

**PITTSBURGH HOME INSPECTIONS, INC.
1090 AERIE DRIVE
NORTH HUNTINGDON, PA 15642
(724) 864-6200**

PROPERTY INSPECTION REPORT

Property Inspected: **456 Main Street
Hometown, PA 15000**

Prepared For: **Jane Doe**

Inspection Date: 2014

Inspected By: Ludwig Kubli

Radon Test, Home Inspection, Pest Inspection Fee: \$ Paid in Full

GENERAL INFORMATION

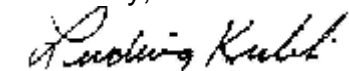
Space Below Grade: Basement/Garage
Approximate Age: 25 Years Old
Building Type: 2 Story
Unit Occupied: Yes

Time of Inspection: 10:00 AM-12:30 PM
Weather: Cloudy, Raining
Soil Conditions: Wet
Temperature: 65 Degrees

Accompanied Home Inspector: Client

All inspections are performed according to the ASHI (American Society of Home Inspectors) standards of practice.

Sincerely,



Ludwig Kubli, President
Pittsburgh Home Inspections, Inc.

ROOF AND ATTIC – GENERAL INFORMATION

TYPE OF ROOF:	Gable
ROOF COVERING:	Asphalt Shingles
INSPECTION METHOD:	Walked
ROOF DRAINAGE SYSTEM:	Hanging Metal Gutters and Downspouts
VENTILATION:	Soffit Vents, Ridge Vent
ATTIC ACCESS:	Wall Panel
ATTIC INSULATION:	Approximately 8" Loose Cellulose

ROOF AND ATTIC – CONDITIONS AND COMMENTS

The roof was original, 21 years old. The roof was in the later stages of its life. A typical life expectancy for an asphalt shingled roof in southwestern Pennsylvania is approximately 20 - 25 years.

The shingles had mostly moderate surface wear. The shingles had moderate to heavy surface wear in some small areas. There was no substantial cracking or curling of the shingles. With repairs, the estimated remaining life of the roof is approximately 2-3 years.

A roof leak was observed in the attic. The leak was at the skylight. See picture below.



Roof and Attic Continued

A shingle was missing from the lower left roof. The missing shingle should be replaced.

There were cracks in the concrete crown on the top of the chimney. The cracks should be sealed to prevent further deterioration of the crown. The crown protects the bricks near the top of the chimney.

The chimney flue was not equipped with an animal screen or a rain shield.

A qualified roofing contractor should make all necessary repairs to the roof.



The gutters and downspouts were in fair condition. Upgrading to new gutters when the roof is replaced is not necessary but should be considered.

There was a permanently installed floor covering the center of the attic area. Attic conditions were observed from the floor-covered area.

Roof and Attic Continued

The exhaust fan for a second-floor bathroom discharged into the attic. This could cause humidity and mold problems. There was no obvious visible evidence of mold. Pittsburgh Home Inspections, Inc. does not test for mold. It is recommended that the exhaust fan be discharged to the exterior, or to the nearest roof vent.

The whole house attic fan was operated. When the fan is in use several windows must be left open. Operating the fan with the windows closed can result in carbon monoxide back-drafting into the home from the water heater chimney.



EXTERIOR – GENERAL INFORMATION

GARAGE:	Integral Two-Car
WALL COVERINGS:	Brick, Vinyl Siding
WINDOWS:	Wood, Double Pane
SOFFIT, FASCIA:	Aluminum

EXTERIOR – CONDITIONS AND COMMENTS

The surface grading next to the front and left side of the home was not adequate for directing surface water away from the foundation. The condition is common for a home this age. It is generally recommended that the grading within 3 feet of the foundation on all sides should slope away from the home at least 1 inch per foot. Surface water that soaks into the ground near the home can seep into the basement through the foundation. See pictures below.

The wood trim around both rear doors was soft and rotted in places. The wood trim should be repaired or replaced as needed, and should then be painted. See picture below.

Both overhead garage door openers reversed automatically when the electronic safety sensors were interrupted.

Exterior Continued

There was standing water in the rear yard near the deck. Installing a French drain in the rear yard may help this problem. See picture below.



STRUCTURAL AND BASEMENT – GENERAL INFORMATION

FOUNDATION:	Concrete Block
FLOORS, CEILING:	Wood Joist
WALLS:	Frame
COLUMNS:	Steel
CENTER BEAM(s):	Steel
ROOF STRUCTURE:	Manufactured Wood Trusses

STRUCTURAL AND BASEMENT – CONDITIONS AND COMMENTS

There were no major structural defects observed at the time of the inspection.

The bottom edge of the drywall in the finished area of the basement was checked with a moisture meter. Elevated levels of moisture, 25 to 30%, were detected near the bottom edge of the drywall along the left foundation wall. The moisture was from foundation seepage. Wood, drywall, and carpeting that are above 20% moisture on a regular basis are susceptible to deterioration and mold. The moisture problem should be corrected.



Basement moisture seepage is best prevented from the exterior if possible. All roof and surface water should be controlled and directed away from the foundation. Controlling seepage could involve some combination of controlling roof and surface water, installing an interior drain and sump pump system, installing an exterior French drain, operating a dehumidifier.

Evaluating whether or not a home has had a wet basement problem is based on the visible evidence that exists at the time of the inspection. The amount and/or frequency of future basement moisture seepage cannot be predicted on a home inspection.

There were no obvious visible mold-like growths at the time of the inspection. Pittsburgh Home Inspections, Inc. does not test for mold.

PLUMBING – GENERAL INFORMATION

UNDERGROUND LINE:	Unknown, ¾" Copper as seen in the basement
MAIN SHUT OFF LOCATION:	Front Foundation Wall
SUPPLY PIPING:	Copper as seen in the basement
DRAIN, WASTE, VENT:	Plastic
WATER HEATER:	Gas fired, 50 gallons, Manufactured 3/2010

PLUMBING – CONDITIONS AND COMMENTS

All plumbing fixtures were operated. There was adequate water flow to the main bathroom shower when the main bathroom sink and toilet were operated simultaneously. Water flow and drainage were functional throughout the home.

The master bathroom sink drain leaked in the area under the cabinet. A plumber should repair the leak.

No backups occurred.

The hidden and underground plumbing was not inspected. Inspecting the underground sewer requires a special camera. This service is available from many plumbing contractors and typically cost between \$150 and \$300.

HEATING AND COOLING – GENERAL INFORMATION

HEATING

TYPE:	Gas Forced Air, High-Efficiency
MANUFACTURER:	Trane
BTU RATING:	60,000 BTU, Input
APPROXIMATE AGE:	Mfd. 8/2006
FILTER:	Space-Gard High-Efficiency Disposable

COOLING

TYPE:	Electric, Central Forced Air
MANUFACTURER:	Rheem
APPROXIMATE AGE:	Manufactured 2003
APPROXIMATE SIZE:	2½ Ton

HEATING AND COOLING – CONDITIONS AND COMMENTS

The central air conditioning system responded to normal operating controls. The air temperature drop across the evaporator coil was 19 degrees. This is within the acceptable range of 14 to 22 degrees.

Heating Continued

The exterior condensing unit for the air conditioner was not level. The unit should be made level. See picture above in exterior comments.

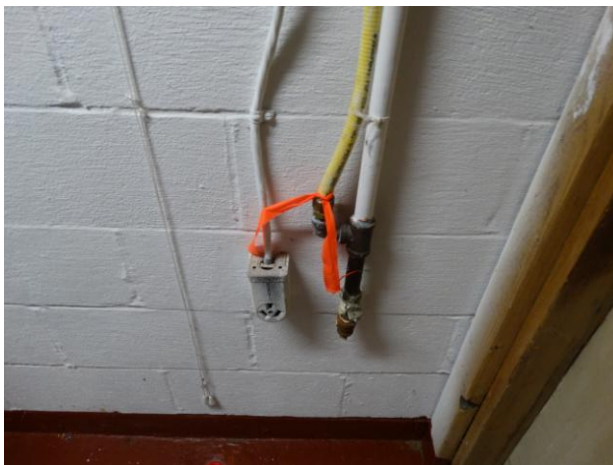
The furnace was operated and delivered heat to the registers. The furnace was functioning properly at the time of the inspection based on a visual examination of the readily accessible areas.

The furnace filter was somewhat dirty. The filter was a high efficiency disposable and does not need to be replaced as often as a regular disposable filter. The filter should be replaced now and approximately every 6-12 months. See picture below.

The furnace and water heater vent pipes and draft areas were tested for possible carbon monoxide leaking or back drafting into the living space and none was detected.

A Tif 8800 combustible gas detector was used to test accessible interior gas lines. A gas leak was detected at a pipe connection in the basement. The leak was marked with orange plastic tape.

A qualified plumbing contractor should repair the gas leak.



Pressure testing gas lines may reveal leaks that were not detected during the home inspection. Pressure testing involves disassembling gas lines and is beyond the scope of a home inspection.

The hidden and underground gas lines were not tested. Client is advised to obtain insurance from the gas company to cover the cost of a possible underground gas line replacement.

There was a wood-burning fireplace on the first floor. The interior of the chimney was observed in the area near the fireplace. The chimney apparently had a clay tile liner. The interior of the chimney was not thoroughly inspected. Thoroughly inspecting the interior of the chimney requires a special camera. If desired, a chimney sweep can be contacted to perform this service.

Heating Continued

The fireplace chimney was not equipped with a rain cap. The fireplace damper was severely rusted and the damper handle was broken off. A qualified contractor should make all necessary repairs to the damper. As discussed in the inspection, installing a vent-free gas log-set should be considered.



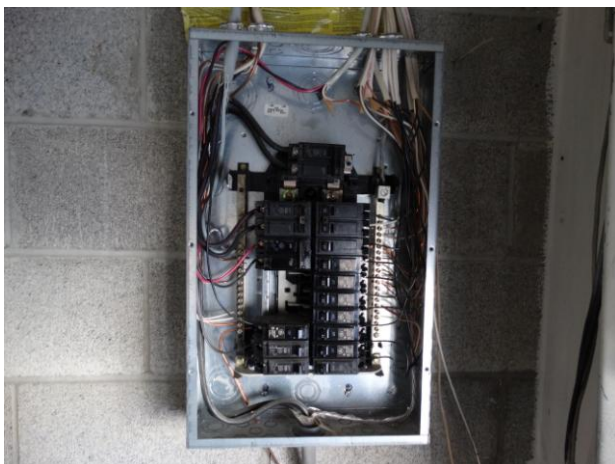
ELECTRICAL – GENERAL INFORMATION

SERVICE ENTRY CABLE: Underground, 240-Volt
SERVICE: 100 AMP, Breakers
MAIN PANEL LOCATION: Garage
BRANCH WIRING, (120V): Copper as seen in the main panel

ELECTRICAL – CONDITIONS AND COMMENTS

The main panel was examined for improper wiring and none was found. The main panel was capable of expansion for future improvements.

Receptacles were tested randomly. All receptacles tested were properly grounded. The receptacles near the kitchen, powder room, and bathroom sinks were tested and all were GFCI protected.



INTERIOR – CONDITIONS AND COMMENTS

The interior of the home was in generally good condition. No unusual damage was observed.

The right front bedroom bi-fold closet door was not functioning properly and should be repaired.

Windows were tested randomly. All windows that were tested could be opened, closed, and locked.

Smoke detectors were not tested. All homes should have a minimum of one smoke detector on each level. A smoke detector in each bedroom is preferable. It is also recommended that one or two carbon monoxide detectors be installed in every home.

Pest Inspection Summary

A wood destroying insect inspection, (pest inspection), was performed. The pest inspection report is a separate handwritten document. This inspection is visual in nature. Infestations cannot be discovered in areas that are inaccessible such as behind finished walls.

The pest inspection report is typically e-mailed to the client and real estate agent.

There was no visible evidence of an active wood destroying insect infestation.

Thank you for choosing Pittsburgh Home Inspections, Inc.