



Your Inspection Report

579 Kelso Rd
Pittsburgh, PA 15243



PREPARED FOR:
HEATHER HARBERT

INSPECTION DATE:
Wednesday, March 4, 2026

PREPARED BY:
Steve Kowatic



K2 Property Inspections
1370 Meadowlark Drive
Pittsburgh, PA 15243

412-350-8592

www.k2propertyinspections.com
steve@k2propertyinspections.com

Excellence in home inspection.



March 6, 2026

Dear Heather Harbert,

RE: Report No. 2570
579 Kelso Rd
Pittsburgh, PA
15243

Thanks very much for choosing K2 Property Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the InterNACHI Standards of Practice of our national Association. This document defines the scope of a home inspection. <https://www.nachi.org/sop.htm>

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Steve Kowatic
on behalf of
K2 Property Inspections

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INVOICE

March 6, 2026

Client: Heather Harbert

Report No. 2570

For inspection at:

579 Kelso Rd

Pittsburgh, PA

15243

on: Wednesday, March 4, 2026

Pre-Listing Inspection

\$425.00

Total

\$425.00

PAID IN FULL - THANK YOU!

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ACTION LIST

579 Kelso Rd, Pittsburgh, PA March 4, 2026

Report No. 2570

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ACTION LIST

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Aging

Location: Throughout Exterior Roof

Task: Replace

Time: 5-10 years

Structure

FOUNDATIONS \ General notes

Condition: • [Bowed, bulging or leaning](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Rear Left Garage

Task: Further evaluation by Structural Engineer

Time: As soon as possible

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Improve Correct

Time: As soon as possible

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: First Floor Dining Room

Task: Improve Correct

Time: As soon as possible

DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair Improve Correct

Time: As soon as possible

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Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: • [Leak](#)

Implication(s): Chance of water damage to structure, finishes and contents | System inoperative

Location: Basement Utility Room

Task: Repair or replace

Time: As soon as possible

GAS SUPPLY \ Gas piping

Condition: • Piping not properly bonded

CSST flexible gas line requires bonding.

Implication(s): Fire or explosion

Location: Basement

Task: Improve Correct

Time: As soon as possible

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Second Floor Bathroom

Task: Repair Improve Correct

Time: As soon as possible

Interior

WINDOWS \ Sashes

Condition: • [Loose fit](#)

Sash does not stay in frame when opened, retainers not functioning properly

Implication(s): Chance of damage to finishes and structure

Location: Various First Floor Second Floor Living Room Kitchen Hall

Task: Repair or replace

Time: As soon as possible

GARAGE \ Walls and ceilings

Condition: • [Not fireproof](#)

All gaps and openings should be sealed with fire-retardant material.

Implication(s): Fire hazard

Location: Garage

Task: Improve Correct

Time: As soon as possible

This concludes the Summary section.

ACTION LIST

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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Sloped roof flashing material: • Metal

Limitations

Inspection limited/prevented by: • Wet roof surface hides flaws

Inspection performed: • With a drone

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Aging

Location: Throughout Exterior Roof

Task: Replace

Time: 5-10 years



2. Aging



3. Aging

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)
Gutter & downspout type: • [Eave mounted](#)
Gutter & downspout discharge: • [Below grade](#)
Wall surfaces and trim: • [Brick](#)
Retaining wall: • [Stone](#)
Driveway: • Concrete
Walkway: • Concrete
Porch: • Concrete
Exterior steps: • Concrete • Stone
Patio: • Pavers

Recommendations

WALLS \ Masonry (brick, stone) and concrete

2. Condition: • [Cracked](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Various Exterior

Task: Monitor

Time: Ongoing



4. Cracked



5. Cracked

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6. Cracked



7. Cracked



8. Cracked

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

3. Condition: • [Cracked](#)

Location: Left Exterior

Task: Replace

Time: When practical

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9. Cracked

EXTERIOR GLASS/WINDOWS \ Exterior trim

4. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to structure, finishes and contents | Increased heating and cooling costs

Location: Various Exterior

Task: Repair Improve Correct

Time: Regular maintenance When practical



10. Caulking loose, missing or deteriorated



11. Caulking loose, missing or deteriorated



12. Caulking loose, missing or deteriorated

EXTERIOR GLASS/WINDOWS \ Window wells

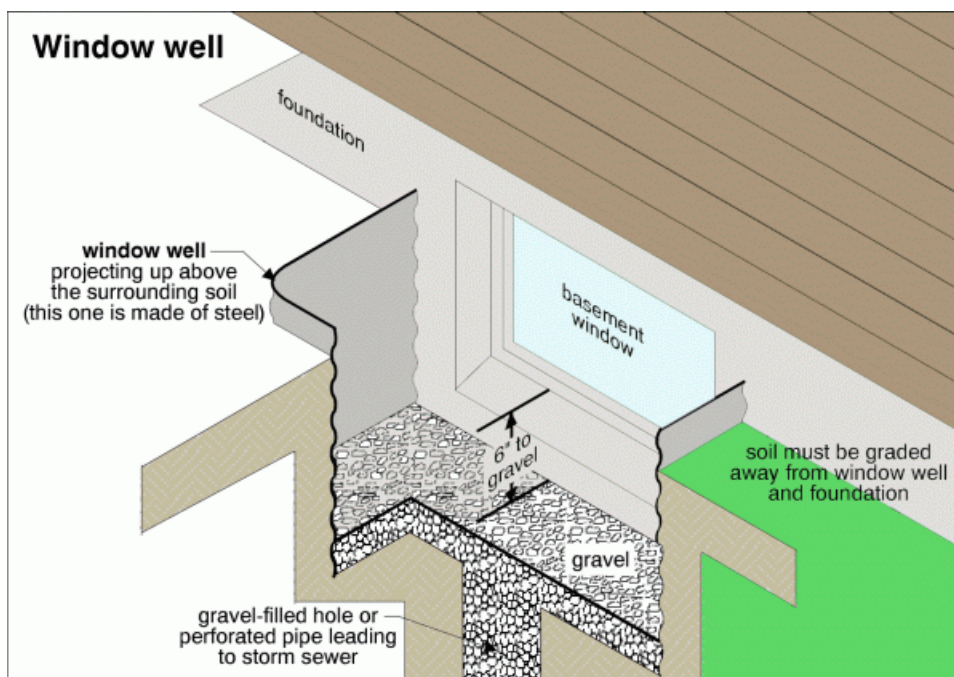
5. Condition: • [Missing](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various Exterior

Task: Improve Correct

Time: When practical



EXTERIOR

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13. Missing



14. Missing

6. Condition: • Top of window well not above grade

Implication(s): Water damage to finishes

Location: Rear Exterior

Task: Improve Correct

Time: When practical



15.



16.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

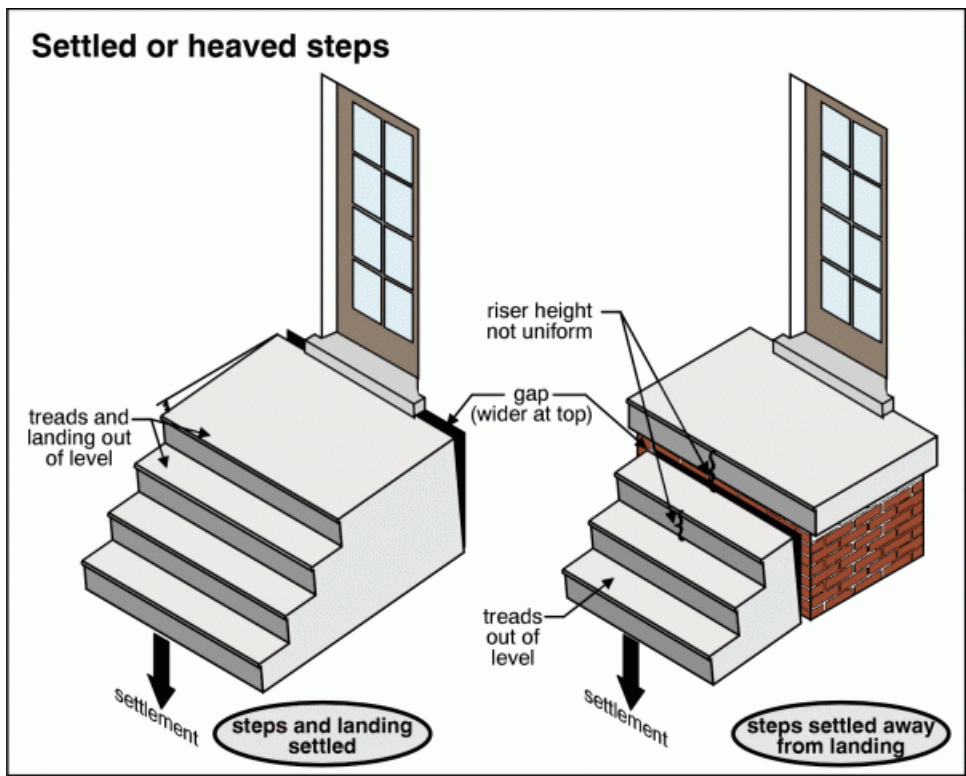
7. Condition: • [Steps or landings settling or heaving](#)

Implication(s): Weakened structure | Trip or fall hazard

Location: Front Walkway

Task: Monitor

Time: Ongoing



17. Steps or landings settling or heaving

LANDSCAPING \ Walkway

8. Condition: • [Cracked or damaged surfaces](#)

EXTERIOR

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Implication(s): Trip or fall hazard

Location: Front Walkway

Task: Repair or replace

Time: Discretionary



18. Cracked or damaged surfaces

9. Condition: • Settlement

Location: Left Exterior

Task: Improve Correct

Time: When practical



19. Settlement

LANDSCAPING \ Retaining wall

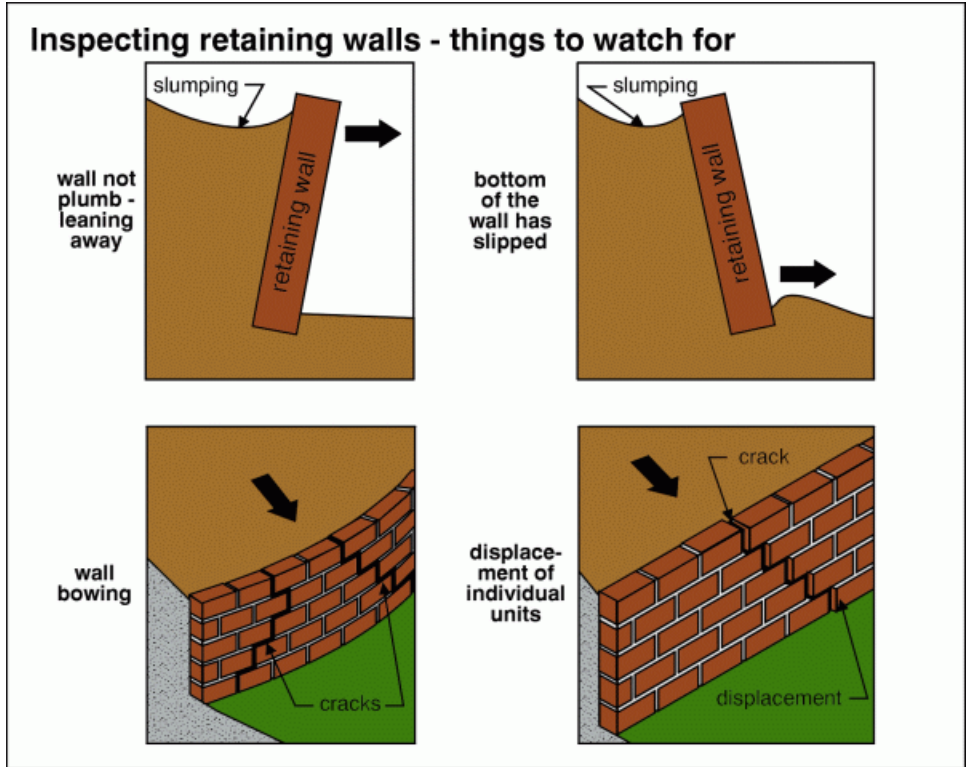
10. Condition: • [Cracked](#)

Implication(s): Weakened structure | Chance of movement

Location: Left Driveway

Task: Monitor

Time: Ongoing



20. Cracked

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Rafters

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation

Attic/roof space: • Entered but access was limited

Recommendations

FOUNDATIONS \ General notes

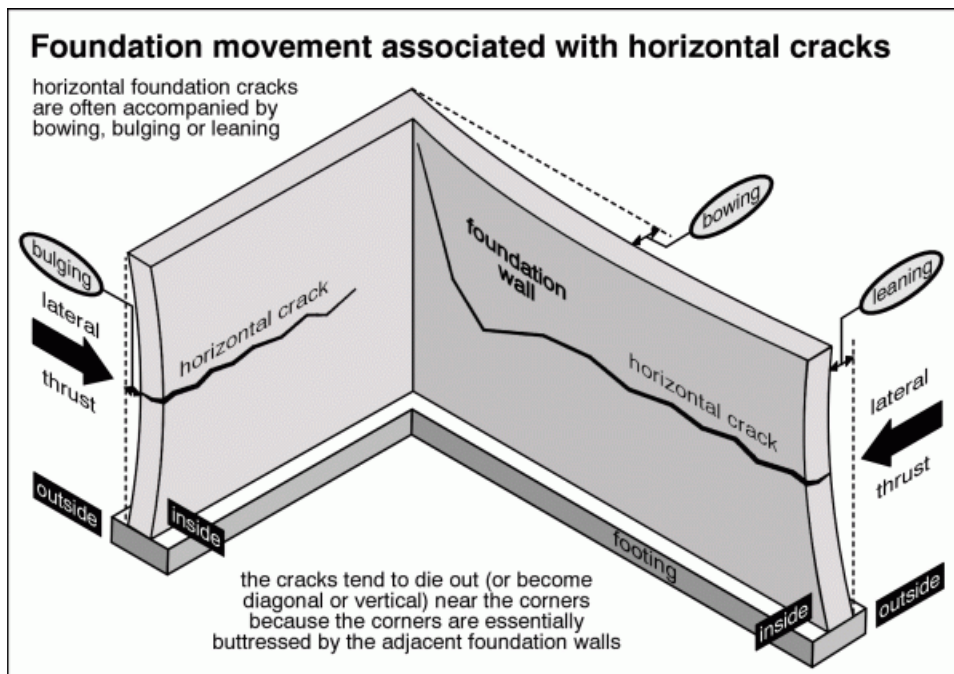
11. Condition: • [Cracked horizontally](#)

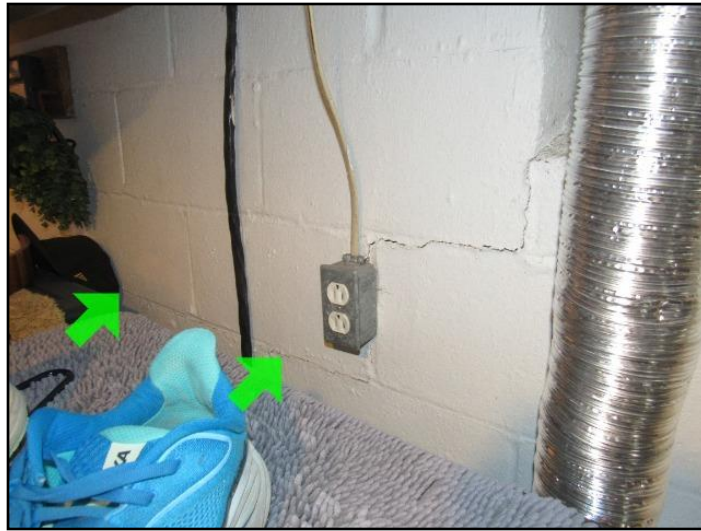
Implication(s): Chance of structural movement

Location: Rear Basement Utility Room

Task: Monitor

Time: Ongoing





21. Cracked horizontally

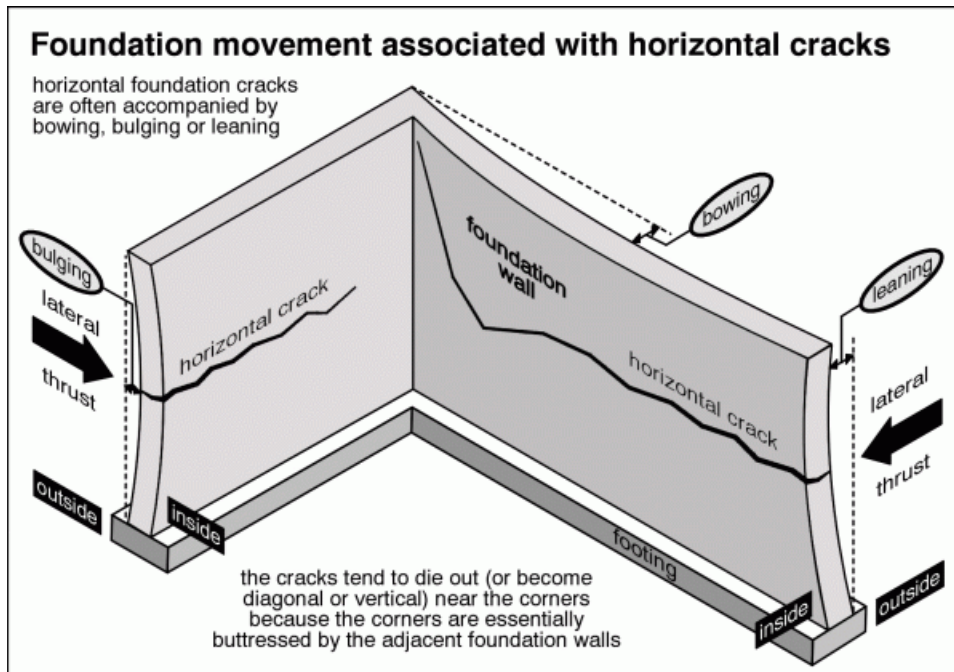
12. Condition: • [Bowed, bulging or leaning](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Rear Left Garage

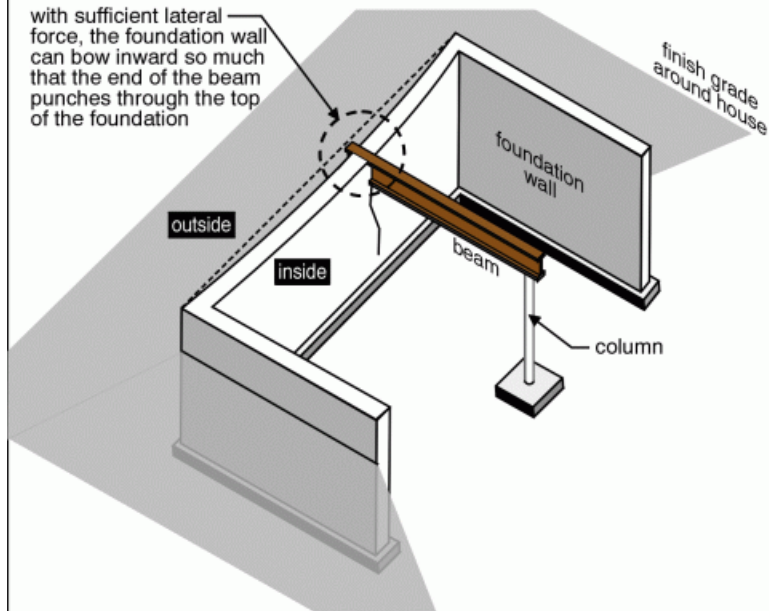
Task: Further evaluation by Structural Engineer

Time: As soon as possible

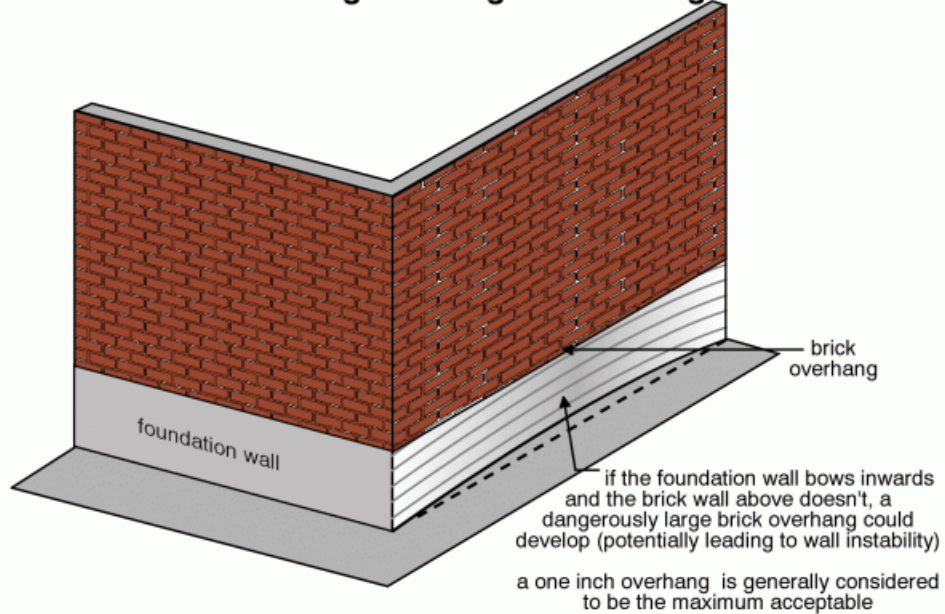


Beam punching through foundation wall

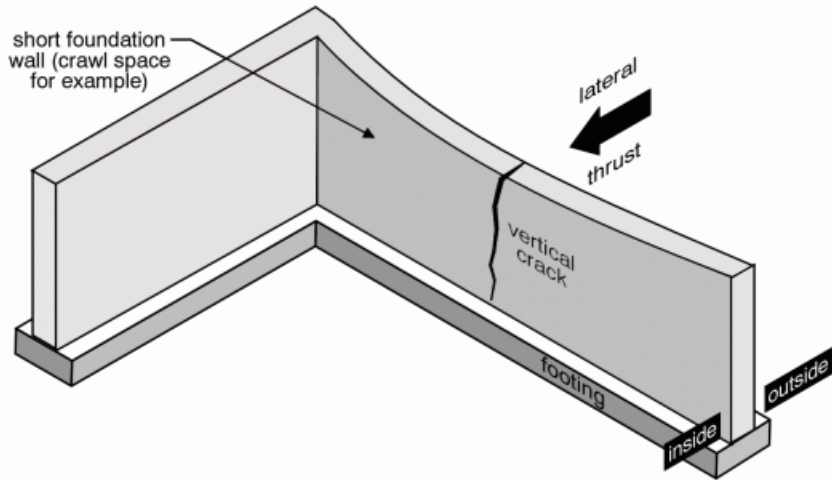
with sufficient lateral force, the foundation wall can bow inward so much that the end of the beam punches through the top of the foundation



Excess brick overhang resulting from bowing foundation



Vertical foundation cracks



in short foundation walls, horizontal forces can also cause vertical cracks (typically at the midpoint of the walls)



22. Bowed, bulging or leaning



23. Bowed, bulging or leaning

Description

Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location:

• [Breakers - garage](#)



24. Breakers - garage

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI throughout to provide ground protection where no equipment ground was present

Smoke alarms (detectors): • [Present](#)

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

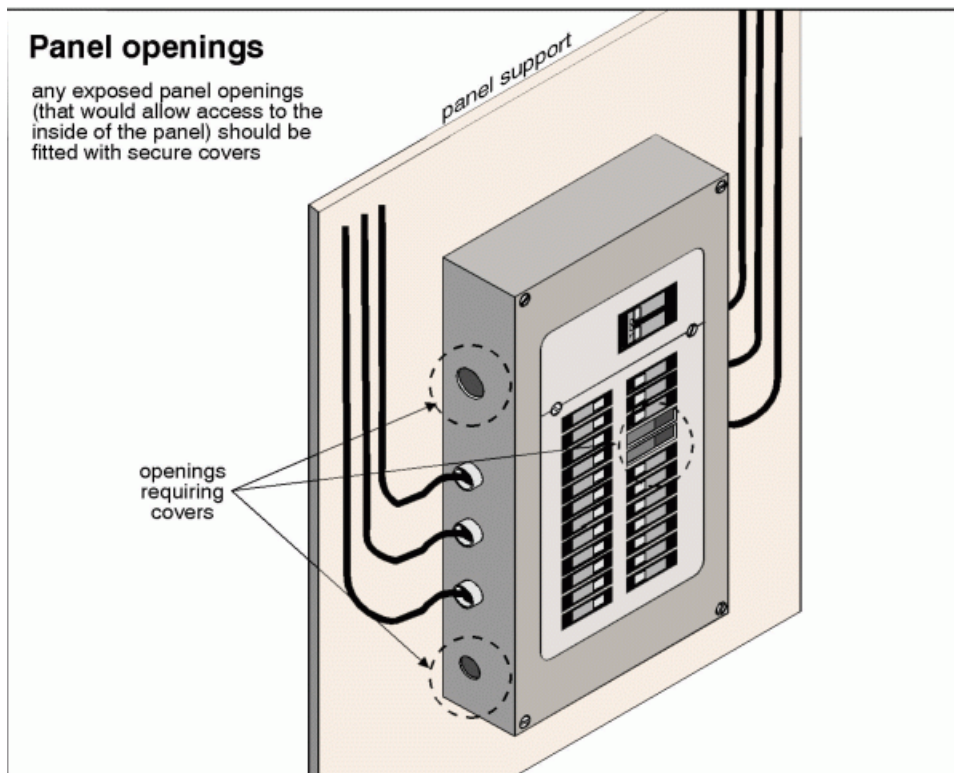
13. Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Improve Correct

Time: As soon as possible



25. Openings in panel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Various Basement First Floor Dining Room

Task: Repair Improve Correct

Time: When practical



26. Loose



27. Loose

DISTRIBUTION SYSTEM \ Cover plates

15. Condition: • [Missing](#)

Implication(s): Electric shock

Location: First Floor Dining Room

Task: Improve Correct

Time: As soon as possible



28. Missing

DISTRIBUTION SYSTEM \ Lights

16. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair Improve Correct

Time: As soon as possible



29. Loose

HEATING

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Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Tempstar



30. Tempstar

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 88,000 BTU/hr

Efficiency: • [Conventional](#)

Approximate age: • [8 years](#)

Main fuel shut off at: • At unit

Fireplace/stove: • Wood-burning fireplace - not in service

Chimney/vent: • [Masonry](#) • [Metal](#)

HEATING

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Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

Recommendations

CHIMNEY AND VENT \ Inspect/sweep chimney

17. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

Location: Basement First Floor

COOLING & HEAT PUMP

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REFERENCE

Description

Air conditioning type: • [Air cooled](#) • Central

Manufacturer:

• Tempstar



31. Tempstar

Cooling capacity: • [2.5 Tons](#)

Compressor approximate age: • 7 years

Limitations

Inspection limited/prevented by: • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F

Recommendations

RECOMMENDATIONS \ Overview

18. **Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [Ridge vent](#)

Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Recommendations

RECOMMENDATIONS \ Overview

19. Condition: • No insulation recommendations are offered as a result of this inspection.

PLUMBING

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Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Basement



32. Basement

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

- State



33. State

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 1 year

Waste and vent piping in building: • [Plastic](#) • [Cast iron](#)

Pumps:

• [Sump pump](#)



34. Sump pump

Main gas shut off valve location:

- Gas meter



35. Gas meter

Limitations

Items excluded from a building inspection: • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains

Recommendations

SUPPLY PLUMBING \ Water supply piping in building

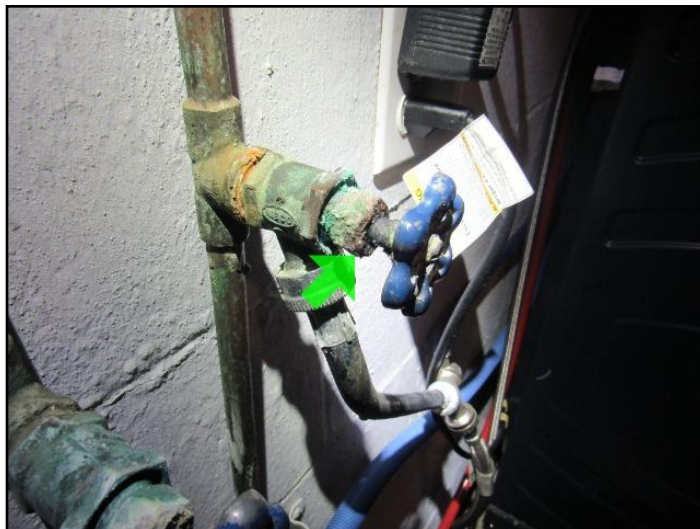
20. Condition: • [Leak](#)

Implication(s): Chance of water damage to structure, finishes and contents | System inoperative

Location: Basement Utility Room

Task: Repair or replace

Time: As soon as possible



36. Leak

GAS SUPPLY \ Gas piping

21. Condition: • Piping not properly bonded

CSST flexible gas line requires bonding.

Implication(s): Fire or explosion

Location: Basement

Task: Improve Correct

Time: As soon as possible



37. Piping not properly bonded

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

22. Condition: • [Loose](#)

Stationary sink not secured to floor or wall

Implication(s): Chance of water damage to structure, finishes and contents | Damage or physical injury due to falling materials | Sewage entering the building

Location: Basement Utility Room

Task: Improve Correct

Time: When practical



38. Loose

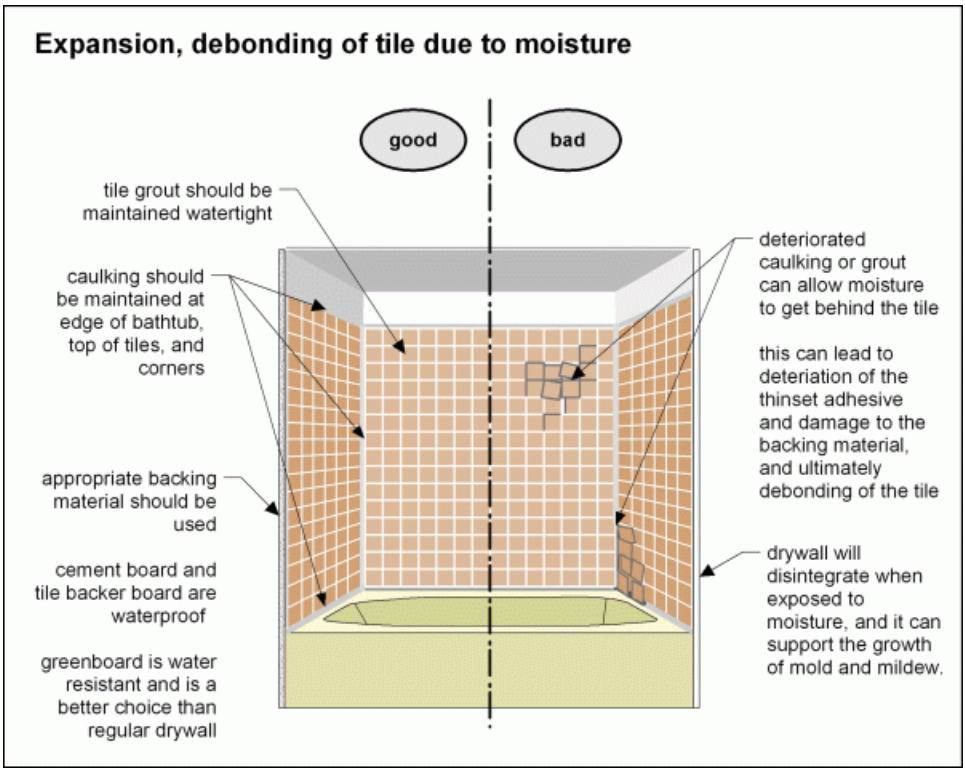
23. Condition: • Drain stop ineffective
Implication(s): Nuisance | Reduced operability
Location: Second Floor Bathroom
Task: Repair Improve Correct
Time: Discretionary



39. Drain stop ineffective

FIXTURES AND FAUCETS \ Bathtub enclosure

24. Condition: • [Caulking loose, missing or deteriorated](#)
Implication(s): Chance of water damage to structure, finishes and contents
Location: Second Floor Bathroom
Task: Improve Correct
Time: When practical



40. Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Toilet

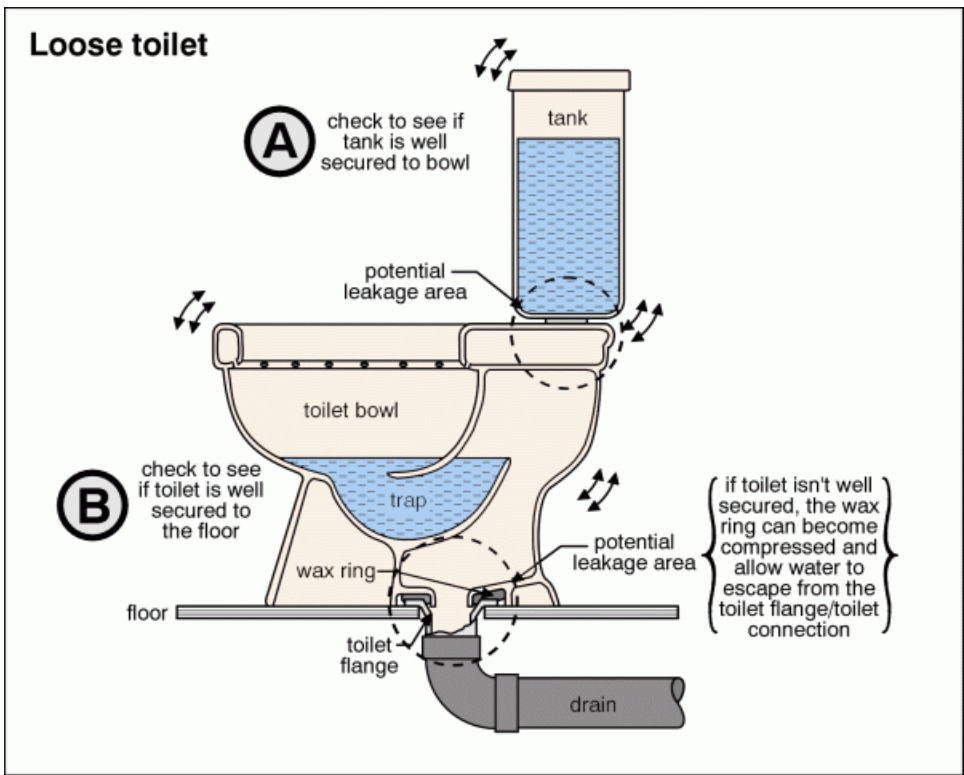
25. Condition: • [Loose](#)

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Second Floor Bathroom

Task: Repair Improve Correct

Time: As soon as possible



41. Loose

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Laminate](#) • Ceramic/porcelain • Vinyl

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Sliders](#) • Vinyl

Exterior doors - type/material: • Hinged

Evidence of basement leakage: • Floor patched around perimeter

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Cosmetic issues • Appliances • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

WINDOWS \ Sashes

26. Condition: • [Won't stay open](#)

Implication(s): Nuisance | Glass breaking | Physical injury

Location: Various First Floor Living Room Kitchen

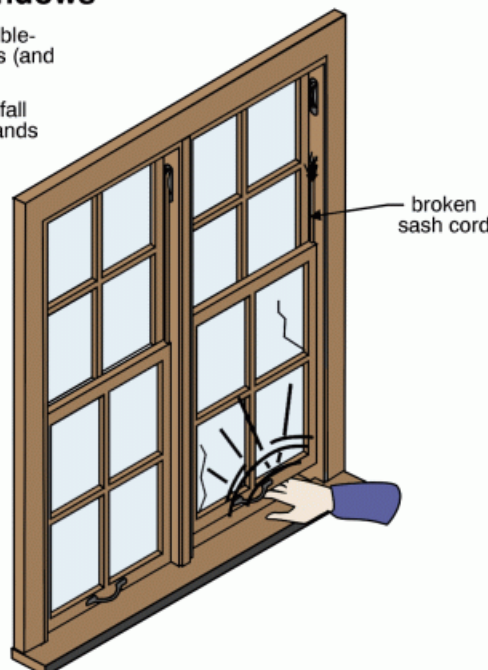
Task: Repair Improve Correct

Time: When practical

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window





42. Won't stay open



43. Won't stay open

27. Condition: • [Loose fit](#)

Sash does not stay in frame when opened, retainers not functioning properly

Implication(s): Chance of damage to finishes and structure

Location: Various First Floor Second Floor Living Room Kitchen Hall

Task: Repair or replace

Time: As soon as possible



44. Loose fit



45. Loose fit



46. Loose fit

GARAGE \ Walls and ceilings

28. Condition: • [Not fireproof](#)

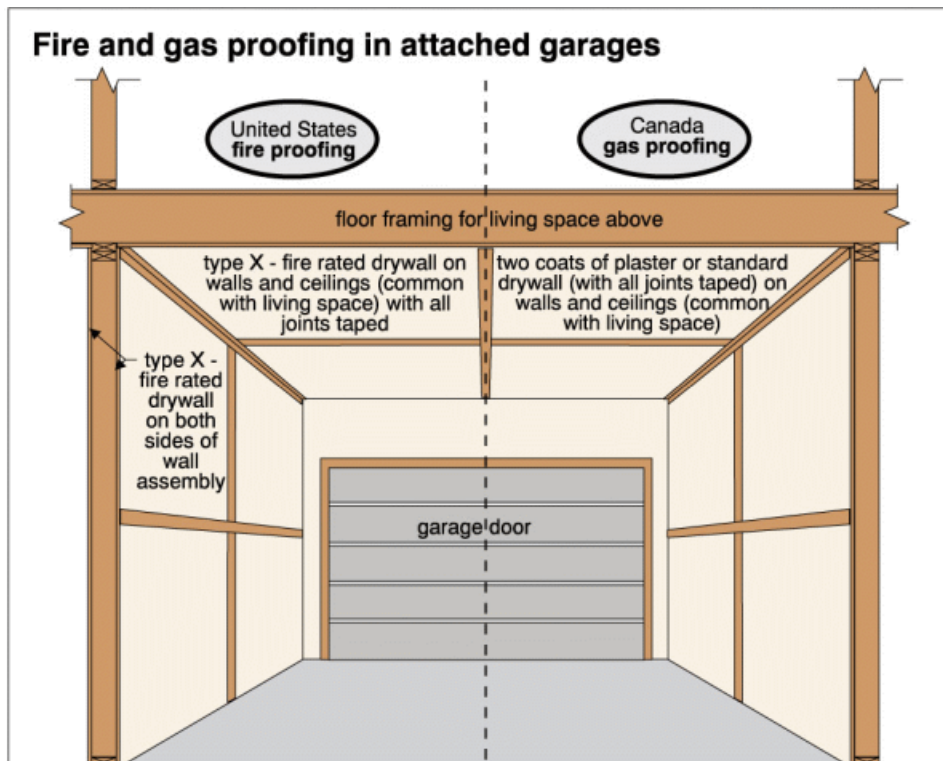
All gaps and openings should be sealed with fire-retardant material.

Implication(s): Fire hazard

Location: Garage

Task: Improve Correct

Time: As soon as possible



INTERIOR

579 Kelso Rd, Pittsburgh, PA March 4, 2026

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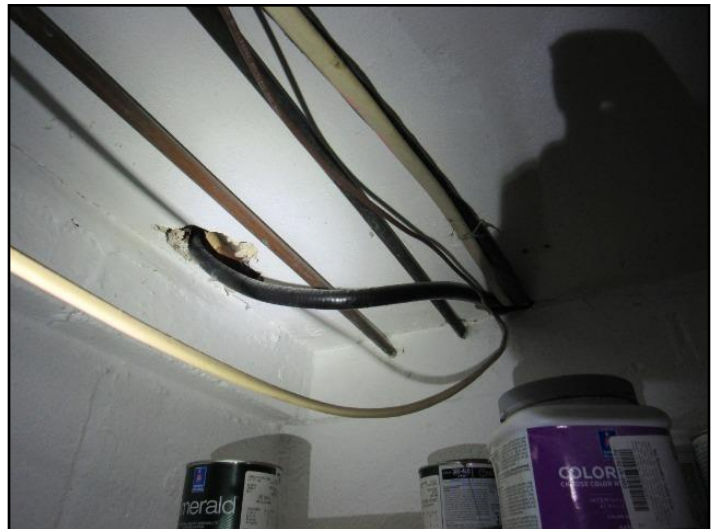
47. Not fireproof



48. Not fireproof



49. Not fireproof



50. Not fireproof

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS