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APRIL 27, 2022



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SUMMARY



RECOMMENDATION

SELLER COMMENTS BELOW:

Roofer consulted & not a major defect-not necessary

- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing Roofing
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor Not repairing
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang Not repairing
- ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Movement Not repairing
- ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Missing Drain Stopper Repaired
- ⊖ 7.3.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Expansion Tank Repaired
- ⊖ 7.4.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Missing Shut Off Valves Not repairing
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Exposed Junction Boxes Repaired
- ⊖ 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed Not repairing
- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Sticks Not repairing
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Missing Screen Not repairing
- ⊖ 11.2.2 Doors, Windows & Interior - Windows: Painted Shut Not repairing
- ⊖ 11.2.3 Doors, Windows & Interior - Windows: Broken Window Glass Not repairing
- ⊖ 11.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks Not repairing
- ⊖ 11.4.2 Doors, Windows & Interior - Walls: Moisture Damage Not repairing
- ⊖ 11.5.1 Doors, Windows & Interior - Ceilings: Minor Ceiling Cracks Not repairing

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Furnished, Occupied

Style

Multi-level

Temperature (approximate)

45 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Coverings: Material

Slate

Inspection Method

Drone

Roof Type/Style

Combination

Roof Drainage Systems: Gutter

Material

Aluminum

Flashings: Material

Aluminum

Deficiencies

2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

CHIMNEY

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.



Recommendation



Chimney

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

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Information

Inspection Method

Attic Access

Siding, Flashing & Trim: Siding Material

Brick

Siding, Flashing & Trim: Siding Style

N/A

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Brick, Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Front Porch, Patio, Sidewalk

Decks, Balconies, Porches & Steps: Material

Concrete, Brick

Deficiencies

3.3.1 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

FRONT SIDEWALK



Recommendation

Minor cracking of the concrete front sidewalk. There some loose concrete repair work along the sidewalk and there was some cracking and settling right of the front steps. Recommend monitor and/or patch/seal.

Recommendation

Contact a qualified professional.



Sidewalk



Sidewalk



Sidewalk

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

LEFT FRONT SIDE & REAR LEFT CORNER

Trees observed overhanging the roof along the front left side and rear left corner of the house. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.





3.6.2 Vegetation, Grading, Drainage & Retaining Walls

RETAINING WALL MOVEMENT

RIGHT SIDE OF HOUSE

The retaining wall along the right side of the house is showing signs of movement and beginning to lean towards the sidewalk.

Recommend a qualified contractor restack the stone wall where needed.

Recommendation

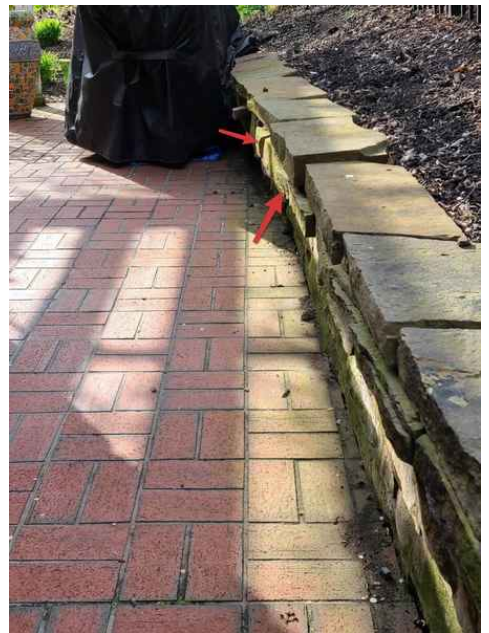
Contact a qualified professional.



Right side of House



Right Side of House



Right Side of House

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspace	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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Information

Inspection Method

Attic Access

Foundation: Material

Masonry Block

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Steel I-Beams, Engineered Floor
Trusses

Floor Structure: Sub-floor

Plank

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand

Carrier, American Standard

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Radiant Heat, Split Unit

Distribution Systems: Ductwork

Non-insulated

AFUE Rating

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Furnace/Heating Units

Basement Furnace Room - Exterior Right Side

There were two units of heating sources in the home.

American Standard Boiler - MFG Date Undetermined

Carrier Split Unit - December 2020



Carrier



American Standard Boiler

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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Information

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Window AC, Split Unit

Cooling Equipment: Location
Patio Area, 2nd Floor Bedrooms

Distribution System: Configuration
Split

Cooling Equipment: SEER Rating
14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Hot Water Systems, Controls, Flues & Vents	X			X
7.4	Water Supply, Distribution Systems & Fixtures	X			X
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump			X	

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Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

Material

PVC, Stainless Steel

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 MFG Date April 1, 2020 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement, Utility Room

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Gas

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper, Poly

Water Supply, Distribution

Systems & Fixtures: Water Supply

Material

Hose, Poly

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

At Tank

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

MISSING DRAIN STOPPER

2ND FLOOR HALLWAY BATHROOM - 1ST FLOOR BATHROOM

The 2nd floor hallway bathroom is missing a tub drain stopper and 1st floor bathroom is also missing a sink drain stopper.

Recommend a plumbing contractor install new drain stoppers in the bathroom tub and bathroom sink.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



2nd Floor Bathroom Tub



1st Floor Bathroom Sink

7.3.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NO EXPANSION TANK

BASEMENT FURNACE ROOM

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.



Basement

7.4.1 Water Supply, Distribution Systems & Fixtures

 Recommendation

MISSING SHUT OFF VALVES

KITCHEN

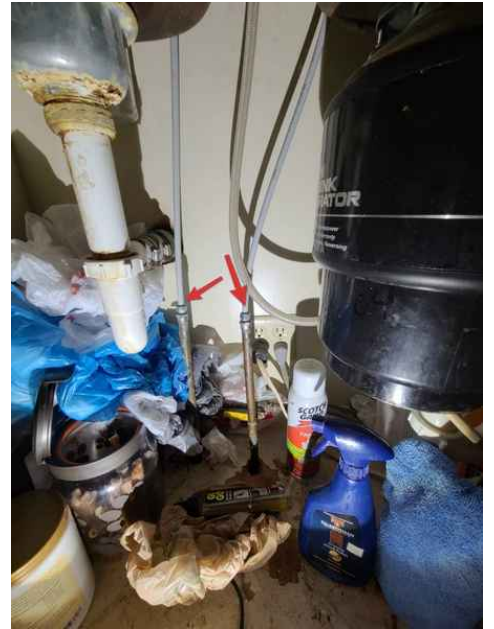
There were no hot or cold water shut off valves under the kitchen sink.

Your shutoff valve will stop the flow of water before more can leak out. You can also use the valve on a sink to control issues where there is a crack, or a seal is not working. Cases, where the water source that links to your home is at risk of harm, could also require you to activate the valve

Recommend shut off valves be installed on the hot and cold water distribution lines under the kitchen sink.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			

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Information

**Service Entrance Conductors:
Electrical Service Conductors**
Overhead, 240 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker, Fuses

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Kitchen

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles



Recommendation

EXPOSED JUNCTION BOXES

ATTIC - BASEMENT

There were two exposed junction boxes; one in the attic and the second in the basement above the water tank.

Junction boxes prevent fires and electrocution. Whenever you splice wires together while installing residential circuitry, the electrical code requires you to enclose the connections in a junction box.

Recommend an electrical contractor evaluate and install cover plates on the open junction boxes.

Recommendation

Contact a qualified electrical contractor.



Attic



Basement

8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendation

EXTERIOR RECEPTACLES - 2ND FLOOR HALLWAY BATHROOM - BASEMENT

No GFCI protection present at the exterior receptacles; in the 2nd floor hallway bathroom and behind the clothes washer in the basement laundry area. Recommend licensed electrician upgrade by installing ground fault receptacles.

It should be note that the receptacle located to the right of the garage door as well as the GFCI receptacle in the left rear corner of the house would not reset when tested.

Recommend a licensed electrician install new GFCI receptacles.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Front



Rear



Rear



Basement Laundry

9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys			X	
9.2	Lintels	X			
9.3	Damper Doors			X	
9.4	Cleanout Doors & Frames	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type

Gas

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation	X			
10.2	Vapor Retarders (Crawlspace or Basement)			X	
10.3	Ventilation	X			
10.4	Exhaust Systems	X			

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

None

Attic Insulation: Insulation Type

Cellulose

Attic Insulation: R-value

R-19

Ventilation: Ventilation Type

Soffit Vents

Exhaust Systems: Exhaust Fans

None

11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
11.1	Doors	X			X
11.2	Windows	X			X
11.3	Floors	X			
11.4	Walls	X			X
11.5	Ceilings	X			X
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			

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Information

Windows: Window Manufacturer

Unknown

Windows: Window Type

Casement, Single Pane, Storm

Floors: Floor Coverings

Carpet, Hardwood, Tile

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Gypsum Board, Plaster

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Composite, Granite, Porcelain, Tile

Deficiencies

11.1.1 Doors

DOOR STICKS

2ND FLOOR BEDROOM

The door sticks in the 2nd floor bedroom that leads an adjacent bedroom at the top right and is tough to open Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



Bedroom



Bedroom

11.2.1 Windows

Recommendation

MISSING SCREEN

2ND FLOOR FRONT LEFT BEDROOM - 2ND FLOOR LEFT REAR BEDROOM - 2ND FLOOR HALLWAY BATHROOM

Window missing screen in the 2nd floor front bedroom, 2nd floor left rear bedroom and 2nd floor hallway bathroom. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



Bedroom



Bedroom



Bedroom



Bathroom

11.2.2 Windows

Recommendation

PAINTED SHUT

2ND FLOOR FRONT RIGHT BEDROOM - 2ND FLOOR HALLWAY BATHROOM - LIVING ROOM - SITTING ROOM - DINING ROOM - KITCHEN

One or more windows are painted shut in the 2nd floor front right bedroom; 2nd floor hallway bathroom; living room; sitting room and kitchen. Recommend windows be restored to functional use.

Recommendation

Contact a qualified window repair/installation contractor.



Bedroom



Bedroom



Bedroom



Bathroom



Living Room



Living Room



Living Room



Living Room



Dining Room



Kitchen

11.2.3 Windows

BROKEN WINDOW GLASS

SITTING ROOM - BASEMENT

There were 2 broken glass windows observed; one in the sitting room and two in the basement glass block windows.

Recommend a window professional replace the broken glass windows.

Recommendation

Contact a qualified window repair/installation contractor.





Sitting Room



Basement



Basement

11.4.1 Walls

MINOR CORNER CRACKS

LIVING ROOM

Minor cracks at the corners of side porch door at the top right corner. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommend a qualified professional patch and paint the cracked area.

Recommendation

Contact a qualified professional.



Living Room

11.4.2 Walls

MOISTURE DAMAGE



Stains on the 2nd floor hallway bathroom walls above the tile in the shower visible at the time of the inspection appeared to be the result of moisture from the shower coupled with no fan and unable to open window due to it being painted shut.

Recommend a qualified professional repair the damaged plaster.

Recommend installation of a fan or have the painted windows unsealed.

Recommendation

Contact a qualified professional.



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom

11.5.1 Ceilings

MINOR CEILING CRACKS

2ND FLOOR FRONT RIGHT BEDROOM - LIVING ROOM

There were minor ceiling cracks in the 2nd floor front right bedroom left of the closet door and minor ceiling crack in the living room right of the front door.

Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommend a qualified professional patch and paint the cracked areas.

Recommendation

Contact a qualified professional.



Bedroom



Living Room

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink

tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Keystone Building Inspections	Maria Stinger PA DEP Certified Tester #2643
PA DEP Certification #2464	radontestermaria@gmail.com
www.keystonebuildinginspections.com	412-855-0286

RADON TEST REPORT
DATE ANALYZED: April 29, 2022

Customer	TEST SITE:
Pastin Home Inspections	Pamela Countouris
	60 Mt. Lebanon Boulevard
	Pittsburgh, PA 15228

Rad Elec E-PERM Electret Ion Chambers were used for short-term radon screening measurements that were conducted at the above referenced test site. The following measurements were made with a SPER-1 Electret Reader.
 Electret Reader Serial Number: E1037 Calibration Expiration Date: April 21, 2023

Electret #	Type	Location	Test Start Date/Time	Test End Date/Time	Results pCi/L
SML451	SST	Basement	4/27/22 @ 8:30 AM	4/29/22 @ 10:30 AM	2.4
SML348	SST	Basement	4/27/22 @ 8:30 AM	4/29/22 @ 10:30 AM	2.1

The results are as follows:

The Average Radon Concentration Level in the Basement: 2.3 pCi/L (pico curies per liter)

The EPA recommends fixing the home if the Radon level is 4.0 pCi/L or higher.

Deployed By: James Pastin #8949 Retrieved By: James Pastin #8949 Analyzed By: Maria Stinger #2643

*Closed House Conditions: Closed House Conditions were met
 Tampering: No tampering observed
 Weather Conditions: No unusual weather conditions observed
 Radon Mitigation System: No mitigation system observed*

Comments: Radon tests are intended to give you an indication of the radon levels during the measurement period as noted above. Certified Radon Testers are not responsible for financial or health consequences of subsequent action or inaction by the client or their representatives based upon the above results.

If you should have any questions concerning your radon measurements, please contact me at the phone number listed above or visit <http://www.epa.gov/radon>.

This radon test only provides results for the period covered during the measurement period.

Radon Health Risk Information

Radon is the second leading cause of lung cancer, after smoking. The U. S. Environmental Protection Agency (USEPA) and the Surgeon General strongly recommend that further action be taken when the home's radon test results are 4.0 pCi/L or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level, the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0.

NOTICE TO CLIENTS

Pennsylvania law requires that anyone who performs radon testing, mitigation or laboratory analysis activities must be currently certified by the Pennsylvania Department of Environmental Protection (DEP). Any person providing these radon services shall present to the client a current Department – issued photo

identification card upon request. If you have any questions, comments or complaints concerning persons who provide radon related services, please contact the DEP at the Bureau of Radiation Protection, Department of Environmental Protection, P. O. Box 8469, Harrisburg, PA 17105-8469, 717-783-3594 or 800-237-2366

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

Pastin Home Inspections, LLC.
109 Ridge Lane
Coraopolis, Pa. 15108
412 770-4682

Company's Business Lic. No.

18052327

Date of Inspection

4/27/22

Address of Property Inspected

60 MT. LEBANON BLVD.
PITTSBURGH, PA. 15222

Inspector's Name, Signature & Certification, Registration, or Lic. #

JAMES A. PASTIN James A. Pastin 18052327

Structure(s) Inspected

RESIDENTIAL HOUSE

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
 B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____
 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____
 3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) _____

Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 1, 2, 3, 4, 6, 7, 8, 9, 24
 Crawlspace
 Main Level 1, 3, 4, 6, 7, 8, 9
 Attic 5, 2, 4
 Garage 6, 7
 Exterior
 Porch
 Addition
 Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. ***This shall not be construed as a 90-day warranty.*** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**