

Pit Snipe Property inspection

Pittsburgh PA 15211

Inspector: James Mack

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Inspector's phone: (412) 426-5448

NACHI24092611



Summary

Client(s): **john doe**










Property address: **123 fairytale lane Pittsburgh PA 15221-3523**

Inspection date: **Sunday, July 21, 2024**



This report published on Tuesday, November 12, 2024 4:24:46 PM EST

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Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition


Grounds

- 2)  Railroad tie leading from back porch is rotted. This is will allow for injury are worst. Recommend a reputable contractor.
- 3)  Nails popping and need resealed on backyard steps. This is a trip hazard are worst. Recommend power washing and paint or seal steps. Recommend a reputable contractor.



Exterior and Foundation

- 4)  Detoriated concrete steps and missing baluster and handrails throughout the back porch. This is a fall hazard. Recommend a reputable contractor.
- 5)  Tree branches to close to house. This will allow for pest infestation. Recommend trimming back 2 to 3 feet. Recommend a reputable contractor.
- 6)  Downspout extension missing above front porch. This will allow for water penetration to the foundation. This will allow premature aging of the shingles. Recommend a reputable contractor.
- 7)  Mortar has fell out in bricks above basement door. Recommend filling in with concrete coaking. Continue to monitor. Recommend a reputable contractor.



Basement

- 8)  Their is Efflorescence (mineral salts) on front foundation wall. Recommend a reputable waterproofing contractor.


Electric

- 12)  Electrical power lines are to close to bedroom window above front porch. This is a shock hazard are worst. Recommend a reputable licensed electrical contractor.
- 13)  One or more electric receptacles at the kitchen had no visible ground fault circuit interrupter (GFCI) protection. Will allow for shock are worst. Recommend a reputable licensed electrical contractor.


Bathrooms, Laundry and Sinks

- 15)  Probable mold in bathroom. Recommend a reputable certified mold tester.
- 16)  Shower drain appears to be leaking. Recommend a reputable licensed plumbing contractor.

Heating, Ventilation and Air Condition (HVAC)

- 19)  Dirty filter. Recommend replacing filter every 30 days and having unit cleaned every 6 months are during season change. Recommend reputable hvac contractor.

Interior, Doors and Windows

- 21)  The right side of steps leading to basement missing handrails and balusters. This is a fall hazard. Recommend a reputable contractor.

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sample report

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<https://codes.ohio.gov/ohio-administrative-code/rule-1301:17-1-17>

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
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Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: 07/21/24-1

Time started: 1255

Present during inspection: Property owner

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm

Inspection fee: 0.00

Payment method: Peer review 2

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 114

Source for main building age: Municipal records or property listing

Front of building faces: Southeast

Main entrance faces: Southeast

Occupied: Yes

Time finished: 1430

Temperature during inspection: Hot

Standards Of Practice

1)  <https://codes.ohio.gov/ohio-administrative-code/rule-1301:17-1-17>

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Open

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Concrete

Condition of stairs, handrails and guardrails: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Exterior stair material: Wood, Concrete

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Deck, porch and/or balcony material: Wood, Concrete

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

Exterior stair material: Concrete


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- 2)  Railroad tie leading from back porch is rotted. This is will allow for injury are worst. Recommend a reputable contractor.



Photo 2-1 backyard retaining wall


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- 3)  Nails popping and need resealed on backyard steps. This is a trip hazard are worst. Recommend power washing and paint or seal steps. Recommend a reputable contractor.



Photo 3-1 exposed nails backyard stairs



Photo 3-2 steps need powerwash and resealed

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Brick

Wall covering: Solid brick (not veneer)

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Poured in place concrete




- 4)    Detoriated concrete steps and missing baluster and handrails throughout the back porch. This is a fall hazard. Recommend a reputable contractor.



Photo 4-1



- 5)   Tree branches too close to house. This will allow for pest infestation. Recommend trimming back 2 to 3 feet. Recommend a reputable contractor.



Photo 5-1 Tree touching left side of house



- 6)   Downspout extension missing above front porch. This will allow for water penetration to the foundation. This will allow premature aging of the shingles. Recommend a reputable contractor.



Photo 6-1 Missing extension on downspout


7)  Mortar has fell out in bricks above basement door. Recommend filling in with concrete coaking. Continue to monitor. Recommend a reputable contractor.



Photo 7-1 above back door basement

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Metal

Condition of floor substructure above:

Pier or support post material: Steel

Beam material: Solid wood, Steel

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Not applicable, none installed

Insulation material underneath floor above: None visible

Condition of exterior entry doors: Appeared serviceable

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood, Steel





8)     There is Efflorescence (mineral salts) on front foundation wall. Recommend a reputable waterproofing contractor.



Photo 8-1 front wall right corner efflorescence



9)   There is probable mold on front foundation wall. Recommend a reputable certified mold tester.



Photo 9-1 front wall right corner efflorescence

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Viewed from ground

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

Roof inspection method: Viewed from ground

Roof type: A frame

Apparent number of layers of roof surface material: One

10) ✓ As of today's inspection the roof and all its components are in good working condition.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: No knee walls

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Unknown

Ceiling insulation material: Unknown

Approximate attic insulation R value (may vary in areas): N/A, none visible

Vermiculite insulation present: Unknown

Vapor retarder: Unknown

Condition of roof ventilation: Required repair, replacement and/or evaluation (see comments below)

Roof ventilation type: Unknown


11)  Previous water damage was discovered in room in attic roof was replaced in 2024. Continue to monitor.



Photo 11-1 roof was replaced in 2024

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 2

Service voltage (volts): 120-240

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

System ground: Ground rod(s) in soil, Cold water supply pipes

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Basement

Location of main disconnect: Breaker at top of main service panel

Ground fault circuit interrupter (GFCI) protection present: Yes

Smoke alarms installed: Installed and appear to be functioning properly at this time

Carbon monoxide alarms installed: Yes and appeared to be working property at this time

Estimated service amperage: 125

Service entrance conductor material: Stranded aluminum, Stranded copper

System ground: Cold water supply pipes, Concrete encased electrode

Location of main service panel #A: Building exterior

Location of main service panel #B: Basement






12)   Electrical power lines are too close to bedroom window above front porch. This is a shock hazard at worst. Recommend a reputable licensed electrical contractor.



Photo 12-1 Missing extension on downspout

13)    One or more electric receptacles at the kitchen had no visible ground fault circuit interrupter (GFCI) protection. Will allow for shock at worst. Recommend a reputable licensed electrical contractor.


14)  As of today's inspection the electrical breaker box and all its components are in good working conditions.



Photo 14-1



Photo 14-2



Photo 14-3

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Copper

Condition of waste lines: Appeared serviceable

Waste pipe material: Copper

Vent pipe condition: Appeared serviceable

Vent pipe material: Copper

Sump pump installed: No

Sewage ejector pump installed: No

Type of irrigation system supply source: Public

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Windows

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Yes




15)    Probable mold in bathroom. Recommend a reputable certified mold tester.



Photo 15-1 probable mold




16)    Shower drain appears to be leaking. Recommend a reputable licensed plumbing contractor.



Photo 16-1 ceiling above kitchen



Photo 16-2 ceiling above kitchen

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas
Temperature-pressure relief valve installed: Yes
Location of water heater: Basement
Hot water temperature tested: No
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Estimated age: 1
Capacity (in gallons): 40
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 122

17) ✓ As of todays inspection of the water heater and all its components are in good working conditions.



Photo 17-1



Photo 17-2

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: N/A (none installed)
Condition of ranges, cooktops and/or ovens: Appeared serviceable
Range, cooktop, oven type: Natural gas
Type of ventilation: Hood or built into microwave over range or cooktop
Condition of refrigerator: Appeared serviceable
Condition of built-in microwave oven: N/A (none installed)

18) ✓ As of todays inspection the kitchen appliances and all its components are in good working conditions.



Photo 18-1



Photo 18-2



Photo 18-3

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Concord Furnace

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Basement

Forced air system capacity in BTUs or kilowatts: 80000

Condition of furnace filters: Required replacement

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable



19)   Dirty filter. Recommend replacing filter every 30 days and having unit cleaned every 6 months are during season change. Recommend reputable hvac contractor.



Photo 19-1 dirty filter need replace



20)   As of todays inspection the furnace and all of its components are in good working condition.



Photo 20-1



Photo 20-2



Photo 20-3

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal

Condition of interior doors: Appeared serviceable

Type(s) of windows: Double-hung

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall or plaster

Ceiling type or covering: Plaster

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Vinyl, linoleum or marmoleum

Condition of stairs, handrails and guardrails: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)



21)   The right side of steps leading to basement missing handrails and balusters. This is a fall hazard. Recommend a reputable contractor.



Photo 21-1

22) 🛠️ Settlement cracks in dining room and living room ceiling Continue to monitor. Recommend replastering.



Photo 22-1 Dining room ceiling



Photo 22-2 Living room ceiling

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