

Quality Home Inspections Inc.
5333 Springvalley Dr.
Pittsburgh, Pa., 15236

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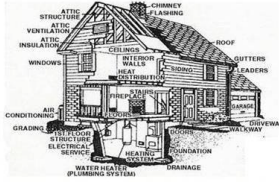
Confidential Inspection Report

100 Any Street
Pittsburgh, PA 15236

Prepared for: Mr Randy Payne

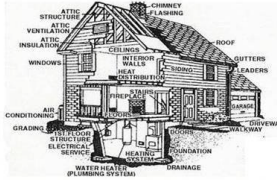
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Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Randy Payne
Quality Home Inspections Inc.

GENERAL INFORMATION

Client & Site Information:

Inspection Date: October 29, 2009.
Client: Mr Randy Payne

Inspection Site: 100 Any Street
Pittsburgh, PA 15236
House Occupied? Yes, the house is currently lived in or furnished. This will restrict some viewing.
People Present: Selling agent, Purchaser.

Building Characteristics:

Building Type: 1 family dwelling.
Stories: 2 story home.
Space Below Grade: The lowest level is a basement.

Climatic Conditions:

Weather: Clear sky's noted.
Soil Conditions: Dry conditions.
Outside Temperature (f): 50-60.

Utility Services:

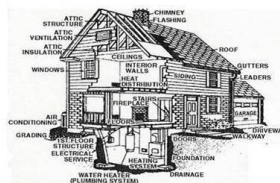
Water Source: Public water source is the primary water source for this dwelling.
Utilities Status: All utilities on.

Payment Information:

Total Fee: \$450 0.00.
Paid By: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of



practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

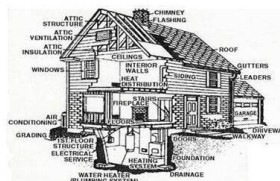
Driveway:

Cracks to the driveway are typical. These cracks can usually be patched with caulking or crack patch. Cracks are usually caused by the freeze-thaw cycle. Keep crack joints filled to reduce this problem. The material of the driveway is concrete. This is the most durable type of material available. Keep the cracks filled, the edges packed with soil, and seal the driveway if desired.

Walks:

The type of sidewalk material is, concrete. Seal the cracks, and patch if necessary for prolonged life. The cracks in the walk are typical. Maintenance to keep the water from deteriorating the walk is recommended. This would consist of sealing cracks with sealants or patches.

Patio / Porch:



Slab: Patio type: Concrete. Carpet restricts viewing.
Cover / Roof: The porch/patio roof is the same as the main roof. See Roofing page.
Railings Wrot iron railing needs painted.

Decks / Balcony:
Condition: Type/ condition of deck/balcony is: Wood.

Fences & Gates:
Condition: Type: Wooden style.

Grading:
Site: The yard is: flat, gentle sloping, Landscape grading, recommend sloping the soil away from the property at a rate of an inch per foot, for approx. 4 to 6 feet.

Vegetation & Landscaping:
Condition: Trim plants and shrubs away from structure. Landscape grading the soil so the dirt is higher at the building and sloping away at a rate of 1-2 inches of fall for each foot is recommended.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

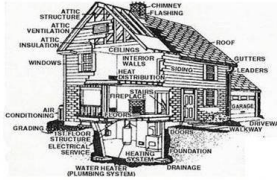
Exterior Siding:
Materials & Condition: Walls are constructed with: Brick veneer siding. Masonry pointing of the mortar joints is needed, wherever mortar is missing. Damaged/rotted trim is observed.

Flashing & Trim: An observation was made that some of the caulking around the windows is missing or non-existent. Caulk where necessary.

Chimney:
Please Note: There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

Chimney Exterior: The chimney is made of brick materials. The Chimney is on the gable end of the house.

Height & Clearance: The chimney installation appears to meet clearance requirements. They are 3 feet tall



Age 10-15 years old.
Roof Access: Walked on the roof. The roof pitch is: moderate slope.
Roof Covering: Composition shingles were observed.

Valleys:

Woven valleys are when intersecting roof pitches weave the shingles in the valley.

Gutters & Downspouts:

Aluminum gutters noted. Underground leader drains were observed. The condition underground is not known. Plastic type piping.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access: The attic was accessible to view normally.
Ventilation Ventilation is: a ridge vent that runs along the peak of the roof. soffit vents under the overhang.
Structure: A rafter system is installed in the attic cavity to support the roof decking.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

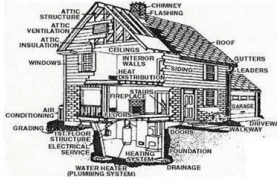
Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition: Entrance size, 100Amp, Meter base, 100amp, Main box, 100amp, The service entrance is attached overhead. 110/220 Volt, Circuit breakers, Inspection sticker noted.
Grounding Equipment: Grounded via rod in ground. Grounded via connection to metallic water pipe.

Electric Panels:

Main Panel Location: Basement.
Main Panel Observations: Circuit and wire sizing correct so far as visible, labeling of some or all of the circuits is visible.
110 Volt Circuits: Copper wires typical.
220 Volt Circuits: Aluminum multi-strand wires, Copper wiring.



Wiring

Entrance Cables: Aluminum- OK.
Branch Wiring: Copper, **Over-fusing is noted, needs corrected by electrician.**

Switches & Fixtures:

General: A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Electrical Outlets:

General: A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.
Exterior Siding: Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior locations.
Kitchen Interior: The gfci (s) were working properly.
Master Bath: A GFCI is in this location and working.
Living Room: Lights are not operational in some areas, possibly due to bad bulbs.
Garage Walls: Gfci tested ok.

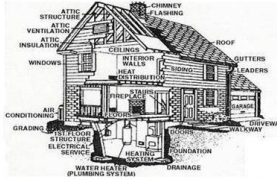
HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location: Forced Air, The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe. Located in the; Basement.
Brand Goodman.
Fuel Source: Natural Gas, Electronic ignition is provided.
Capacity / Approx. Age: 100,000 BTU's, Age; 5 years old .
Combustion Air: The make up air comes from outside.
Flues, Vents, Plenum: The flue pipe is plastic from the furnace to the exterior.
Air Filters: Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..
Normal Controls: Thermostat is located in the living room.



Air Conditioning:

Primary Type:

Central, Split System- **Outside air temperature was below 55 degrees. Unable to test system at this time.**

Brand

Goodman.

Ductwork / Distribution:

Living Room:

Damaged/Missing register(s) covers noted. clean ductwork.

Fireplaces / Solid Fuel Heating:

Living Room:

Masonry. Gas - The fireplace is designed to use gas fuel . There is a log set installed.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:

Front basement Wall.

Material:

Copper.

Pressure:

There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure. Water pressure appears adequate.

Supply Lines:

Material:

Copper supply lines.

Condition:

Minor corrosion is noted.

Waste Lines:

Material:

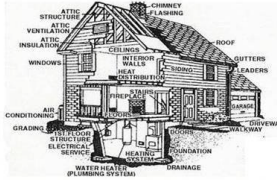
Copper waste lines. Cast Iron waste lines. Galvanized waste lines.

Hose Bibs / Hookups:

General:

Hose bib was on(one or some). Hose bibs should be off from Oct. to April in this area due to freezing.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding.



Master Bath:

Hydro-spa is functional, but its supply pipes should be periodically flushed with anti-bacterial cleanser.

Tub/Shower And Walls:

Master Bath:

Shower guards are triangular pieces of plastic that keep the water from leaking out the corner of the tub, and are recommended to be installed. Tiles are laid in mastic.

Bath Ventilation:

Master Bath:

The bath fan was operating as intended.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Windows:

Kitchen Interior:

Windows are: Wood, double pane, double hung,

Walls:

Kitchen Interior:

There is some minor cracking in the wall. Wall paper is noted.

Entry / Foyer / Hall:

Nail pops were seen. This is the head of the nail popping out. Nail back in, spackle, and paint. The walls are textured.

Ceilings:

Kitchen Interior:

Previous repairs are evident on the ceiling. The repairs made appear to be ok. Textures to the ceiling are noted.

Living Room:

Previous repairs are evident on the ceiling. The repairs made appear to be ok. Textures to the ceiling are noted.

Floors:

Kitchen Interior:

The floor covering material is vinyl. Be aware that older vinyl products may contain asbestos. Use care if handling this product.

Master Bath:

The floor covering material is ceramic or glazed tile.

Entry / Foyer / Hall:

The floor covering material is Hardwoods noted.

Living Room:

The floor covering material is Hardwoods noted.

Closets:

Living Room:

wall repair needed .

Smoke / Fire Detector:

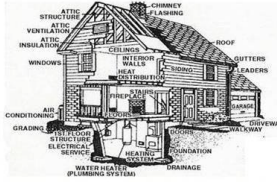
Living Room:

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Central Vacuum:

Living Room:

The built-in vacuum functioned at the representative outlet tested. You should test all



outlets to verify the working condition of the vacuum system.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location: Basement.

Clothes Washer: Washer was not operated at the time of inspection.

Clothes Dryer: Dryer was not operated at the time of inspection.

Dryer Vent: A dryer vent is provided, and in good visual condition. No tears were noted.

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

The garage is integral with the house. Large enough for one car.

Garage Door:

Door Operator: Automatic reverse feature is, operational as intended.

Service Doors: For safety reasons, there should be a fire rated door or a solid core door, as a minimum, between the garage and living areas of the house.

Windows:

Condition: glass block windows were observed and are ok.

Floor:

Condition: The floor drain needs to be cleaned out and maintained. Recommend flushing with 3cups of bleach per bucket every 6 months.