the longest lasting and most durable of all roofs. These type roof however do require to be properly maintained. Annual maintenance is recommended. We will not walk on this type of roof because pressure from walking can damage the slates.

2. Age and General Evaluation

Observations:

- The slate roof has areas of damaged, misplaced, or deteriorated slates and should be further evaluated by a specialist. A roofing contractor should further evaluate the entire roof system and its components. Repairs and regular maintenance are very important on a slate roof. A roofer should further evaluate and make repairs now and then evaluate annually and our inspection does not include any guarantee against leaks.





3. Flashing

Observations:

- The flashings need sealed or serviced in areas which should be repaired by a roofing contractor.



4. Gutters

Observations:

- The gutter system on the slate roof is in acceptable condition. However, without water in them it would be difficult to judge whether they are correctly pitched to direct water into the downspouts, but should function as they were intended.
- The downspouts go into the ground and the rain leaders were not visible for inspection.

Attic

1. General Comments

Observations:

- Attics that do not have a clearance of 36" will not be entered. The attic's components will be viewed from the access point.

2. Method of Evaluation

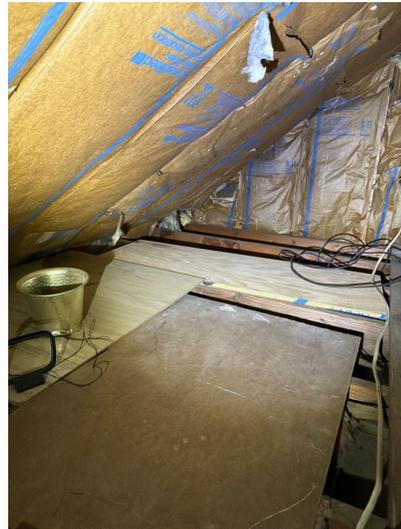
Observations:

- This is a cape cod with only lower access areas. There was no overhead access to evaluate.

3. Framing

Observations:

- The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.
- There are moisture stains or evidence of damage or past leakage to the roof sheathing. We did not feel that the stains were active at this time, although they should be monitored.



4. Ventilation

Observations:

- Ventilation within the attic appears adequate.

5. Batt Insulation

Observations:

- The attic is insulated with around 6 inches or less of batt insulation. Current standards call for twelve or even sixteen-inches of insulation.

Chimney

1. Chimney Walls

Observations:

- The chimney has areas of missing mortar that should be repointed. A chimney sweep or qualified contractor should further evaluate each chimney and make repairs as needed.



2. Chimney Flashing

Observations:

- The flashing of the chimney has areas that need to be resealed to help prevent moisture penetration, a roofer should evaluate.



3. Chimney Crown

Observations:

- The chimney crown, which is designed to seal the chimney wall and divert rainwater, is cracked and should be repaired to help prevent moisture penetration. A qualified contractor or chimney sweep should further evaluate and make repairs as needed.



4. Chimney Flue

Observations:

- A complete view of the chimney flue is not possible, and you may wish to have it video scanned by a chimney sweep.

5. Weather Cap

Observations:

- There is no weather cap on the chimney. A weather cap with a screen should be installed to help keep out moisture, rodents and birds.

6. Damper

Observations:

- The damper handle is missing and should be replaced.



7. Fireplace

Observations:

- Fireplace is very dirty and should be cleaned and serviced by a chimney sweep prior to use. You should have a chimney sweep evaluate this chimney and determine what is needed to be done, according to how you plan to use this chimney.



Kitchen

1. General Kitchen Comments

Observations:

- We do not test portable kitchen appliances as part of our service.

2. Doors

Observations:

- The exterior door is functional.

3. Floor

Observations:

- The vinyl floor is in acceptable condition for its age.

4. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

6. Cabinets

Observations:

- The cabinet drawers and doors were in acceptable condition for their age.

7. Counter Top

Observations:

- An open seam between the sink and the counter top needs to be caulked or sealed to help prevent moisture penetration.



8. Faucet

Observations:

- The kitchen sink faucet is functional.

9. Valves and Connectors

Observations:

- The valves and connectors below the kitchen sink were not leaking at the time of the inspection. However, they are not in daily use and will inevitably become stiff or frozen from inactivity.

10. Trap and Drain

Observations:

- The trap and drain at the kitchen sink are functional.

11. Garbage Disposal

Observations:

- The garbage disposal is functional.

12. Dishwasher

Observations:

- The hot water tank was not operable at the time of the inspection. Therefore the dishwasher was unable to be tested.

13. Built In Oven

Observations:

- The built in oven was a gas oven.
- The built in oven was functional at the time of the inspection.

14. Built In Microwave

Observations:

- The microwave had power, turned on, and appeared to function at the time of the inspection.

15. Lights

Observations:

- The lights are functional.

16. Outlets

Observations:

- Several counter top outlets should be upgraded to have ground fault protection.



17. Type of Stove

Observations:

- This house has a gas line to serve a gas stove.

Hallway

1. Outlets

Observations:

- One of the outlets, on the second floor, is wired with an open ground and should be repaired by an electrician.



Stairs

1. Stair Rails

Observations:

- There is no handrail on the stairs, which is an essential safety feature that should be added by a contractor.



Laundry

1. General Laundry Room Comments

Observations:

- We do not test washer and dryers as a part of our inspection.

2. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

3. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

4. Lights

Observations:

- The lights are functional.

5. Outlets

Observations:

- A **GFCI** outlet did not trip on test, an electrician should evaluate and make repairs.



6. Faucet

Observations:

- The laundry sink faucet is functional.

7. Valves and Connectors

Observations:

- The valves and connectors for the washing machine appear functional and were not leaking. However, because they are not in daily use they typically become stiff or frozen. We do not water test these valves. They will sometimes leak once a washing machine is installed and the valves are on and under pressure. Typically if they do leak, it is the packing nut that needs tightened.

8. Trap and Drain

Observations:

- The laundry room sink drains too slowly, and should be serviced. A plumber should further evaluate and make repairs as needed.

9. Type of Dryer

Observations:

- This house has a 220 volt electrical outlet to serve an electric dryer.

Garage

1. General Garage Comments

Observations:

- This is an attached garage.

2. Slab

Observations:

- The garage slab is in acceptable condition. Small cracks in the concrete are typical.

3. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

4. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

5. Garage Door And Hardware

Observations:

- The garage door is functional.

6. Automatic Opener

Observations:

- The garage door opener is functional.

7. Lights

Observations:

- The lights are functional.

8. Outlets

Observations:

- [The 2 prong outlets should be updated to GFCI outlets.](#)

Entry Section/Property Details

1. Smoke Detectors

Observations:

- We do not evaluate smoke detectors as part of our service.
- We are most vulnerable to carbon monoxide when we sleep. It is recommended that carbon monoxide detectors be placed nearest the bedrooms. You should also place a carbon monoxide detector near gas burning components such as fireplaces, furnaces and gas heaters.

2. Environmental Hygiene Observations

Observations:

- The house was built on or before 1978 and asbestos and lead-based paint could be present. We do not have the expertise or the authority to determine if there is in fact these materials. If you wish, you may have areas that appear to be asbestos or lead paint tested by a specialist.
- We do not evaluate the property for mine subsidence. You may wish to inquire about this type of coverage by a specialist.
- As with most basements, this basement has signs of moisture penetration. Where there is moisture, there is potential for mold or mildew. If there is visible mold-like substances at this property, we will note it in the report. You may wish to have a specialist further evaluate.

3. Doors

Observations:

- The front door is functional.

4. Floor

Observations:

- The wood floor is in acceptable condition for its age.

5. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.
- Cracking, paint peeling and signs of movement are very common with older houses and even with newer homes. Settlement and movement will happen through the years and cracks will become visible. During my inspection, I do my best to determine issues that need addressed. I do not comment on all cracks and stains unless I feel that they need addressed. Not all cracks and stains are active or a concern.
- All moisture stains that were able to be tested for active moisture were scanned with a moisture meter. Stains that are not active during the inspection, could potentially become actively wet at a later date. All stains should be monitored in the future.

6. Lights

Observations:

- The lights are functional.

7. Outlets

Observations:

- The outlets in this room were functional.

Living Room

1. Doors

Observations:

- The exterior door is functional.

2. Floor

Observations:

- The wood floor is in acceptable condition for its age.

3. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

4. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

5. Outlets

Observations:

- All of the outlets are wired with an open ground and should be repaired by an electrician.

Dining Room

1. Floor

Observations:

- The wood floor is in acceptable for its age.

2. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

3. Windows

Observations:

- The windows in this room are dual glazed.
- The window on the left side does not stay open, which is a safety hazard, and should be repaired or replaced by a contractor.



4. Lights

Observations:

- The lights are functional.

5. Outlets

Observations:

- All of the outlets are wired with an open ground and should be repaired by an electrician.

Finished Attic Area

1. Location

Observations:

- The third floor or original attic has been made in to a finished area.

2. Floor

Observations:

- The carpet is in acceptable condition for its age.

3. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

4. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

5. Lights

Observations:

- The lights are functional.

6. Outlets

Observations:

- One of the outlets are wired with reversed polarity and should be repaired by an electrician.
- Two of the outlets did not have power at the time of the inspection. An electrician should evaluate and make all repairs as needed.

Finished Basement

1. Floor

Observations:

- The tile floor is in acceptable condition for its age.

2. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.
- Some areas of the finished basement were covered with drywall or a finished material which covered my view of the foundation and things such as moisture penetration and structural movement.

3. Lights

Observations:

- The lights are functional.

4. Outlets

Observations:

- The outlets in this room were functional.

Basement Den

1. Walls And Ceiling

Observations:

- There is a moisture stain on the wall that showed to be active and should be further evaluated by a contractor. The source of the stain should be repaired.



2. Windows

Observations:

- The windows in this room are single glazed.
- The lock on the front window does not engage, and should be repaired by a contractor.



3. Lights

Observations:

- The lights are functional.

4. Outlets

Observations:

- The outlets in this room were functional.

Master Bedroom

1. Location

Observations:

- The master bedroom is located on the second floor at the front left side of house.

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The wood floor is in acceptable condition for its age.

4. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

6. Lights

Observations:

- The lights are functional.

7. Outlets

Observations:

- Several of the outlets are wired with an open ground and should be repaired by an electrician.



Bedroom 2

1. Location

Observations:

- The bedroom is located on the second floor at the front right side of house.

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The wood floor is in acceptable condition for its age.

4. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:

- The windows in this room are dual glazed.
- A dual-glazed window has a broken hermetic seal that has fogged the glass.



6. Lights

Observations:

- The lights are functional.

7. Outlets

Observations:

- All of the outlets are wired with an open ground and should be repaired by an electrician.

Bedroom 3

1. Location

Observations:

- The bedroom is located on the second floor at the rear right side of house.

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The wood floor is in acceptable condition for its age.

4. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

6. Lights

Observations:

- The ceiling light did not respond and should be demonstrated or repaired by an electrician. The bulb may be burnt out.

7. Outlets

Observations:

- All of the outlets are wired with an open ground and should be repaired by an electrician.

Master Bath

1. Size And Location

Observations:

- This bathroom is a three quarter bath and is located on the second floor at the left side of house.

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The tile floor is in acceptable condition for its age.

4. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

6. Sink

Observations:

- The mechanical sink stopper does not function properly and should be repaired or replaced by a plumber.



7. Stall Shower

Observations:

- The stall shower was functional.

8. Toilet

Observations:

- The toilet is functional.

9. Exhaust Fan

Observations:

- The bathroom exhaust fan is functional.

10. Lights

Observations:

- The lights are functional.

11. Outlets

Observations:

- The bathroom outlets are functional and include ground-fault protection.

Hallway Bath

1. Size And Location

Observations:

- This bathroom is a full bath and is located on the second floor at the rear left side of house.

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The vinyl floor is in acceptable condition for its age.

4. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

6. Sink

Observations:

- The sink drain, although not leaking, is corroded. You should consider replacing this drain before a leak occurs.
- The mechanical sink stopper does not function properly and should be repaired or replaced by a plumber.



7. Bathtub/Shower

Observations:

- The access area behind the tub was evaluated and there were no visible leakage at the time of the inspection.
- There are cracked or damaged tiles around the tub area that should be repaired to prevent moisture damage. A contractor should further evaluate and make repairs as needed.
- The tub/shower handles leak and should be serviced. A plumber should further evaluate and make repairs.
- The shower diverter does not divert the water fully to the shower head while engaged. A plumber should further evaluate and make repairs as needed.
- Tub should be caulked to help prevent water damage at the tub-wall and tub-floor joint.





8. Toilet

Observations:

- The toilet is functional.

9. Lights

Observations:

- The lights are functional.

10. Outlets

Observations:

- The outlets in the bathroom are not ground fault protected and should be updated by an electrician.



Basement Bath

1. Size And Location

Observations:

- This bathroom is a three quarter bath and is located on the basement level at the left side of house.

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The tile floor is in acceptable condition for its age.

4. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:

- The windows in this room are dual glazed.
- The windows were in acceptable condition at the time of the inspection.

6. Stall Shower

Observations:

- The stall shower was functional.

7. Toilet

Observations:

- The toilet in basement is functional.

8. Lights

Observations:

- The lights are functional.

9. Outlets

Observations:

- The outlets in the bathroom are not ground fault protected and should be updated by an electrician.

Unfinished Basement Section

1. General Comments

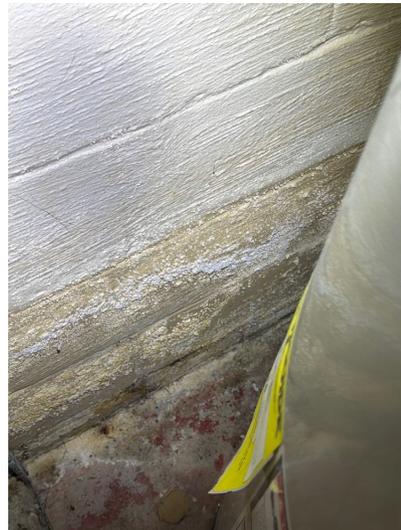
Observations:

- Moisture in basements is common in our area. You should be prepared to monitor it. The exterior grading, as noted in the grading section, should have a positive slope away from the house and be maintained over the years. If you choose to have your basement finished with a finished material such as drywall, paneling, etc. be aware of the possibility of moisture intrusion and damage to that these finished components may see.

2. Moisture or Dampness

Observations:

- In this basement, there is a switch activated sump pump. It was tested and found to be functional. I recommend asking the current homeowner for more information on this system such as date of install, location and distance covered by a french-drain or system serving the sump pit, and also if there is a current warranty.
- There is efflorescence or staining on the basement or lower level walls, which is caused by moisture intrusion. This in our area is not uncommon, however, it should be controlled. The exterior grading around the house should be built up to slope away from the house at a drop of 5 inches over 5 feet. As with most basements, you should know that future moisture penetration is possible.





3. Basement Stair Rails

Observations:

- The guardrails do not conform to current standards. They should be a minimum of thirty-six inches high with pickets no more than four inches apart, and appropriate precautions should be taken to safeguard children and the elderly.



4. Floor

Observations:

- The basement floor is concrete and in typical condition for its age.

5. Foundation

Observations:

- The foundation is made of block.
- Most of the foundation is covered with drywall or other finish material, which limited my ability to inspect for moisture or structural movement.
- There are areas of cracking or movement in the foundation walls. In most cases this is from moisture freezing against the wall, expanding, which is causing a shift at the wall. This is also called hydrostatic pressure. There are areas of movement at some walls at this property however, I do not feel that they are necessarily an issue that need repaired or evaluated by a certified contractor at this time. However, you may wish to have a specialist evaluate. If the moisture is not controlled, as noted in the grading section of the report, then future repairs should be expected in these areas of the basement.



6. Lights

Observations:

- The lights are functional.

7. Outlets

Observations:

- The outlets in the unfinished basement were functional.

Floor Framing Style

1. General Comments and Description

Observations:

- The floor structure includes structural steel beams and conventional lumber sheathed with wood.
- There is visible termite evidence to floor structure in basement. In my opinion structural repairs are not necessary at this time. It should be treated, if recommended by the pest inspector, and kept under an active warranty to help control the termites and closely monitored.



Visible Basement Ceiling

1. General Comments and Description

Observations:

- The ceiling structure consists of standard joists.
- The ceiling joists in the basement are partially covered with a finished ceiling and all areas were not able to be evaluated.

Stud Type

1. General Comments and Description

Observations:

- The walls are framed with wood studs.

Roof Frame Type

1. General Comments and Description

Observations:

- The roof structure is conventionally framed with rafters.

Water Supply

1. Main Water Shut Off Location

Observations:

- The main water shut-off valve is located in the basement.



2. Type Of Water Pipes

Observations:

- The potable water pipes are made of copper.

3. Water Pipe Condition

Observations:

- There are valves in basement that are significantly corroded. Although not leaking now, these corroded pipes should be replaced by a plumber.





4. Pressure Regulator

Observations:

- A water pressure regulator is in place on the plumbing system.



5. Check Valve And Expansion Tank

Observations:

- There is an **expansion tank** on this water system.



Plumbing/Waste Section

1. General Comments

Observations:

- We attempt to evaluate drain pipes by running water down all accessible drains and water testing these components. We can not, however view all plumbing components, to include exterior lines. We recommend that you have a sewer camera test conducted as an additional service to have a close look at the condition of the drain lines underground.
- You should be aware that after taking ownership of this property leaks may occur that were not leaking or visible at the time of the inspection. We run a sizable amount of water down and at all accessible drains, sinks and toilets. This however does not compare to an occupied dwelling being lived in full-time.

2. Drain Pipe Type

Observations:

- The residence is served by a combination of plastic, galvanized, cast iron, and terra cotta drain, waste, and vent pipes.

3. Drain Pipe Condition

Observations:

- The basement floor drains were tested and found to be functioning satisfactory. We dump a large amount of water down each accessible drain to ensure that water does flow properly past these drains.
- Areas of the plumbing drains have been updated to plastic.
- Plumbing drains are older in areas and should be monitored, repairs may be needed in the future.
- All areas of the main stack or other components of the plumbing drain system were not visible for inspection. Some areas were behind walls and buried.
- We strongly recommend carrying underground pipe insurance on your home. This can help cover costly repairs to the home underground sewer lines and utilities. In most cases, you own all utilities from the house out to where it ties in at the main/street.



Gas

1. Gas Pipes

Observations:

- The visible gas lines and their joints or connections were tested and did not appear to be leaking at the time of the inspection. We cannot test gas lines in walls or behind appliances.

Water Heater

1. General Gas Water Heater Comments

Observations:

- There are many different types of gas water heaters. They range from 15 to 100 gallons. Life expectancy of most water heaters is around 8 years, however it may last less than that. You should consider replacing your water tank at 8 years, even it is isn't showing any signs of aging.

2. Age Capacity And Location

Observations:

- Hot water is provided by a 12 year old, 50 gallon gas water heater that is located in the basement.



3. Combustion Chamber

Observations:

- The combustion chamber in the gas water heater is clean, and there is no evidence of leaks. However, it is beyond its design life and should be monitored for replacement. The water heater was off and unable to be tested. It was off at the time of the inspection. You should consider asking the sellers for information on this tank or have a plumber evaluate.

4. Water Supply

Observations:

- The shut-off valve and water connectors on the water heater are functional.

5. Gas Supply

Observations:

- The gas control valve and its connector at the water heater are functional.

6. Drain Valve

Observations:

- The drain valve of the water heater is in place and presumed to be functional.

7. Pressure Relief Valve

Observations:

- The water heater is equipped with a mandated pressure-temperature relief valve.

Main Panel

1. General Comments

Observations: Our inspection includes an electrical inspection of the main panel, sub panel and it's components. We follow ASHI standards to include only service drop, service entrance cables and main disconnects, service grounding, interior panel components, conductors, over current protection devices, GFCI and **AFCI** function and presence.

2. Size And Location

Observations:

- The residence is served by a 200 amp, 220 volt overhead service, located on the side of the house. The main panel is a 200 amp, 220 volt panel, located inside the basement.

3. Service Entrance Mast And Cleat

Observations:

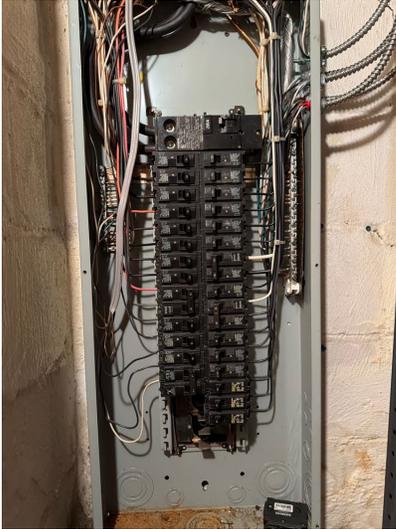
- The service entrance, mast weather head, and cleat are in acceptable condition.



4. Main Panel

Observations:

- The main electrical panel is not an original installation and has no inspection sticker on it. This panel should be inspected by an electrical inspector.



5. Wiring

Observations:

- The house is wired with a combination of copper romex, rag romex, and bx wire.

6. Circuit Breakers

Observations:

- There are no visible deficiencies with the circuit breakers in the main electrical panel.

7. Grounding System

Observations:

- The main electrical panel is grounded to a driven rod and to a water pipe.

HVAC

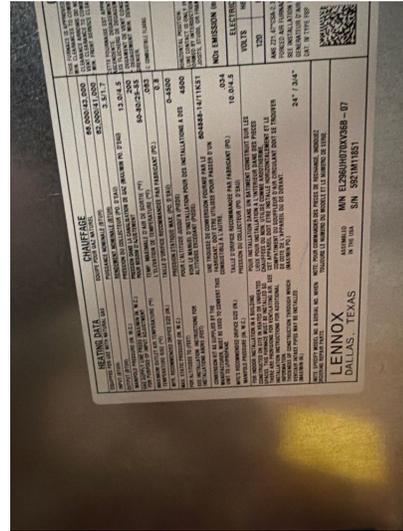
1. Heat Pump

Observations:

• Central heat and air-conditioning is provided by a 20 year-old heat pump, that is located outside, with an air-handler located in . It responded to the request for heating, but was not tested on the cooling cycle because the ambient temperature is too low and to do so could have damaged the coil.

• This heat pump system includes an additional heat source, which is considered "Emergency Heat". It is a forced air gas furnace and was tested and found to be functioning at the time of the inspection.

This furnace is a 5 years old and 66,000 btu's.



2. Vent Pipe

Observations:

- The vent pipe is functional.

3. Gas Valve and Feed

Observations:

- The gas valve and connector are in acceptable condition.

4. Registers

Observations:

- The registers are functional and were in every room.

5. Return Air Compartment

Observations:

- The filter an electric type should be cleaned every 3 months.



6. Split System AC

Observations:

- There was a 23 year old split system air conditioner installed. This system was tested and appeared to function properly at the time of the inspection.



HVAC 2

1. General Comments

Observations:

- The upper floor of this residence is served by a gas-fueled heating system.
- The air conditioner cannot be tested at this time due to the low ambient temperature outside. A safe operational temperature for a condensing coil is above 65 degrees.

2. HVAC Age

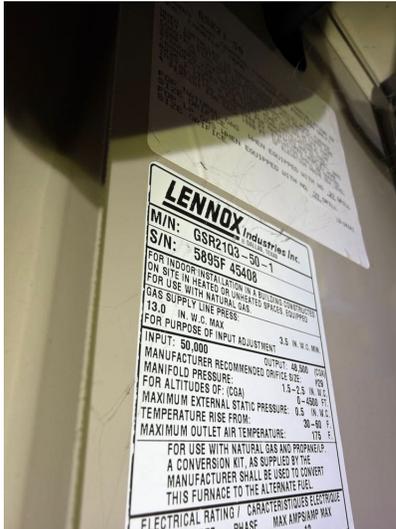
Observations:

- The house is served by a 31 year old, 50,000 btu, forced air furnace in the attic and a 31 year old condensing coil that is located outside.

3. Forced-Air Furnace

Observations:

- The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. Future repairs or replacement should be expected and budgeted for.



4. Vent Pipe

Observations:

- The vent pipe is functional.

5. Gas Valve and Feed

Observations:

- The gas valve and connector are in acceptable condition.

6. Registers

Observations:

- The registers are functional.

7. Return Air Compartment

Observations:

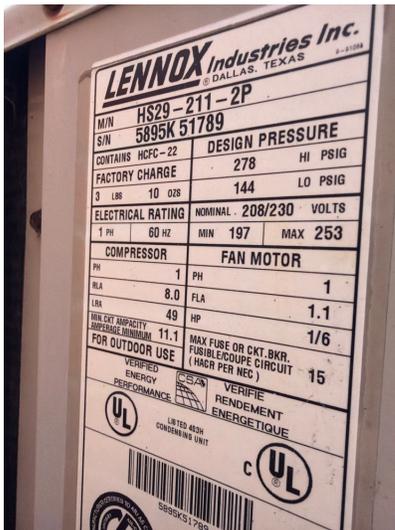
- The filter is dirty and should be changed now and every 3 months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean. A dirty filter can also cause premature aging and stress on the heat exchanger.



8. Condensing Coil

Observations:

- The condensing coil is beyond its designed life and should be monitored in the future. You should expect that repairs or replacements will be in the close future.



9. Refrigerant Lines

Observations:

- Insulation is missing from the refrigerant lines, which will allow condensation to form and drip as well as lessen the efficiency of the system, and should be installed.



Report Conclusion

1. Report Conclusion

Observations:

• Thank you for using High Touch Home Inspections for your inspection services! We truly appreciate your trust in us that we have done the best possible job for you and your family! Please read through the entire report. If you have any questions, PLEASE DO NOT HESITATE TO CALL! We hold ourselves at High Touch to the highest level and want to be sure that our clients feel that they've had the best experience possible.

Thank you!
High Touch Home Inspections
(412)515-3866

Certified Contractors

1. Repairs

Observations:

• It is our strong recommendation that you hire certified contractors to perform any type of work on your home. Codes, current standards, rules and regulations are always changing and being revised. Our inspections are based off of the most recent codes and current standards to date.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.