

Inspection Report

Anthony Owen

Property Address:

590 Kenilworth Dr.
Pittsburgh Pa 15228



A Harmony Home Inspection, LLC

Justin Bright

**2839 Liberty Avenue #2509
Pittsburgh, PA 15222
412 657 2191**

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Date: 6/24/2025	Time: 09:30 AM	Report ID:
Property: 590 Kenilworth Dr. Pittsburgh Pa 15228	Customer: Anthony Owen	Real Estate Professional:

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report.

Satisfactory (SA) = The component appeared to be performing its intended function allowing for normal wear and tear.

Serviceable (SV) = The component appeared to be performing its intended function allowing for normal wear and tear; however, maintenance/repairs may be needed. Qualified contractors should be consulted for expert opinions since no reference is made herein to continued operability, life expectancies, method of installation, code compliances, costs to run, or cost/extent of repairs.

Not Applicable (NA) = The component and any/all related items were not inspected or reported on herein.

Refer to Summary (RTS) = The component/system was not functioning as intended, and should be further inspected by a qualified contractor. Qualified contractors should be consulted for expert opinions since no reference is made herein to continued operability, life expectancies, method of installation, code compliances, costs to run, or cost/extent of repairs.

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		SA	SV	NA	RTS	X	Styles & Materials
1.0	ROOF COVERINGS					X	Roof Covering: Slate
1.1	FLASHINGS		X				Viewed roof covering from: Ground
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS		X				Binoculars
1.3	ROOF DRAINAGE SYSTEMS	X					Sky Light(s): None
		SA	SV	NA	RTS	X	Chimney (exterior): Brick

SA=Satisfactory, SV=Serviceable, NA=Not Applicable, RTS=Refer to Summary, X=Exclude

Comments:

1.0 Some roofing systems may have limited visibility due to the style of construction, available viewing angles, and/or other external factors. Obscured areas were unable to be inspected or reported upon herein.

Visibility of the roof was limited due to limited viewing angles with the neighboring house and the front yard tree.

Areas of patches and repairs were observed at slate roof coverings.

Areas of worn, cracked, and broken slate were observed at the roof coverings.

Areas of shifted and fallen slate were observed at the right end of the roof. Some areas of exposed wood/holes in the roof coverings were observed at shifted slate.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

1.1 No visible flashing was observed at the front of the chimney.

Rusted flashing and cracked/worn sealant was observed at flashing at the side of the chimney.

Flashing was exposed and not properly covered with slate shingles at the rear of the roof.



1.1 Picture 1



1.1 Picture 2

1.2 Rust was observed at plumbing vent pipes.

Worn sealant was observed at plumbing vent pipes.

Spalled bricks were observed at the side of the chimney at the rooftop.

Slate was not sealed at connections to the house brick siding and brick chimney at the chimney shoulders.



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		SA	SV	NA	RTS	X	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM		X				Siding Material: Vinyl Full brick
2.1	DOORS (Exterior)		X				Exterior Entry Doors: Steel Insulated glass
2.2	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS		X				Appurtenance: Covered porch Sidewalk Patio
2.3	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)		X				Driveway: Concrete
2.4	EAVES, SOFFITS AND FASCIAS		X				
2.5	OTHER		X				
2.6	ADDITIONAL BUILDINGS ON PROPERTY			X			
SA SV NA RTS X							

SA=Satisfactory, SV=Serviceable, NA=Not Applicable, RTS=Refer to Summary, X=Exclude

Comments:

2.0 Weep screed screens were recessed in brick siding and were not flush with the face of brick siding at areas of the exterior.

Cracks were observed at brick siding at the front family room window sill.

Spalled bricks were observed throughout the exterior at brick siding. The spalled bricks were painted over throughout the exterior.

Cracked mortar was observed at brick siding at the bottom corner of a left family room window sill.

Areas of missing paint were observed at brick siding at the left side of the house.

Eroded mortar and cracks in brick siding were observed at the top of a left bedroom window opening.

An opening for a window that was partially covered at one end was observed at brick siding at the rear addition.

A piece of siding was sagging lower and secured in place through the face of the material below a rear master bedroom window.

Worn paint was observed at wood at the master bedroom windows. Wood was not sealed/painted at the ends/edges of the window frames.

Worn paint was observed at the patio door frame.

Wavy flashing was observed at the top of right master bedroom window openings.

Areas of spalled bricks were missing paint at the right side of the house.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8



2.0 Picture 9



2.0 Picture 10



2.0 Picture 11

2.1 Torn weather seals were observed at the bottom of the patio door. Deteriorated wood was observed at the bottom corner of a french door. Cracked/broken plastic was observed at the bottom of the french door near the bottom locking pin.



2.1 Picture 1



2.1 Picture 2

2.2 Cracked mortar was observed at brick below the front porch roof columns at the left and right sides of the porch.

Concrete was not sealed at connections to the house at the front porch slab.

Areas of peeling paint were observed at the front porch roof system.

Holes for ventilation were not covered with proper plug style covers at the front porch ceiling. A vent cover was clogged with paint at the front of the roof.

Wood was deteriorated and not repaired at a removed/missing roof pergola joist from a previous roof.

Exposed spray foam was observed at the top of pergola roof columns. A hole was observed at the rear of one of these columns.



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3



2.2 Picture 4



2.2 Picture 5



2.2 Picture 6



2.2 Picture 7



2.2 Picture 8



2.2 Picture 9

2.3 Vegetation was in contact with the house at areas of the exterior at the front and right sides.

Settlement was observed at the front sidewalk.

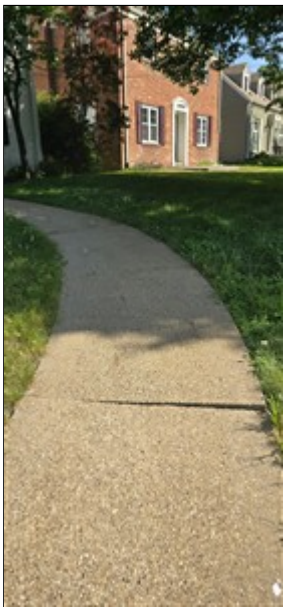
Cracks were observed at the driveway and rear patio/areaways.

Concrete was not sealed at connections to the house at the driveway and rear patio/areaway.

A missing expansion joint filler was observed between two pads at the concrete driveway at the rear of the family room.

Concrete was not sealed at connections to the house at the patio edge. Cracks were observed at areas of this raised edge.

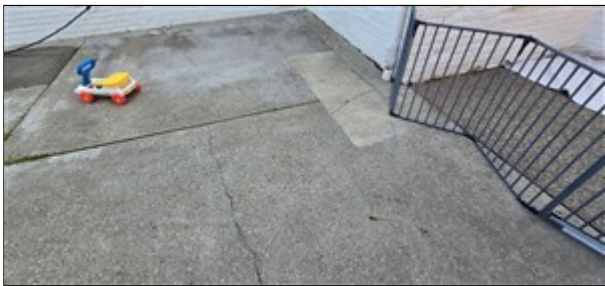
Re-leveling was needed adjacent to the foundation wall where cement/soil sloped toward the house. If left unattended, this could lead to more basement moisture and dampness. Raising the level at the wall and maintaining a positive slope away can help divert run-off water away from the foundation.



2.3 Picture 1



2.3 Picture 2



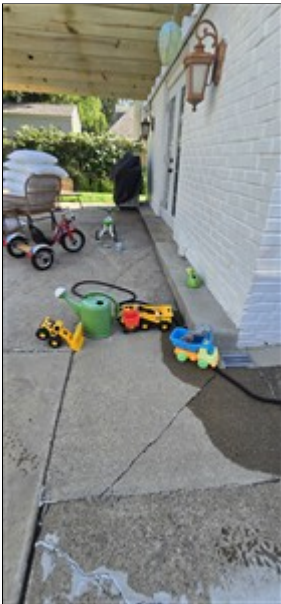
2.3 Picture 3



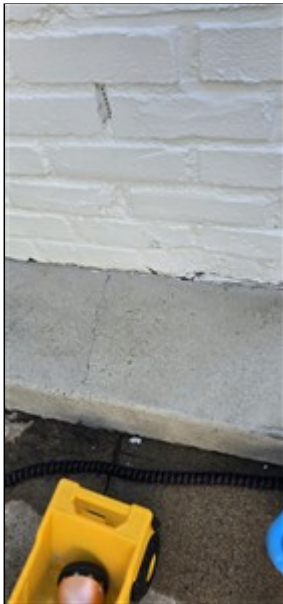
2.3 Picture 4



2.3 Picture 5



2.3 Picture 6



2.3 Picture 7

2.4 Peeling paint and a cracked/split wood piece was observed at fascia trim at the left front corner of the roof.

Fascia was not sealed at connections to brick chimney.

Rotted and missing wood was observed at fascia at the right front corner of the roof at the electric line connection to the house.



2.4 Picture 1



2.4 Picture 2

2.5 Rust was observed at the railing around the front porch roof. Metal was deteriorating at areas of this railing.

Missing caulking was observed at the rear patio wall light fixture.

Spray foam was observed instead of a proper weather seal where the A/C lineset entered siding.

An exhaust cover was not weather sealed to siding at the right side of the house.



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3



2.5 Picture 4

2.6 I did not inspect any additional buildings. I only inspected the main structure. Deficiencies may exist with these structures or building(s). Our company makes no representation to the condition of these structures or building(s).

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		SA	SV	NA	RTS	X	Styles & Materials
3.0	CEILINGS		X				Ceiling Materials: Gypsum Board Plaster
3.1	WALLS		X				Wall Material: Gypsum Board Plaster
3.2	FLOORS				X		Floor Covering(s): Old 9" square tile (possible asbestos) Tile Vinyl Wood
3.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS		X				Interior Doors: Wood
3.4	DOORS (REPRESENTATIVE NUMBER)		X				Window Types: Casement
3.5	WINDOWS (REPRESENTATIVE NUMBER)				X		

SA=Satisfactory, SV=Serviceable, NA=Not Applicable, RTS=Refer to Summary, X=Exclude

Comments:

- 3.0 Limited visibility due to stored items.
- A patched repair was observed at the right side of the rear first floor room ceiling.



3.0 Picture 1

- 3.1 Limited visibility due to stored items.

Holes and missing areas of wall coverings were observed at the furnace closet.



3.1 Picture 1



3.1 Picture 2



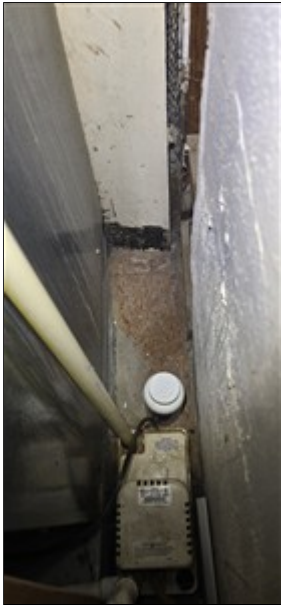
3.1 Picture 3

3.2 Limited visibility due to stored items.

The floor next to the furnace was constructed with a material that has been known to contain asbestos. A laboratory test would be necessary to determine the composition. When material containing asbestos has been disturbed, it becomes friable (broken/airborne) and is considered unsafe. At the time of inspection, no visibly friable areas were observed; no samples were taken.

Cracked tiling was observed at the master bathroom floor.

A chipped tile edge was observed at the master bathroom floor at the doorway.



3.2 Picture 1



3.2 Picture 2



3.2 Picture 3

3.3 No handrail spanned from the bottom to the top of the first floor steps.

A banister railing was loose at the bottom of the first floor steps.

3.4 Limited visibility due to stored items.

The left bedroom door rubbed on the carpet when tested.

A loose door handle was observed at the right closet in the left bedroom.

A latch at the top of the laundry doors was loose.

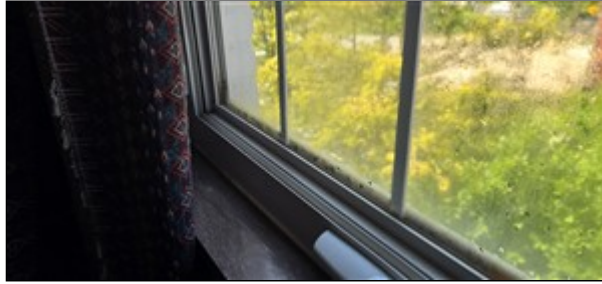
Doors at the second floor hallway bathroom and second floor hall did not latch when tested.

3.5 Limited visibility due to stored items.

A gap was observed at weather seal at the window at the right side of the dining room when fully closed.

Casement crank style windows at the first floor bathroom, left side rear first floor room, right side of the kitchen, second floor hallway bathroom, front left of the left bedroom, and family room did not close when tested and had to be pulled shut.

Fogging was observed at the left front window at the left bedroom and windows at the rear right bedroom, master bedroom left side, and master bedroom closet.



3.5 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		SA	SV	NA	RTS	X	Styles & Materials
4.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)		X				Foundation: Poured concrete Method used to observe
4.1	WALLS (Structural)		X				Crawlspace: No crawlspace
4.2	COLUMNS OR PIERS		X				Floor Structure: Wood joists
4.3	FLOORS (Structural)		X				Not visible
4.4	CEILINGS (structural)		X				Wall Structure: Wood Not Visible
4.5	ROOF STRUCTURE AND ATTIC				X		Columns or Piers: Not Visible Ceiling Structure: Not Visible Roof Structure: Rafters Roof-Type: Gable Method used to observe attic: From entry Attic info: Pull Down stairs

SA=Satisfactory, SV=Serviceable, NA=Not Applicable, RTS=Refer to Summary, X=Exclude

Comments:

- 4.0 Limited visibility due to stored items and finished materials.
- 4.1 Limited visibility due to finished materials.
- 4.2 Limited visibility due to finished materials.
- 4.3 Limited visibility due to finished materials.
- 4.4 Limited visibility due to finished materials.
- 4.5 Limited visibility and access due to stored items and no flooring at the rear of the attic.

Moisture stains were observed at the left gable end wall and roof at the chimney area.

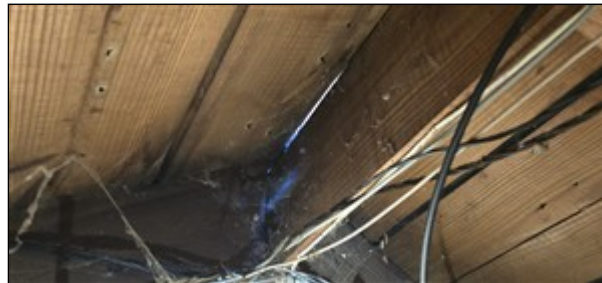
Daylight was observed at two areas at the ridge/peak of the roof at the left and right ends of the attic.



4.5 Picture 1



4.5 Picture 2



4.5 Picture 3

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		SA	SV	NA	RTS	X	Styles & Materials
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		X				Water Source: Public
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X		Water Filters: (We do not inspect filtration systems)
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					Plumbing Water Supply (into home): Not visible
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)			X			Plumbing Water Distribution (inside home): Copper
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)					X	PEX Not visible
5.5	MAIN FUEL SHUT OFF (Describe Location)					X	Plumbing Waste: PVC ABS NOT VISIBLE
5.6	SUMP PUMP					X	Water Heater Power Source: Electric Water Heater Capacity: Tankless Water Heater Location: Closet

SA SV NA RTS X

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Comments:

5.0 Limited visibility due to stored items.

5.1 Limited visibility due to stored items.

The first floor bathroom sink fixture was loose. The handles were stiff when tested, and the left handle leaked.

The first floor bathroom pedestal sink was loose.

The kitchen sink glass rinse spray setting did not function properly and sprayed sideways when tested.

Leaking was observed at both sink handles at the second floor hallway bathroom.

The shower surround wall was not caulked at the transition to the wall above the shower at the second floor hallway bathroom.

Low water pressure was observed at the second floor hallway bathroom shower when tested.

The diverter valve at the second floor hall bathtub spout leaked; therefore, not all water was transferred to the shower head during testing.

Sink stoppers at the second floor hallway bathroom and right master bathroom sink did not function when tested. The sink stopper was missing at the left master bathroom sink.

The left master bathroom sink handle leaked when tested.

The master bathroom shower door handle was loose.

5.3 The main water shut off was unable to be located at the time of this inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		SA	SV	NA	RTS	X	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS, WEATHER CAP, AND TREE BRANCHES		X				Electrical Service Conductors: Overhead service 220 volts
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS (Locations)		X				Panel capacity: (2) 200 AMP service panel
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				X		Panel Type: Circuit breakers
6.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		X				Electric Panel Manufacturer: MURRAY
6.4	GFCI LOCATION AND OPERATION (GROUND FAULT CIRCUIT INTERRUPTERS)		X				Branch wire 15 and 20 AMP: Copper
6.5	SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS		X				Wiring Methods: Cloth Knob and Tube Not Visible Romex
		SA	SV	NA	RTS	X	

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Comments:

6.0 Tree branches were interfering with overhead service wires where they come from the pole to the house; the branches should be trimmed back.

The weather head was not attached to the house at the front right corner of the exterior.

Rust was observed at the busway at the electric meter area.



6.0 Picture 1



6.0 Picture 2



6.0 Picture 3

6.1 Two panel boxes were located at the utility closet at the rear living room.

Missing labels and no inspection stickers were observed at the panel boxes.



6.1 Picture 1



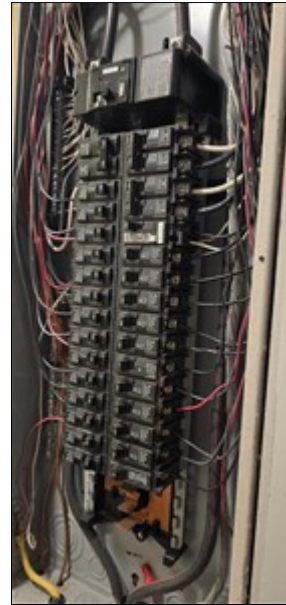
6.1 Picture 2

6.2 Disconnected knob and tube wiring was observed at the left end of the attic. Knob and tube wiring may exist at other areas of the house with limited or no access or visibility at the time of inspection.

Missing tie bars were observed at unpinned four wire circuits at the left panel box.



6.2 Picture 1



6.2 Picture 2

6.3 Limited visibility due to stored items.

Outlets below the gutters were unable to be tested the time of this inspection. An exterior floodlight was wired to a plug and was not properly hard wired at the rear left corner of the roof.

A junction box was in contact with the ground at the raised concrete patio edge.

Metal conduit sleeving was loose and exposed wiring at the hot water system connection. The wire was not secured in place.

Reversed polarity was observed at an outlet at the front right corner of the left bedroom.

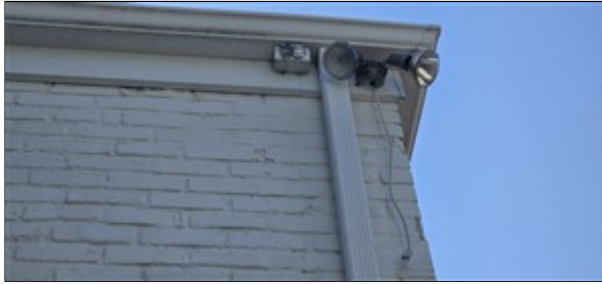
Open ground conditions were observed at outlets at the second floor hallway.

Light switches were within arm's reach while inside the second floor hallway bathroom shower and master bathroom shower.

The right rear bedroom ceiling fan light did not turn on, and the fan wobbled when tested.

The master bathroom exhaust fan light did not turn on when tested.

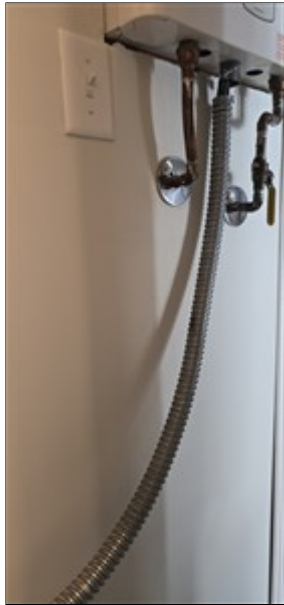
Wiring for a thermostatic fan appeared to be disconnected at the rear of the attic. This area was unable to be accessed due to no flooring. A spliced wire connection without a junction box was observed, and the disconnected wire was not in a junction box.



6.3 Picture 1



6.3 Picture 2



6.3 Picture 3



6.3 Picture 4

6.4 Limited visibility due to stored items.

The GFCI outlet at the second floor hallway bathroom was a non-grounded outlet which is currently acceptable; however, it should be labeled a non-grounded GFCI which is not as safe as a grounded GFCI.

6.5 Limited visibility due to stored items.

Detectors should be tested upon moving into home.

Smoke detectors and carbon monoxide detectors are recommended to be located in the bedrooms, outside of any sleeping areas, and on each floor.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report

should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

SA SV NA RTS X						Styles & Materials
7.0	HEATING EQUIPMENT		X			Heat Type: Forced Air Space heater
7.1	NORMAL OPERATING CONTROLS AND AUTOMATIC SAFETY CONTROLS (Heating and Cooling)	X				Energy Source: Electric
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		X			Number of Heat Systems (excluding wood): Two
7.3	PRESENCE OF INSTALLED HEAT AND COOLING SOURCE IN EACH ROOM	X				Ductwork: Partially insulated
7.4	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				Filter Type: Disposable
7.5	FIREPLACES		X			Types of Fireplaces: Solid Fuel
7.6	COOLING AND AIR HANDLER EQUIPMENT		X			Operable Fireplaces: One
SA SV NA RTS X						Cooling Equipment Type: Air conditioner unit
						Number of AC Only Units: One

SA=Satisfactory, SV=Serviceable, NA=Not Applicable, RTS=Refer to Summary, X=Exclude

Comments:

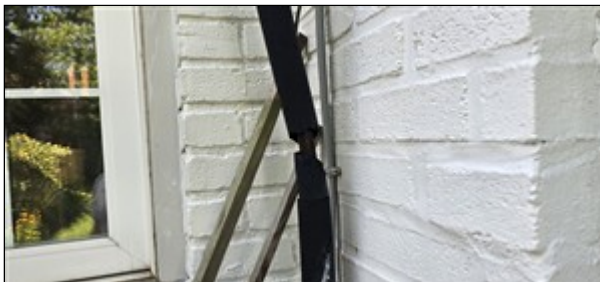
7.0 There are portions of the unit(s) which are, by nature, not visible (for instance, self-contained heat-exchangers). Although we may be unable to see inside of compartment(s), we perform a visual inspection of visibly accessible areas of the unit(s). We also perform additional testing for gas/carbon monoxide leaks which, if detected, may indicate cracks in the (non-visible) heat exchanger area(s). It is always suggested that HVAC system(s), if not newly installed, be cleaned and serviced prior to use.

7.2 Limited visibility due to stored items.

7.5 Ash and debris was observed at the fireplace.

Fireplace(s) should be serviced by a qualified contractor prior to use as a precautionary measure.

7.6 The foam sleeve on suction line was missing at some areas at the outside unit; this can cause energy loss and condensation.



7.6 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		SA	SV	NA	RTS	X	Styles & Materials
8.0	INSULATION IN ATTIC	X					Attic Insulation: Blown
8.1	INSULATION UNDER FLOOR SYSTEM (Unconditioned areas only)	X					Ventilation: Gable vents
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X					Exhaust Fans: Fan with light Fan
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS		X				Floor System Insulation: Not visible
8.4	VENTING SYSTEMS (Kitchens, baths and laundry)		X				
8.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X					

SA=Satisfactory, SV=Serviceable, NA=Not Applicable, RTS=Refer to Summary, X=Exclude

Comments:

8.3 A single gable vent at the right side of the attic was the only air intake at the attic. Flaps were closed at this gable vent cover at the time of this inspection. Suggest adding/increasing ventilation.

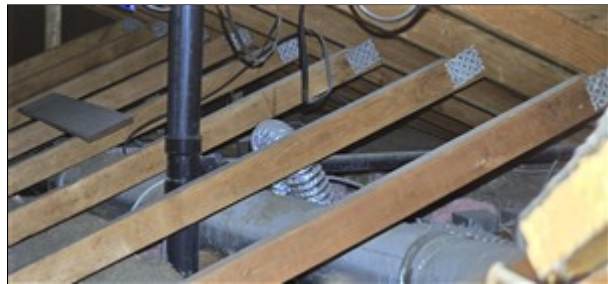


8.3 Picture 1

8.4 Bathroom fan(s) terminated in the attic; typically, fans terminate to the exterior.



8.4 Picture 1



8.4 Picture 2

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		SA	SV	NA	RTS	X
9.0	DISHWASHER	X				
9.1	RANGES/OVENS/COOKTOPS	X				
9.2	RANGE HOOD	X				
9.3	REFRIGERATOR	X				
9.4	FOOD WASTE DISPOSER/TRASH COMPACTOR	X				

SA SV NA RTS X

SA=Satisfactory, SV=Serviceable, NA=Not Applicable, RTS=Refer to Summary, X=Exclude

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary

A Harmony Home Inspection, LLC

2839 Liberty Avenue #2509
Pittsburgh, PA 15222
412 657 2191

Customer
Anthony Owen

Address
590 Kenilworth Dr.
Pittsburgh Pa 15228

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Refer to Summary

Some roofing systems may have limited visibility due to the style of construction, available viewing angles, and/or other external factors. Obscured areas were unable to be inspected or reported upon herein.

Visibility of the roof was limited due to limited viewing angles with the neighboring house and the front yard tree.

Areas of patches and repairs were observed at slate roof coverings.

Areas of worn, cracked, and broken slate were observed at the roof coverings.

Areas of shifted and fallen slate were observed at the right end of the roof. Some areas of exposed wood/holes in the roof coverings were observed at shifted slate.



1.0 Picture 1



1.0 Picture 2

1. Roofing



1.0 Picture 3

3. Interiors

3.2 FLOORS

Refer to Summary

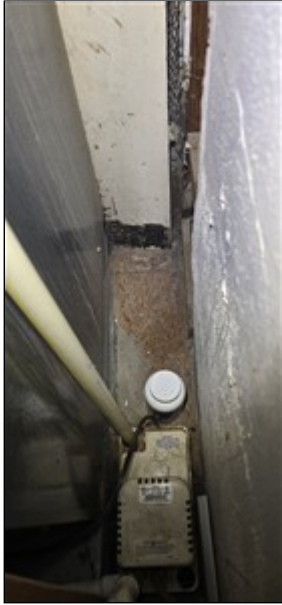
Limited visibility due to stored items.

The floor next to the furnace was constructed with a material that has been known to contain asbestos. A laboratory test would be necessary to determine the composition. When material containing asbestos has been disturbed, it becomes friable (broken/airborne) and is considered unsafe. At the time of inspection, no visibly friable areas were observed; no samples were taken.

Cracked tiling was observed at the master bathroom floor.

A chipped tile edge was observed at the master bathroom floor at the doorway.

3. Interiors



3.2 Picture 1



3.2 Picture 2



3.2 Picture 3

3.5 WINDOWS (REPRESENTATIVE NUMBER)

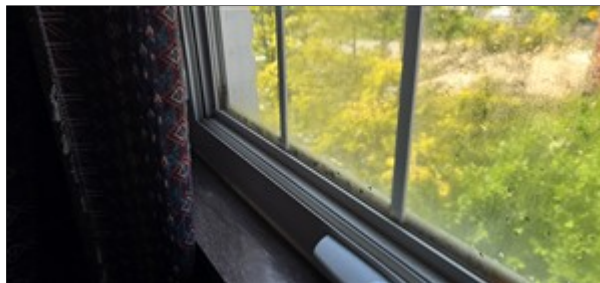
Refer to Summary

Limited visibility due to stored items.

A gap was observed at weather seal at the window at the right side of the dining room when fully closed.

Casement crank style windows at the first floor bathroom, left side rear first floor room, right side of the kitchen, second floor hallway bathroom, front left of the left bedroom, and family room did not close when tested and had to be pulled shut.

Fogging was observed at the left front window at the left bedroom and windows at the rear right bedroom, master bedroom left side, and master bedroom closet.



3.5 Picture 1

4. Structural Components

4.5 ROOF STRUCTURE AND ATTIC

Refer to Summary

Limited visibility and access due to stored items and no flooring at the rear of the attic.

Moisture stains were observed at the left gable end wall and roof at the chimney area.

4. Structural Components

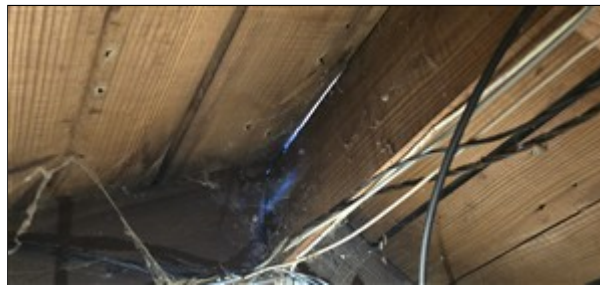
Daylight was observed at two areas at the ridge/peak of the roof at the left and right ends of the attic.



4.5 Picture 1



4.5 Picture 2



4.5 Picture 3

5. Plumbing System

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Refer to Summary

Limited visibility due to stored items.

The first floor bathroom sink fixture was loose. The handles were stiff when tested, and the left handle leaked.

The first floor bathroom pedestal sink was loose.

The kitchen sink glass rinse spray setting did not function properly and sprayed sideways when tested.

Leaking was observed at both sink handles at the second floor hallway bathroom.

The shower surround wall was not caulked at the transition to the wall above the shower at the second floor hallway bathroom.

Low water pressure was observed at the second floor hallway bathroom shower when tested.

The diverter valve at the second floor hall bathtub spout leaked; therefore, not all water was transferred to the shower head during testing.

Sink stoppers at the second floor hallway bathroom and right master bathroom sink did not function when tested. The sink stopper was missing at the left master bathroom sink.

The left master bathroom sink handle leaked when tested.

The master bathroom shower door handle was loose.

6. Electrical System

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

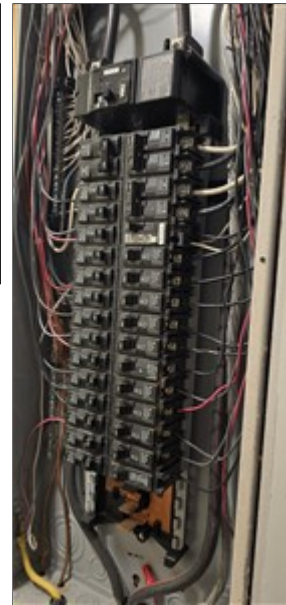
Refer to Summary

Disconnected knob and tube wiring was observed at the left end of the attic. Knob and tube wiring may exist at other areas of the house with limited or no access or visibility at the time of inspection.

Missing tie bars were observed at unpinned four wire circuits at the left panel box.



6.2 Picture 1



6.2 Picture 2

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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