



CERTIFIED
INSPECTOR

Property Inspection Report



HIGH TOUCH

HOME INSPECTIONS LLC

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

410 Pinkerton Road, Wexford, PA

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LICENSE: ASHI #262496

DATE OF INSPECTION: 1/12/2026

INSPECTION PREPARED FOR:

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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 6 Item: 4	Yard Walls	• The yard walls have areas of movement and wood rot. They should be further evaluated and repaired or replaced by a contractor.
Page 6 Item: 5	Decks	• The landing on the deck is leaning to one side. A contractor should evaluate and make all repairs as needed.
Page 7 Item: 6	Steps and Hand Rails	• We recommend installing hand rails on any set of stairs that have three or more risers.
Page 8 Item: 7	Exterior Trim	• 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.
Exterior Material and Condition		
Page 9 Item: 2	Wall Covering Condition	• There are areas of wood siding that has peeling paint and some moisture damage. It should be scraped and repainted, any damaged wood should be replaced. A contractor should evaluate and make repairs.
Exterior Grading		
Page 10 Item: 1	Grading Adjacent to House	• 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.
Attic		
Page 13 Item: 2	Framing	• The siding at the left side of the house is visible in the attic. You should consider properly sealing this section with house wrap and rigid foam insulation.

Page 14 Item: 4	Electrical	<ul style="list-style-type: none"> There is a loose wire in the attic that should be placed in a junction box.
Chimney		
Page 14 Item: 1	Chimney Walls	<ul style="list-style-type: none"> The wood chimney walls are significantly rotted. Also the flue is rusted. Repairs should be made as needed by a certified contractor.
Kitchen		
Page 16 Item: 6	Counter Top	<ul style="list-style-type: none"> A separation between the kitchen counter top and the wall should be grouted or caulked to help prevent moisture intrusion.
Laundry		
Page 18 Item: 6	Outlets	<ul style="list-style-type: none"> The outlets in the laundry room should be updated to have ground fault protection. An electrician should make repairs.
Hallway Bath		
Page 26 Item: 6	Bathtub/Shower	<ul style="list-style-type: none"> 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. The shower head leaks while the water is on and should be repaired by a plumber.
Water Supply		
Page 31 Item: 1	Main Water Shut Off Location	<ul style="list-style-type: none"> The main water shut off is located in the basement closet. A storage shelf was installed over both access panels to this water line. These panels should be made accessible in the case of an emergency shut off.
Plumbing/Waste Section		
Page 32 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 33 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.
Certified Contractors		
Page 39 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: Pre-list Inspection
Seller present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

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 has areas of minor cracking and damage that is common for driveways as they age.



3. Walkways

Observations:

- The walkways are made of concrete.
- There are offsets in the walkways that are typical for their age.

4. Yard Walls

Observations:

- The yard walls have areas of movement and wood rot. They should be further evaluated and repaired or replaced by a contractor.



5. Decks

Observations:

- Many decks in our area are not built properly or have permits that have been pulled to build the deck. You should ask the sellers if a permit was pulled for this deck.
- I was unable to determine if the deck columns were properly sitting on a footer. If the columns are not resting on a footer, they may be more prone to sagging or settling over the years.
- **The landing on the deck is leaning to one side. A contractor should evaluate and make all repairs as needed.**



6. Steps and Hand Rails

Observations:

- We recommend installing hand rails on any set of stairs that have three or more risers.



7. 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.





8. Doors

Observations:

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

9. Windows

Observations:

- We test every window that we are able to get to. We are unable to move furniture or storage to get to windows and other components.

10. Lights

Observations:

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

11. Outlets

Observations:

- The outlets that were tested are functional and include ground-fault protection.

Exterior Material and Condition

1. Wall Covering Type

Observations:

- The exterior house walls are clad with a combination of concrete board and wood siding.

2. Wall Covering Condition

Observations:

- There are areas of wood siding that has peeling paint and some moisture damage. It should be scraped and repainted, any damaged wood should be replaced. A contractor should evaluate and make repairs.



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:

- The hose bibs are functional, but we may not have located and tested every one on the property.

Composition Asphalt Shingles

1. General Comments

Observations:

- There are several different types of composition shingle roofs, which are made of asphalt or fiberglass materials with mineral granules. The most common of these roofs will last on average of about 20 years. The life expectancy of an asphalt shingle roof will vary, depending on location, sunlight, shade and other weather determining factors. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. In accordance with industry standards our inspection does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. You should ask the sellers if they have ever experienced a roof leak since they have occupied this property.

2. Method of Evaluation

Observations:

- We were unable to safely walk this roof and evaluated it from the ground with binoculars, from a ladder, from lower roofs, and from windows.

3. Age and General Evaluation

Observations:

- The composition shingle roof appears to be around 5-8 years old. This is just an estimate and you should ask the sellers if they have an exact date of install. It is important to keep all receipts and documents for warranty and material maintenance requirements.
- The composition shingle roof is in acceptable condition. Our inspection does not include any guarantee for any type of roof leaks that may occur in the future.





4. Flashing

Observations:

- The roof flashings appear to be in acceptable condition. They should be monitored in the future and will need recaulked in areas.

5. Skylight

Observations:

- The composition shingle roof includes a skylight. Skylight can be problematic and should be monitored in the future for leaks.

6. Gutters

Observations:

- The gutter system on the composition shingle roof appear to be in acceptable condition. Without water in them, it is not possible to determine if they are leaking, clogged or sloped correctly.
- The downspouts go into the ground and the rain leaders were not visible for inspection.

Attic

1. Method of Evaluation

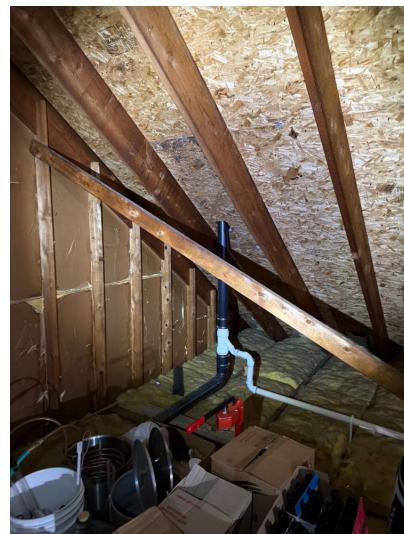
Observations:

- The attic was evaluated by entering and observing the components within.

2. 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.
- **The siding at the left side of the house is visible in the attic. You should consider properly sealing this section with house wrap and rigid foam insulation.**



3. Ventilation

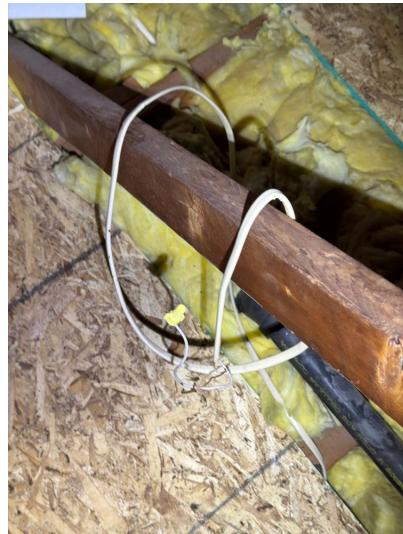
Observations:

- Ventilation within the attic appears adequate.

4. Electrical

Observations:

- There is a loose wire in the attic that should be placed in a junction box.



5. Batt Insulation

Observations:

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

Chimney

1. Chimney Walls

Observations:

- The wood chimney walls are significantly rotted. Also the flue is rusted. Repairs should be made as needed by a certified contractor.



2. 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.

Fireplace

1. Chimney Flue

Observations:

- The portions of the flue that are visible appear to be in acceptable condition.
- A complete view of the chimney flue is not possible, and you may wish to have it video scanned by a chimney sweep.

2. Damper

Observations:

- The damper is functional.

3. Fireplace

Observations:

- The gas logs are a vented type and the damper must be open while they are in use. You may wish to add a damper-stop as a safety feature to ensure that they are not accidentally closed while in use. They appear to be in acceptable condition for their age.
- This fireplace is currently being used as a gas log fireplace and was inspected as such. If you ever wish to remove the gas logs and burn wood in this fireplace, it should be further evaluated by a chimney sweep, and determined if any repairs are needed first. We do not warrant or endorse this fireplace as a wood burning fireplace.



Kitchen

1. General Kitchen Comments

Observations:

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

2. Floor

Observations:

- The tile 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. Cabinets

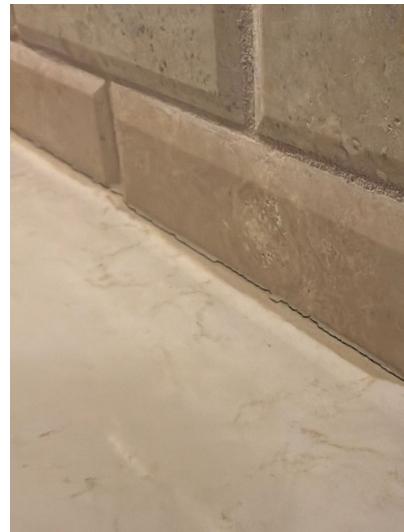
Observations:

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

6. Counter Top

Observations:

- A separation between the kitchen counter top and the wall should be grouted or caulked to help prevent moisture intrusion.



7. Faucet

Observations:

- The kitchen sink faucet is functional.

8. 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.

9. Trap and Drain**Observations:**

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

10. Garbage Disposal**Observations:**

- The garbage disposal is functional.

11. Dishwasher**Observations:**

- The dishwasher is functional.

12. Built In Oven**Observations:**

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

13. Built In Microwave**Observations:**

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

14. Lights**Observations:**

- The lights are functional.

15. Outlets**Observations:**

- The outlets in the kitchen that were tested are functional to include ground-fault protection.

16. Exhaust Fan**Observations:**

- The kitchen exhaust fan is functional.

17. Type of Stove**Observations:**

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

Laundry

1. General Laundry Room Comments**Observations:**

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

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. Lights**Observations:**

- The lights are functional.

6. Outlets**Observations:**

- The outlets in the laundry room should be updated to have ground fault protection. An electrician should make repairs.

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 trap and drain lines below the laundry sink are functional.

9. Exhaust Fan**Observations:**

- The exhaust fan in the laundry room is functional.

10. Type of Dryer**Observations:**

- This house has a gas line and a 220 volt outlet that can serve either a gas or an electric dryer.

Entry Section/Property Details

1. Furnished Residence**Observations:**

- The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and accessible.

2. 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.

3. Environmental Hygiene Observations

Observations:

- A domestic animal occupies/occupied this residence.
- 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.

4. Doors

Observations:

- The front door is functional.

5. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

6. Windows

Observations:

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

7. Lights

Observations:

- The lights are functional.

8. Outlets

Observations:

- The outlets in this room were functional.

Living Room

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.

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:

- The outlets in this room were functional.
- Several of the outlets are obstructed by furniture and were not tested.

Dining Room

1. Doors

Observations:

- The exterior door is functional.

2. Floor

Observations:

- The carpet is in acceptable 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:

- The outlets in this room were functional.
- Several of the outlets are obstructed by furniture and were not tested.

Family Room

1. Floor

Observations:

- The carpet is in acceptable condition 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 windows were in acceptable condition at the time of the inspection.

4. Lights

Observations:

- The lights are functional.

5. Outlets

Observations:

- The outlets in this room were functional.
- Several of the outlets are obstructed by furniture and were not tested.

Office

1. Floor

Observations:

- The wood floor is in acceptable condition 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 windows were in acceptable condition at the time of the inspection.

4. Lights

Observations:

- The lights are functional.

5. Outlets

Observations:

- The outlets in this room were functional.
- Several of the outlets are obstructed by furniture and were not tested.

Master Bedroom

1. Location

Observations:

- The master 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 carpet 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:**

- The outlets in this room were functional.
- Several of the outlets are obstructed by furniture and were not tested.

Bedroom 2

1. Location**Observations:**

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

2. Doors**Observations:**

- The door is functional.

3. Floor**Observations:**

- The carpet 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:

- The outlets in this room were functional.
- Several of the outlets are obstructed by furniture and were not tested.

Bedroom 3

1. Location

Observations:

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

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The carpet 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:

- The outlets in this room were functional.
- Several of the outlets are obstructed by furniture and were not tested.

Bedroom 4

1. Location

Observations:

- The 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 carpet 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:

- The outlets in this room were functional.
- Several of the outlets are obstructed by furniture and were not tested.

Master Bath

1. Size And Location

Observations:

- This bathroom is a full bath and is located on the second floor at the rear right 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 bathroom sink and its components are functional.

7. Jet Tub**Observations:**

- The jet tub is functional.
- If the jet tub is not used frequently, it should be periodically flushed with a cleansing agent to inhibit the growth of bacteria within its concealed pipes.
- There was no visible access to service the jet tub motor. This is how it was originally done although is an important feature that you should have installed.

8. Stall Shower**Observations:**

- The stall shower was functional.

9. Toilet**Observations:**

- The toilet is functional.

10. Exhaust Fan**Observations:**

- The bathroom exhaust fan is functional.

11. Lights**Observations:**

- The lights are functional.

12. Outlets**Observations:**

- The bathroom outlets are functional and include ground-fault protection.
- Several of the outlets are obstructed by furniture and were not tested.

Hallway Bath

1. Size And Location**Observations:**

- This bathroom is a full 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. Sink

Observations:

- The bathroom sink and its components are functional.

6. Bathtub/Shower

Observations:

- The access area behind the tub was evaluated and there were no visible leakage at the time of the inspection.
- 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.
- The shower head leaks while the water is on and should be repaired by a plumber.



7. Toilet

Observations:

- The toilet is functional.

8. Exhaust Fan

Observations:

- The bathroom exhaust fan is functional.

9. Lights

Observations:

- The lights are functional.

10. Outlets

Observations:

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

Guest Bath

1. Size And Location

Observations:

- This bathroom is a full bath and is located on the main floor at the right 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. Sink

Observations:

- The bathroom sink and its components are functional.

6. Stall Shower

Observations:

- The stall shower was functional.

7. Toilet

Observations:

- The toilet is functional.

8. Exhaust Fan

Observations:

- The bathroom exhaust fan is functional.

9. Lights

Observations:

- The lights are functional.

10. Outlets

Observations:

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

Basement Bath

1. Size And Location

Observations:

- This bathroom is a three quarter bath and is located on the basement level at the right 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 glass block.
- The windows were in acceptable condition at the time of the inspection.

6. Sink**Observations:**

- The bathroom sink and its components are functional.

7. Stall Shower**Observations:**

- The stall shower was functional.

8. Toilet**Observations:**

- The toilet in basement 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.

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:

- There was no significant, visible moisture penetration in basement at time of inspection. There was storage in areas and some walls were covered with finish material. You should be aware that moisture in basements is common in our area, and this is not a guarantee against future moisture penetration.



3. Doors

Observations:

- The exterior door is functional.

4. Floor

Observations:

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

5. Foundation

Observations:

- The foundation is made of block.
- The basement had significant storage in areas as well as some finished walls and all areas of the walls, ceilings, outlets, windows, etc. were not able to be fully evaluated.

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 plywood.

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.
- The main water shut off is located in the basement closet. A storage shelf was installed over both access panels to this water line. These panels should be made accessible in the case of an emergency shut off.



2. Type Of Water Pipes

Observations:

- The potable water pipes are made of a combination of copper and PEX.

3. Water Pipe Condition

Observations:

- The potable water pipes are in acceptable condition. Although, some of the pipes and valves are older and may need replaced in the not so distant future.

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 plastic drain, waste, and vent pipes.

3. Drain Pipe Condition

Observations:

- All accessible drainpipes are functional at this time.
- The basement and garage floor drains were tested by dumping 5 gallons of water down each visible drain and running all accessible sinks, tubs and toilets. They were found to be functioning satisfactory.
- 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 9 year old, 75 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.

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. Vent Pipe And Cap

Observations:

- The vent pipe and cap on the gas water heater are functional.

7. Drain Valve

Observations:

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

8. 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 150 amp, 220 volt underground service, located on the side of the house. The main panel is a 150 amp, 220 volt panel, located inside the garage.

3. Service Entrance Mast And Cleat

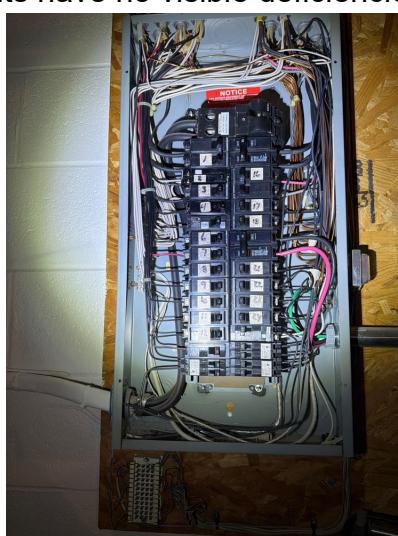
Observations:

- The main conductor lines are underground. They are not visible due to being buried in the ground and they are not evaluated as part of our service.

4. Main Panel

Observations:

- The main panel and its components have no visible deficiencies.



5. Wiring

Observations:

- The wiring in the main electrical panel is copper and has no visible deficiencies.
- The house is wired predominantly with a modern vinyl conduit known as copper Romex.

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 water pipe. Current standards require the panel to be grounded to grounding rods as well, and you may wish to consider having this done as a safety upgrade.

Sub Panel

1. Size And Location

Observations:

- This house is served by a 50 amp, 220 volt subpanel located in the garage.

2. Sub Panel

Observations:

- The electrical sub panel has no visible deficiencies.



3. Wiring

Observations:

- There are no visible deficiencies with the electrical wiring in the sub panel.

4. Circuit Breakers

Observations:

- The circuit breakers within the sub panel have no visible deficiencies.

5. Grounding

Observations:

- The grounding system in the sub panel is correct.

HVAC

1. General Comments

Observations:

- The 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 an 15 year old, 100,000 btu, forced air furnace in the the basement and a 1 year old condensing coil that is located outside.

3. Forced-Air Furnace

Observations:

- The furnace is functional. It should be cleaned and serviced annually and the air filter changed or cleaned monthly.





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 and were in every room.

7. Return Air Compartment

Observations:

- The return-air compartment is in acceptable condition. The filter should be changed every 6 months.



8. Condensing Coil

Observations:

- The condensing coil should be covered when the season is over and not in use. Any vegetation should be kept clear and the unit should be maintained at level.



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.