



CERTIFIED
INSPECTOR

Property Inspection Report



HIGH TOUCH

HOME INSPECTIONS LLC

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

1652 Norsen Drive, Pittsburgh, PA

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LICENSE: ASHI #262496

DATE OF INSPECTION: 4/13/2026

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 7 Item: 4	Exterior Trim	<ul style="list-style-type: none"> • There are some areas of peeling paint on exterior of house. Peeling paint should be scraped and repainted.
Page 8 Item: 8	Outlets	<ul style="list-style-type: none"> • The exterior outlet does not have ground-fault protection and should be upgraded by an electrician.
Exterior Grading		
Page 9 Item: 1	Grading Adjacent to House	<ul style="list-style-type: none"> • The exterior grading slopes towards the residence in areas and moisture intrusion is always a possibility given the location and terrain even when grading is properly done. The soil should slope away from the residence to a distance of around five feet, to keep moisture away from the foundation. Any areas of solid surfaces such as concrete, asphalt etc. should be caulked at the joint where it meets the structure. Proper grading of the exterior should be done now and maintained over the years of ownership. The areas below grade such as basements and crawlspaces are most susceptible to moisture. Ensuring proper grading on the exterior of the house could have a significant reflection on the dampness of these underground areas. In my experience, proper exterior grading will help to slow down the moisture penetration into the areas of the structure that are underground, however other measures may need to be taken.
Attic		
Page 12 Item: 4	Exhaust Vents	<ul style="list-style-type: none"> • A bathroom exhaust duct vents within the attic, and should be extended to an exterior port. A qualified contractor should further evaluate and make repairs as needed.
Chimney		
Page 13 Item: 1	Chimney Walls	<ul style="list-style-type: none"> • The chimney has areas of missing mortar that should be repointed. A chimney sweep or qualified contractor should further evaluate each chimney and make repairs as needed.
Page 14 Item: 3	Chimney Crown	<ul style="list-style-type: none"> • The chimney crown, which is designed to seal the chimney wall and divert rainwater, is cracked and should be repaired to help prevent moisture penetration. A qualified contractor or chimney sweep should further evaluate and make repairs as needed.
Page 14 Item: 5	Weather Cap	<ul style="list-style-type: none"> • There is no weather cap on the chimney. A weather cap with a screen should be installed to help keep out moisture, rodents and birds.

Kitchen		
Page 16 Item: 13	Outlets	<ul style="list-style-type: none"> • Several counter top outlets should be upgraded to have ground fault protection.
Laundry		
Page 16 Item: 5	Outlets	<ul style="list-style-type: none"> • The outlets in the laundry room should be updated to have ground fault protection. Also, the junction box, on the right side, should be secured to the wall. An electrician should make repairs.
Garage		
Page 18 Item: 9	Outlets	<ul style="list-style-type: none"> • One of the outlets in the garage should be upgraded to have ground fault protection. The outlet that controls the automatic opener should not be ground fault protected. An electrician should make repairs.
Entry Section/Property Details		
Page 19 Item: 9	Outlets	<ul style="list-style-type: none"> • There are outlets within this residence that are 2 prong ungrounded outlets. You should consider changing these outlets to safer 3 prong grounded outlets.
Master Bedroom		
Page 22 Item: 7	Outlets	<ul style="list-style-type: none"> • One of the outlets is wired with reversed polarity and should be repaired by an electrician.
Bedroom 3		
Page 23 Item: 7	Outlets	<ul style="list-style-type: none"> • One of the outlets is wired with reversed polarity and should be repaired by an electrician.
Hallway Bath		
Page 24 Item: 7	Bathtub/Shower	<ul style="list-style-type: none"> • The shower diverter does not disengage the water fully back to the tub spout. A plumber should further evaluate and make repairs as needed.
Basement Bath		
Page 25 Item: 8	Exhaust Fan	<ul style="list-style-type: none"> • The bathroom exhaust fan is functional although I was unable to determine where it vents to. It should vent to the exterior of the house. I was unable to see any exterior vent points and you may wish to have a contractor further evaluate.
Unfinished Basement Section		
Page 26 Item: 2	Moisture or Dampness	<ul style="list-style-type: none"> • There is efflorescence or staining on the basement or lower level walls, which is caused by moisture intrusion. This in our area is not uncommon, however, it should be controlled. The exterior grading around the house should be built up to slope away from the house at a drop of 5 inches over 5 feet. As with most basements, you should know that future moisture penetration is possible.

Page 26 Item: 5	Foundation	<ul style="list-style-type: none"> • There are areas of cracking or movement in the foundation walls. In most cases this is from moisture freezing against the wall, expanding, which is causing a shift at the wall. This is also called hydrostatic pressure. There are areas of movement at some walls at this property that have shifted the wall more than an inch. A certified contractor should further evaluate. Repairs should be made as needed. The exterior grading should be sloped away from the house at these areas as well.
Plumbing/Waste Section		
Page 30 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.
Main Panel		
Page 32 Item: 3	Service Entrance Mast And Cleat	<ul style="list-style-type: none"> • The overhead conductor lines are in contact with tree limbs that should be trimmed away. • The conduit on the service entrance has pulled away from the meter box. This should be sealed to help prevent moisture penetration into the meter and then into the main panel. A certified electrician should evaluate and make all repairs as needed.
Certified Contractors		
Page 35 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: Seller present
Pre-list inspection

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • 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 cracking and damage that is common for driveways as they age.](#)



3. Yard Walls

Observations:

- The yard walls are functional. As with any exterior wall, they should be monitored and future repairs should be expected.



4. Exterior Trim

Observations:

- There are some areas of peeling paint on exterior of house. Peeling paint should be scraped and repainted.



5. Doors

Observations:

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

6. 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.

7. Lights

Observations:

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

8. Outlets

Observations:

- There are no visible outlets on exterior of house, ground fault protected outlets should be used if any are added.
- The exterior outlet does not have ground-fault protection and should be upgraded by an electrician.

Exterior Material and Condition

1. Wall Covering Type

Observations:

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

2. Wall Covering Condition

Observations:

- There are areas of mortar that need monitored and future repairs will be needed.



Exterior Grading

1. Grading Adjacent to House

Observations:

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

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



Spigots Hose Bibs

1. Garden Hose Bibs

Observations:

- 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

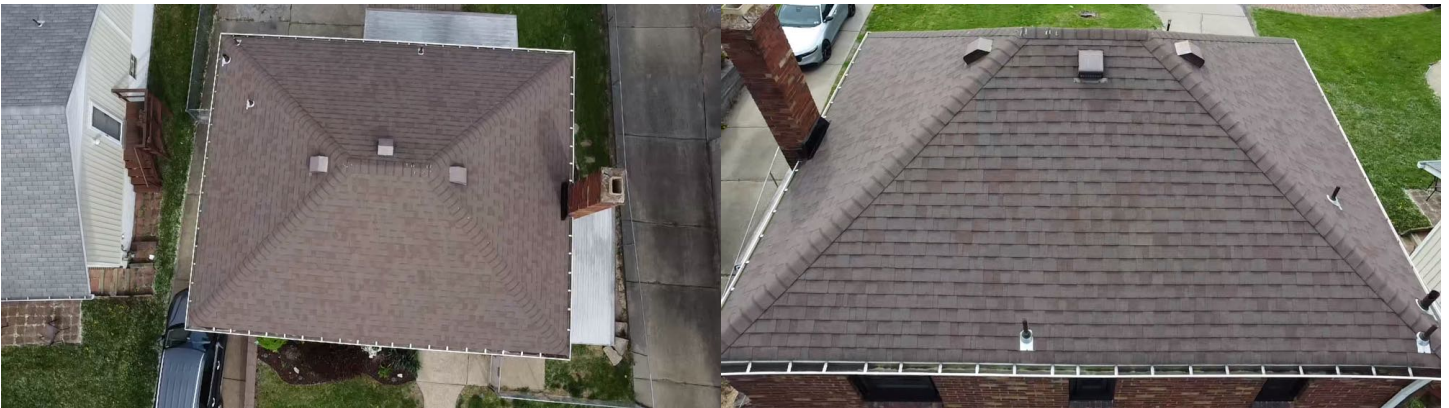
Observations:

- The roof was viewed with a Drone.

3. Age and General Evaluation

Observations:

- The composition shingle roof appears to be around 5 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. Gutters

Observations:

- The gutter system on the composition shingle roof appear to be in acceptable condition. With-out 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 can be accessed through a set of stairs in a closet.
- 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.



3. Ventilation

Observations:

- Ventilation within the attic appears adequate.

4. Exhaust Vents

Observations:

- A bathroom exhaust duct vents within the attic, and should be extended to an exterior port. A qualified contractor should further evaluate and make repairs as needed.



5. Batt Insulation

Observations:

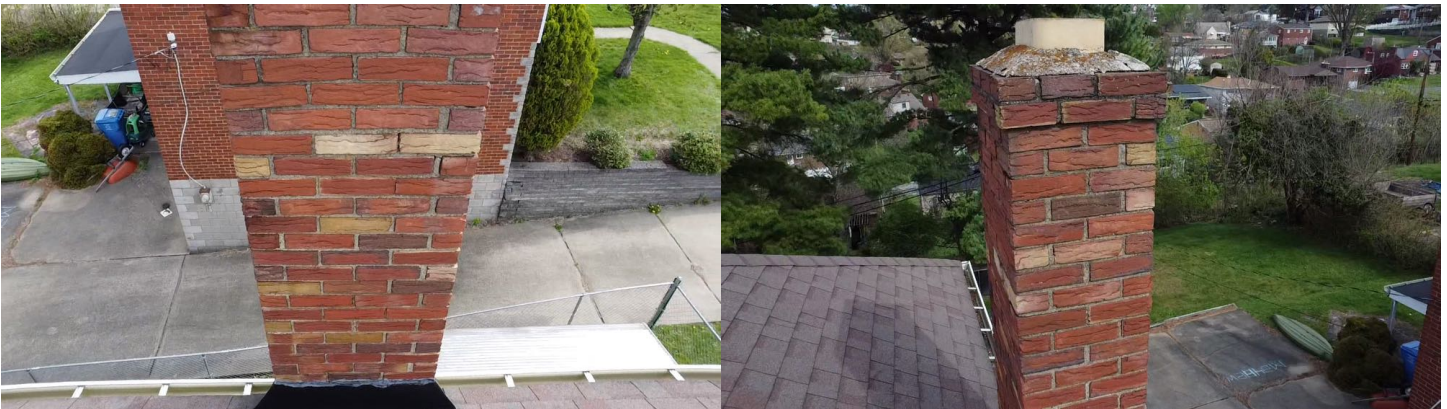
- The attic is insulated with around 6 inches of batt insulation. Current standards call for twelve or even sixteen-inches of insulation.

Chimney

1. Chimney Walls

Observations:

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



2. Chimney Flashing

Observations:

- The chimney flashing is in acceptable condition. They should be evaluated periodically and may need resealed in the future.

3. Chimney Crown

Observations:

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



4. Chimney Flue

Observations:

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

5. Weather Cap

Observations:

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



Kitchen

1. General Kitchen Comments

Observations:

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

2. Floor

Observations:

- The vinyl 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. Faucet

Observations:

- The kitchen sink faucet is functional.

6. 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.

7. Trap and Drain

Observations:

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

8. Garbage Disposal

Observations:

- The garbage disposal is functional.

9. Dishwasher

Observations:

- The dishwasher is functional.

10. Built In Oven

Observations:

- The built in oven was an electric oven.
- The built in oven was functional at the time of the inspection.

11. Built In Microwave

Observations:

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

12. Lights

Observations:

- The lights are functional.

13. Outlets

Observations:

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



14. Type of Stove

Observations:

- This house has a 220 volt electrical service to serve an electric stove.

Laundry

1. General Laundry Room Comments

Observations:

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

2. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

3. Windows

Observations:

- The windows in this room are glass block.
- 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 the laundry room should be updated to have ground fault protection. Also, the junction box, on the right side, should be secured to the wall. An electrician should make repairs.



Garage

1. General Garage Comments

Observations:

- This is an integral garage.

2. Slab

Observations:

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

3. Firewall

Observations:

- The firewall in the garage is functional.

4. Windows

Observations:

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

5. Entry Door To House

Observations:

- The house entry door is fire-rated.

6. Garage Door And Hardware

Observations:

- The garage door is functional.

7. Automatic Opener

Observations:

- The garage door opener is functional.

8. Lights

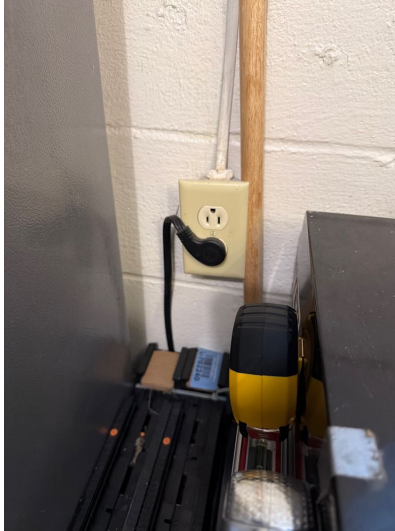
Observations:

- The lights are functional.

9. Outlets

Observations:

- One of the outlets in the garage should be upgraded to have ground fault protection. The outlet that controls the automatic opener should not be ground fault protected. An electrician should make repairs.



Entry Section/Property Details

1. Probable Renovation

Observations:

- This house appears to have been recently renovated or remodeled. We recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

2. Furnished Residence

Observations:

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

3. 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.

4. Environmental Hygiene Observations

Observations:

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

5. Doors

Observations:

- The front door is functional.

6. Floor

Observations:

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

7. Walls And Ceiling

Observations:

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

8. Lights

Observations:

- The lights are functional.

9. Outlets

Observations:

- Several of the outlets are obstructed by furniture and were not tested.
- There are outlets within this residence that are 2 prong ungrounded outlets. You should consider changing these outlets to safer 3 prong grounded outlets.

Living Room

1. Doors

Observations:

- The exterior door is functional.

2. Floor

Observations:

- The vinyl 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. 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.

Dining Room

1. Floor

Observations:

- The vinyl floor is in acceptable for its age.

2. Walls And Ceiling

Observations:

- The walls and ceiling have typical cosmetic damage.

3. Windows

Observations:

- The windows in this room are dual glazed.
- The 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.

Finished Basement

1. Doors

Observations:

- The exterior door is functional.

2. Floor

Observations:

- The carpet is in acceptable condition for its age.

3. Walls And Ceiling

Observations:

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

4. Windows

Observations:

- The windows in this room are glass block.
- 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.

Master Bedroom

1. Location

Observations:

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

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The 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:

- These outlets are a mix of 2 and 3 prong outlets. The 2 prong outlets should be upgraded to 3 prong outlets for safety reasons.
- Several of the outlets are obstructed by furniture and were not tested.
- **One of the outlets is wired with reversed polarity and should be repaired by an electrician.**

Bedroom 2

1. Location

Observations:

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

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The 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 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

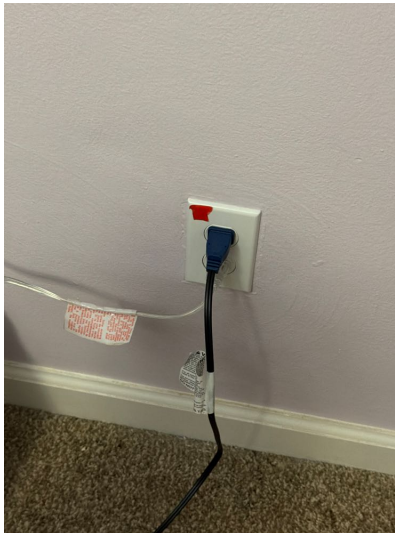
Observations:

- The lights are functional.

7. Outlets

Observations:

- Several of the outlets are obstructed by furniture and were not tested.
- One of the outlets is wired with reversed polarity and should be repaired by an electrician.



Hallway Bath

1. Size And Location

Observations:

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

2. Doors

Observations:

- The door is functional.

3. Floor

Observations:

- The 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. 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 disengage the water fully back to the tub spout. A plumber should further evaluate and make repairs as needed.](#)

8. Toilet

Observations:

- The toilet is functional.

9. Exhaust Fan

Observations:

- The bathroom exhaust fan is functional.

10. Lights

Observations:

- The lights are functional.

11. Outlets

Observations:

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

Basement Bath

1. Size And Location

Observations:

- This bathroom is a three quarter bath and is located on the basement level at the rear 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 in basement is functional.

8. Exhaust Fan

Observations:

- The bathroom exhaust fan is functional although I was unable to determine where it vents to. It should vent to the exterior of the house. I was unable to see any exterior vent points and you may wish to have a contractor further evaluate.

9. Lights

Observations:

- The lights are functional.

10. Outlets

Observations:

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

Unfinished Basement Section

1. General Comments

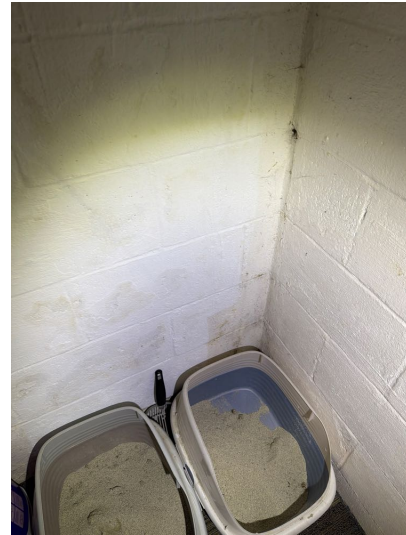
Observations:

- 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 is efflorescence or staining on the basement or lower level walls, which is caused by moisture intrusion. This in our area is not uncommon, however, it should be controlled. The exterior grading around the house should be built up to slope away from the house at a drop of 5 inches over 5 feet. As with most basements, you should know that future moisture penetration is possible.



3. Doors

Observations:

- The exterior door is functional.

4. Floor

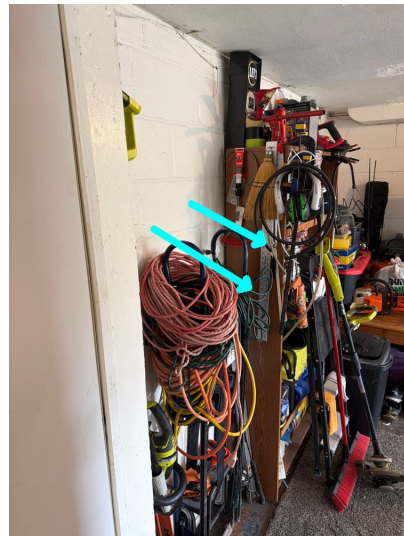
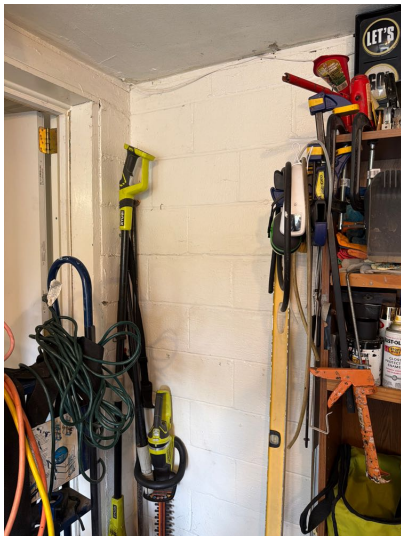
Observations:

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

5. Foundation

Observations:

- The foundation is made of block.
- Areas of the foundation are covered with drywall or other finish material, which limited my ability to inspect for moisture or structural movement.
- There are areas of cracking or movement in the foundation walls. In most cases this is from moisture freezing against the wall, expanding, which is causing a shift at the wall. This is also called hydrostatic pressure. There are areas of movement at some walls at this property that have shifted the wall more than an inch. A certified contractor should further evaluate. Repairs should be made as needed. The exterior grading should be sloped away from the house at these areas as well.



6. Windows

Observations:

- The windows in the basement are glass block.
- 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 the unfinished basement were functional.

Floor Framing Style

1. General Comments and Description

Observations:

- The floor structure consists of wood joists sheathed with boards.

Visible Basement Ceiling

1. General Comments and Description

Observations:

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

Stud Type

1. General Comments and Description

Observations:

- The walls are framed with wood studs.

Roof Frame Type

1. General Comments and Description

Observations:

- The roof structure is conventionally framed with rafters.

Water Supply

1. Main Water Shut Off Location

Observations:

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



2. Type Of Water Pipes

Observations:

- The potable water pipes are made of copper.

3. Water Pipe Condition

Observations:

- The plumbing components are older and there are signs of aging and corrosion. Repairs should be expected in the 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. I recommend securing this tank with a strap, to the ceiling. This helps hold the weight of the tank.



Plumbing/Waste Section

1. General Comments

Observations:

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

2. Drain Pipe Type

Observations:

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

3. Drain Pipe Condition

Observations:

- All accessible drainpipes are functional at this time.
- Areas of the plumbing drains have been updated to plastic.
- Plumbing drains are older in areas and should be monitored, repairs may be needed in the future.
- All areas of the main stack or other components of the plumbing drain system were not visible for inspection. Some areas were behind walls and buried.
- We strongly recommend carrying underground pipe insurance on your home. This can help cover costly repairs to the home underground sewer lines and utilities. In most cases, you own all utilities from the house out to where it ties in at the main/street.

Gas

1. Gas Pipes

Observations:

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

Water Heater

1. General Gas Water Heater Comments

Observations:

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

2. Age Capacity And Location

Observations:

- Hot water is provided by a 7 year old, 40 gallon gas water heater that is located in the basement.



3. Combustion Chamber

Observations:

- The combustion chamber in the gas water heater is in acceptable condition, and there was no evidence of a leak at the time of the inspection.

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

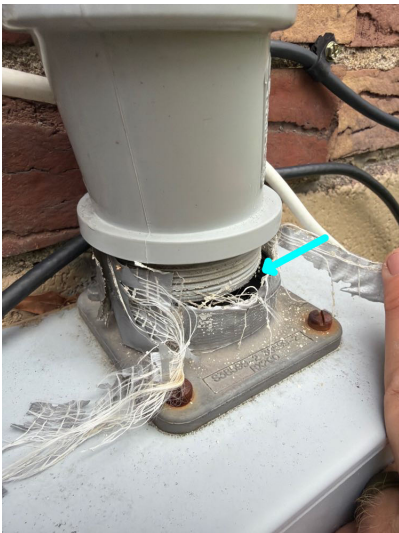
Observations:

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

3. Service Entrance Mast And Cleat

Observations:

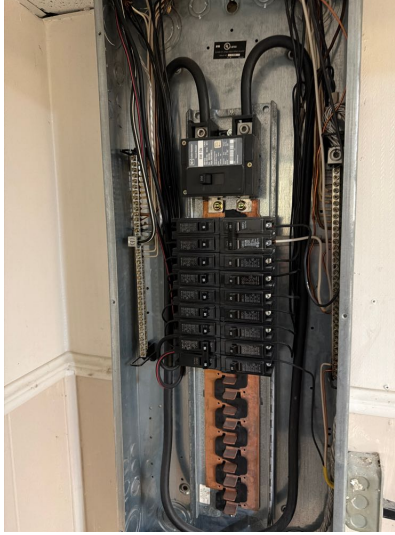
- The overhead conductor lines are in contact with tree limbs that should be trimmed away.
- The conduit on the service entrance has pulled away from the meter box. This should be sealed to help prevent moisture penetration into the meter and then into the main panel. A certified electrician should evaluate and make all repairs as needed.



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 with a combination of copper romex and rag 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 driven rod and to a water pipe.

HVAC

1. General Comments

Observations:

- The residence is served by a gas-fueled heating system.

2. HVAC Age

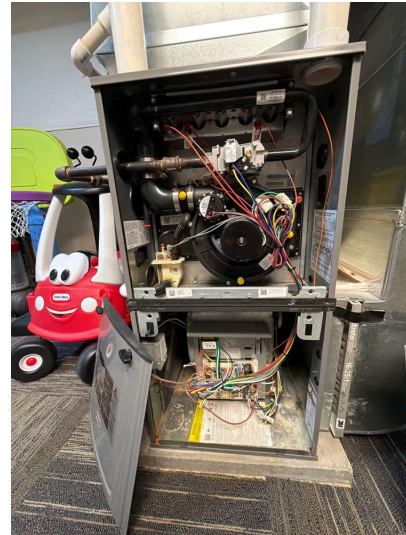
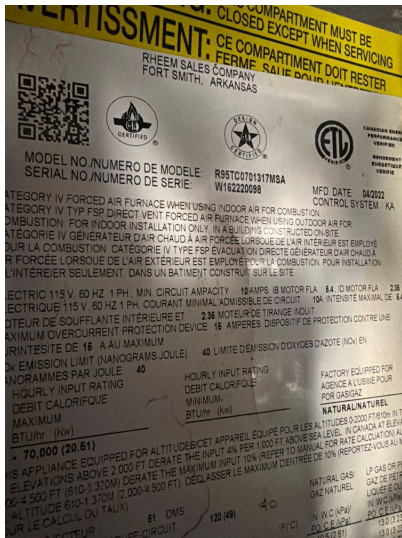
Observations:

- The house is served by an 4 year old, 70,000 btu, forced air furnace in the the basement and a 5 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 3 months.



8. Condensing Coil

Observations:

- The condensing coil responded to the thermostat and is functional.



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.