



## Home Inspection Report

Prepared exclusively for  
**Michelle Murphy**



PROPERTY INSPECTED:  
**513 Pennsylvania 271**  
**Ligonier, PA 15658**

**Date of Inspection: 08/19/2025**

Inspection No. 21279-1637

**INSPECTED BY:**

Don Cessna Home Inspections Inc d/b/a Pillar to  
Post

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**INSPECTOR:**

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## REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

### 4.0 ROOFING SYSTEM

#### 4.3 Sloped Surface(s)

4.3.2 No signs of roof leaks noted at time of inspection. Based on age of roof covering, recommend monitoring for any signs of leaks such as stains adjacent to chimney or ceilings which would be indicative of leaks. If any signs of possible leaks, recommend having evaluated by qualified roofing contractor. It is important to understand that the roof was evaluated based on conditions at time of inspection and may change rapidly based on age.

### 5.0 ATTIC

#### 5.5 Ventilation

5.5.1 Soffit vents blocked with insulation. Recommend installing baffles to allow proper ventilation into attic area

### 6.0 GARAGE / CARPORT

#### 6.6 Vehicle Door Opener(s)

6.6.2 Photo eye sensors installed greater than 6" from floor. Recommend adjusting photo eye sensors height to proper 4"-6" from floor to reduce personal injury/property damage



### 7.0 STRUCTURE

#### 7.6 Wall Structure

7.6.2 No signs of active water infiltration noted at time of inspection. If any water infiltration occurs in future it would be recommended having gutters and downspouts evaluated to ensure roof runoff is properly directed away from structure. Also, recommend evaluating landscaping around house to ensure any storm runoff is properly directed away from structure.

### 10.0 PLUMBING SYSTEM

#### 10.5 Water Heating Equipment

10.5.3 Average life expectancy of hot water heater is 10 years. Based on age of appliance, it is recommended that unit be monitored for signs of leaks and budget for replacement when necessary

10.5.4 Recommend installing discharge tube on TPR valve to discharge within 12" of floor to minimize safety hazard as per current regulations

**10.9 Toilet(s)**

10.9.2 Toilet bowl not firmly secured. This condition may allow water seepage at base around wax seal and possible damage to subfloor. No signs of leaks noted in rooms below toilet. Recommend having toilet bolts tightened and caulking base to minimize movement and possible damage to concealed subflooring. **(Basement Bathroom)**

**11.0 INTERIOR****11.3 Walls / Ceilings**

11.3.1 Cathedral ceilings noted in room. Cathedral ceilings limit inspection of attic area for proper ventilation of roofing. Lack of proper ventilation may cause condensation above ceiling and possible mildew/mold growth. Recommend having seller/occupant note any prior signs of condensation on ceiling and having evaluated by qualified contractor if prior condensation occurred on cathedral ceiling. **(Rear addition)**

**11.5 Doors**

11.5.1 Recommend installing proper guides on floor for sliding closet doors to minimize wearing and possible damage to door hardware.

**11.7 Stairs / Railings / Guardrails**

11.7.1 Recommend installing handrail to minimize fall and safety hazards. **(Basement)**

**12.0 FIREPLACE(S)****12.3 Flue / Vent**

12.3.1 Recommend having chimney flue cleaned and evaluated by qualified contractor to minimize fire hazard due to creosote buildup. It is recommended that this service be provided by a certified contractor.

## INSPECTION REPORT

### 1.0 INTRODUCTION

#### 1.1 General Information

- Ranch
- Rural
- Vacant

1.1.1 The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose without the express written consent of the inspector does so at their own risk and by doing so without the consent of the inspector waives any claim of error or deficiency in the report.

1.1.2 At your request, an inspection of this property has been conducted. Pillar To Post: Don Cessna Home Inspections Inc is pleased to submit this inspection report. This report is a professional opinion based on the accessible components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. It is possible that not every defect was discovered. Some areas may have been obstructed from view by furniture, furnishings, finished walls and ceilings or limited access. All information included in this report was gathered using the best of our ability at the time of the inspection and should be reviewed closely. There may also be minor repairs or normal maintenance type repairs, typical for the age of the home that may not be included in this report.

Your attention is directed to your signed copy of the Visual Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this home inspection. The Standards of Practice of the American Society of Home Inspectors (ASHI) prohibits us from making any repairs or referring any contractors. We are not associated with any party to the transaction of this property, except as may be disclosed to you.

The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose without the express written consent of the inspector does so at their own risk and by doing so without the consent of the inspector waives any claim of error or deficiency in the report.

Thank you for selecting our company,

1.1.3 The Inspection Report has been arranged in the following manner:

- Report Summary
- Scope of the inspection
- Property & Site
- Exterior Envelope (Exterior, Roof, etc.)
- Structure (Attic, Framing, Foundation, etc.)
- Systems (Electrical, HVAC, Plumbing, etc.)
- Interior
- General Comments & Limitations

#### 1.2 Inspector

- Don Cessna
- Dustin Nixon

**1.3 Scope of Inspection**

1.3.1 In the following report, several issues of varying criticality, general comments, descriptions, maintenance recommendations and limitations are listed.

- The items listed on the Report Summary are those of more immediate concern – “action items” - related to safety concerns, damage, operational issues and/or service life reasons. This list is not meant to be all inclusive and your priorities may be different
- Bear in mind, all houses need repairs of one type or another, even if only minor. Buyers and sellers of houses often have different perspectives on this issue. Some of the reported repairs may be of the type you would be inclined to live with under normal circumstances
- Generally, older houses need more repair. This varies depending upon maintenance and upgrading performed over the years. As with all older homes, this house will require monitoring, maintenance regular upkeep, and occasional upgrades & repairs

**1.4 Approximate Year Built**

1.4.1 Circa 1970

**1.5 Inspection / Site Conditions**

- ☉ Cloudy
- ☉ Vacant

1.5.1 Temp: 78

Nearest Fire Hydrant: 100 yards

For report purposes house faces SOUTH EAST

**2.0 PROPERTY AND SITE****2.1 Limitations**

- ▲ Vegetation such as shrubs & plants limited inspection in some areas

**2.2 Site Overview**

2.2.1 Various pictures of structure and property.....

**2.3 Landscape / Grading**

2.3.1 Landscaping includes bark mulch which may attract termites. No visible signs of termite activity noted at time of inspection. Recommend monitoring for any signs of termite activity and having properly treated if any visible signs appear.

**2.4 Walkway(s)**

- ☉ Pavers

2.4.1 All walkways on the property were inspected.

**2.5 Driveway(s)**

- ⊙ Asphalt

2.5.1 Driveway(s) were inspected.

2.5.2 Recommend having asphalt driveway resealed periodically to minimize deterioration

**2.6 Patio(s)**

- ⊙ Concrete

2.6.1 Rear patio

**3.0 EXTERIOR****3.1 Limitations**

- ▲ Inspected from ground
- ▲ Vegetation such as shrubs, vines & bushes limited full view at the inspection

**3.2 Foundation Surface**

- ⊙ Block

**3.3 Wall Surface**

- ⊙ Vinyl siding
- ⊙ Brick

**3.4 Eaves / Fascia / Soffit**

- ⊙ Aluminum
- ⊙ Vented

**3.5 Trim**

3.5.1 inspected

**3.6 Windows**

- ⊙ Vinyl
- ⊙ Wood

3.6.1 Exterior window frames and trim inspected from ground level.

**3.7 Exterior Doors**

- ⊙ Storm
- ⊙ Wood

3.7.1 Exterior doors were operated and inspected.

3.7.2 Recommend installing platform on Family Room patio door to patio to minimize hazards



3.8 **Porch(es)**

- Brick

3.9 **Basement Walkout**

- Through garage

4.0 **ROOFING SYSTEM**

4.1 **Roofing General Comments**

4.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

4.2 **Roofing Inspection Method**

- Inspected from roof edge.
- Binocular

4.3 **Sloped Surface(s)**

- Asphalt shingles

4.3.1 Estimated age 1-3 years

4.3.2 **No signs of roof leaks noted at time of inspection. Based on age of roof covering, recommend monitoring for any signs of leaks such as stains adjacent to chimney or ceilings which would be indicative of leaks. If any signs of possible leaks, recommend having evaluated by qualified roofing contractor. It is important to understand that the roof was evaluated based on conditions at time of inspection and may change rapidly based on age.**

4.4 **Flashings**

- Chimney
- Plumbing stack
- Valley

4.4.1 Inspected

4.5 **Roof Drainage**

- Above Ground
- Aluminum
- Below Ground

**4.6 Chimney(s)**

- Brick
- Clay Liner
- Metal Cap

**4.7 Accessories**

- Vent Stack

**5.0 ATTIC****5.1 Limitations**

- Concealed

**5.2 Attic General Comments**

- Attic inspected by entering attic.

5.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.
- No access was gained to the wall cavities of the home.
- Any estimates of insulation depths are rough average values.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection

**5.2.2 View of attic area**

5.2.3 Thermal scan of floor and ceiling did not reveal any temperature differentials indicative of roof leaks or significant energy loss for the roof system and attic area.

**5.3 Attic Access**

- Ceiling Hatch

**5.3.1 Attic Area Inspected**

**5.4 Insulation**

- Fiberglass

5.4.1 Estimated depth 6"



**5.5 Ventilation**

- Ridge
- Soffit

5.5.1 **Soffit vents blocked with insulation. Recommend installing baffles to allow proper ventilation into attic area**

**5.6 Sheathing**

- Plywood

**6.0 GARAGE / CARPORT**

**6.1 Garage General Comments**

- 1-Car
- Attached

6.1.1 Attached garage



**6.2 Interior Access Door(s)**

- ☉ Wood

6.2.1 Access door between garage and living area is not fire rated. Some insurance companies will not give coverage for non-rated doors. Recommend consulting with your insurance company concerning their policy on fire rated doors and budgeting for replacement if necessary.

**6.3 Exterior Access Door(s)**

- ☉ Wood

**6.4 Windows**

- ☉ Wood

**6.5 Vehicle Door(s)**

- ☉ Metal

6.5.1 Tested Operation

**6.6 Vehicle Door Opener(s)**

- ☉ Automatic-chain drive

6.6.1 Tested Operation

6.6.2 **Photo eye sensors installed greater than 6" from floor. Recommend adjusting photo eye sensors height to proper 4"-6" from floor to reduce personal injury/property damage**



**6.7 Floor**

- ☉ Concrete

**6.8 Wall**

- ☉ Drywall

**6.9 Ceiling**

- ☉ Drywall

**7.0 STRUCTURE**

**7.1 Limitations**

- ▲ Insulation

**7.2 Structure General Comments**

7.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions).

**7.3 Foundation**

- ⊙ Concrete block

**7.4 Support - Post / Beam / Column**

- ⊙ Metal beam support
- ⊙ Metal support post(s)

7.4.1 Inspected

**7.5 Floor Structure**

- ⊙ Slab on grade

7.5.1 Cracks noted on basement floor which is common. Recommend having all cracks properly sealed to minimize further deterioration and possible radon gas entry.

**7.6 Wall Structure**

- ⊙ Block

7.6.1 Basement walls have been recently painted. This may conceal signs of water infiltration and extent of infiltration if present. Recommend monitoring basement areas for signs of water infiltration.

7.6.2 **No signs of active water infiltration noted at time of inspection. If any water infiltration occurs in future it would be recommended having gutters and downspouts evaluated to ensure roof runoff is properly directed away from structure. Also, recommend evaluating landscaping around house to ensure any storm runoff is properly directed away from structure.**

**7.7 Ceiling Structure**

- ⊙ Drywall
- ⊙ Tile
- ⊙ Unfinished

**7.8 Slab**

- ⊙ Concrete

**8.0 ELECTRICAL SYSTEM****8.1 Limitations**

- △ Concealed

**8.2 Electrical General Comments**

8.2.1 Limitation: Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection.

8.2.2 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Most of the service cable and distribution wiring is concealed.
- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

**8.3 Service Entrance**

- ⊙ Electrical service to the home is by underground cables.
- ⊙ Service entry conductors are aluminum.

8.3.1 Inspected

8.3.2 Located on side of house



8.4 Service Size

- ☉ 200 Amps

8.5 Main Disconnect(s)

- ☉ 2-200 amp
- ☉ The main electrical disconnect is in the basement.

8.5.1 Inspected

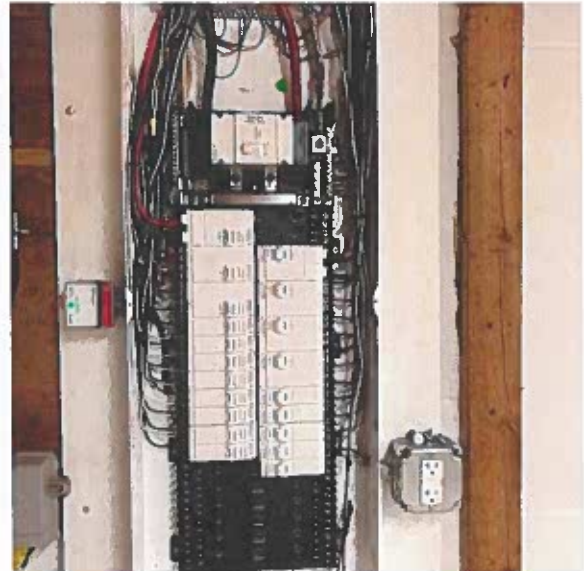
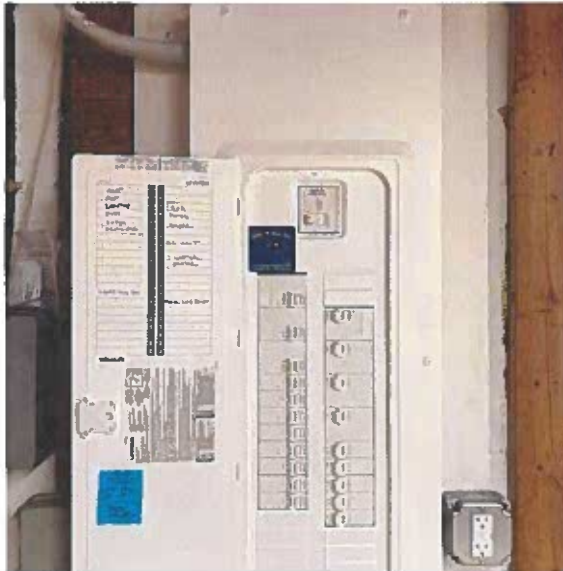
8.6 Distribution Panel(s)

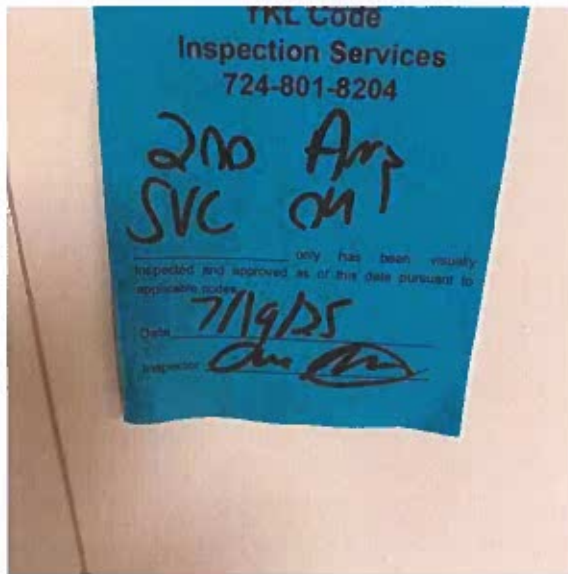
- ☉ Electrical panel located in basement

8.6.1 Inspected

8.6.2 Levitron 200 amp

Upgraded/inspected 7/19/25





### 8.7 Sub-Panel(s)

Laundry Room

8.7.1 Inspected

8.7.2 GE



### 8.8 Grounding

Grounded at grounding rod.

Concealed

### 8.9 Branch Circuit Wiring

Copper wire branch circuits.

Grounded wiring

### 8.10 Receptacles

GFCI Tested

Switched

8.10.1 Tested

8.10.2 GFCI tested and found to be operating properly at time of inspection (**Garage**)

8.10.3 GFCI tested and found to be operating properly at time of inspection (**Kitchen**)

8.10.4 GFCI tested and found to be operating properly at time of inspection (**Workshop**)

- 8.10.5 GFCI tested and found to be operating properly at time of inspection **(Laundry area)**
- 8.10.6 GFCI tested and found to be operating properly at time of inspection **(Basement bathroom)**
- 8.10.7 GFCI tested and found to be operating properly at time of inspection **(Master Bathroom)**
- 8.10.8 GFCI tested and found to be operating properly at time of inspection **(Hallway Bathroom)**

### 8.11 Lighting / Ceiling Fan(s)

- 8.11.1 Tested Operation

### 8.12 Exhaust Fan(s)

- To Attic

### 8.13 GFCI Devices

- 8.13.1 Tested

### 8.14 Smoke Alarms

- 8.14.1 Recommend installation of additional smoke detectors for safety of occupants and having detectors tested on a periodic schedule to ensure proper operation.

### 8.15 Carbon Monoxide Alarms

- 8.15.1 Recommend installing Carbon Monoxide detectors in bedroom areas and rooms with fossil fuel burning appliances.

## 9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 9.1 Thermostat(s)

- Grand Room
- Living Room
- Standard

### 9.2 Energy Source(s)

- Electricity

### 9.3 AC / Heat Pump System(s)

- Air Conditioning System

### 9.4 Air Conditioning System(s)

- 9.4.1 American Standard  
Model 4AGH4030G1000AB  
S/N 2215222CFFF  
Estimated age 3 years



**9.5 Electric Heating System(s)**

9.5.1 American Standard  
 Model TEM4AUB40S31SCA  
 S/N 22292BUA3V  
 Estimated age 3 years



9.5.2 Electric baseboard heaters tested for operation with thermal imaging camera and found to be operational at time of inspection

**9.6 Distribution System(s)**

- ⊙ Air Register
- ⊙ Baseboard Heaters

**9.7 Filter**

9.7.1 Recommend having air filter replaced on regular basis, in accordance to manufacturer's recommendations, to ensure proper operation of appliance.

**10.0 PLUMBING SYSTEM****10.1 Limitations**

- △ Concealed
- △ Concealed

**10.2 Water Main**

- ⊙ Water main is copper pipe.
- ⊙ Main water shut-off valve is in the basement.

10.2.1 Inspected the visible portion of the house water main.

## 10.2.2 Located in Basement

**10.3 Distribution Piping**

- ⊙ Interior water supply pipes are copper.
- ⊙ Interior water supply pipes are plastic.

10.3.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

**10.4 Drain, Waste, and Vent Piping**

- ⊙ Plastic

10.4.1 The visible portions of the interior drain, waste and vent system were inspected.

**10.5 Water Heating Equipment**

- ⊙ Fuel source is electricity.
- ⊙ 50 Gallon
- ⊙ Water heater is located in the basement

10.5.1 The domestic hot water system was inspected and operated.

10.5.2 Rheem  
 Model 82MV52-2  
 S/N RH0109247565  
 50 gallons  
 Mfg 01/09  
 Installed 11/2/09  
 Estimated age 16 years



10.5.3 **Average life expectancy of hot water heater is 10 years. Based on age of appliance, it is recommended that unit be monitored for signs of leaks and budget for replacement when necessary**

10.5.4 **Recommend installing discharge tube on TPR valve to discharge within 12" of floor to minimize safety hazard as per current regulations**

#### 10.6 Hose Bib(s)

Frost free

10.6.1 The exterior hose bibs were inspected but not operated.

#### 10.7 Fixtures / Faucets

10.7.1 Inspected

#### 10.8 Sink(s)

- Fiberglass
- Marble
- Stainless Steel

10.8.1 Inspected

#### 10.9 Toilet(s)

10.9.1 Inspected

10.9.2 **Toilet bowl not firmly secured. This condition may allow water seepage at base around wax seal and possible damage to subfloor. No signs of leaks noted in rooms below toilet. Recommend having toilet bolts tightened and caulking base to minimize movement and possible damage to concealed subflooring. (Basement Bathroom)**

#### 10.10 Tub(s) / Shower(s)

Fiberglass

10.10.1 Tubs and showers were inspected and operated and are functional.

#### 10.11 Floor drain

10.11.1 Observed

**10.12 Septic System**

**10.12.1 Anticipated location of septic tank in front yard**



10.12.2 Recommend having septic tank pumped by qualified contractor every 3-5 years to minimize potential problems with sewage system.

**11.0 INTERIOR**

**11.1 Interior General Comments**

11.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.
- The operation of a representative sample of windows and doors was tested.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

**11.2 Floors**

- ⊙ Carpet
- ⊙ Ceramic
- ⊙ Wood

**11.3 Walls / Ceilings**

- ⊙ Ceramic
- ⊙ Drywall
- ⊙ Tile

**11.3.1 Cathedral ceilings noted in room. Cathedral ceilings limit inspection of attic area for proper ventilation of roofing. Lack of proper ventilation may cause condensation above ceiling and possible mildew/mold growth. Recommend having seller/occupant note any prior signs of condensation on ceiling and having evaluated by qualified contractor if prior condensation occurred on cathedral ceiling. (Rear addition)**

**11.4 Windows**

- ⊙ Awning
- ⊙ Casement
- ⊙ Double Hung
- ⊙ Thermal
- ⊙ Vinyl
- ⊙ Wood

**11.5 Doors**

- Hinged
- Sliding
- Wood

**11.5.1 Recommend installing proper guides on floor for sliding closet doors to minimize wearing and possible damage to door hardware.**

**11.6 Entrance Door(s)**

- Hinged
- Wood

**11.7 Stairs / Railings / Guardrails**

- Carpeting
- Wood

**11.7.1 Recommend installing handrail to minimize fall and safety hazards. (Basement)**



**11.8 Countertops / Cabinets**

- Laminate
- Wood

**11.9 Heating / Cooling Sources**

- Air Register
- Baseboard heaters

**12.0 FIREPLACE(S)**

**12.1 Fireplace General Comments**

**12.1.1 Living Room Fireplace**



**12.1.2 Basement Fireplace**



**12.1.3 Grand Room ELECTRIC Fireplace****12.2 Fireplace Damper(s)**

Operational

**12.3 Flue / Vent**

**12.3.1 Recommend having chimney flue cleaned and evaluated by qualified contractor to minimize fire hazard due to creosote buildup. It is recommended that this service be provided by a certified contractor.**

**12.4 Hearth / Door / Screen**

Glass

**13.0 APPLIANCES****13.1 Refrigerator**

13.1.1 Tested

13.1.2 Kenmore Refrigerator: Appliance is aged but operating properly at time of inspection. Average life expectancy for appliances is 5-10 years. Recommend monitoring unit for signs of decreasing performance and/or leaks and budgeting for replacement.

**13.2 Ranges / Ovens / Cooktops**

Electric

13.2.1 Tested

13.2.2 GE ELECTRIC cooktop

13.2.3 Whirlpool ELECTRIC wall oven

**13.3 Range Hood**

None

**13.4 Dishwasher**

13.4.1 Tested

13.4.2 GE Dishwasher: Appliance is aged but operating properly at time of inspection. Average life expectancy for appliances is 5-10 years. Recommend monitoring unit for signs of decreasing performance and/or leaks and budgeting for replacement.

**13.5 Microwave Oven**

13.5.1 Tested

13.5.2 Sharp

**13.6 Food Waste Disposer**

13.6.1 Tested

13.6.2 ISE garbage disposal

**13.7 Clothes Washer**

13.7.1 Tested

13.7.2 Speed Queen

**13.8 Clothes Dryer**

☉ Electric

13.8.1 Tested

13.8.2 Speed Queen

**14.0 GENERAL COMMENTS ABOUT THIS INSPECTION**

#### 14.1 General Comments

14.1.1 This report has been prepared based upon the Standards of Practice established by TThe American Society of Home Inspectors - ASHI®. All components designated for inspection in the ASHI® Standards of Practice, adopted March 2014, are inspected, except as may be noted within this report. Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Pillar To Post: Don Cessna Home Inspections Inc. is neither a guarantor nor insurer. Not all improvements will be identified during this inspection. The inspection and related report do not address and are not intended to address code and/or regulation compliance, environmental hazards including: mold, mildew, fungus, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination, cockroaches, rodents, pesticides, treated lumber, mercury and any other indoor or outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired. The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the visual inspection agreement. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose without the express written consent of Don Cessna Home Inspections Inc d/b/a Pillar To Post does so at their own risk and by doing so without the consent of Don Cessna Home Inspections Inc d/b/a Pillar To Post waives any claim of error or deficiency in the report.

This inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems, central-vac systems, sprinkler systems, alarm systems, cable or satellite TV wiring, timers carbon monoxide detectors or smoke detectors.

Prior to closing, request that the seller provide warranty documentation, instructions & receipts for any installed or remaining systems and appliances.

The Report Summary is provided to allow the reader a brief overview of the Report. These pages are not all encompassing. Reading these pages alone are not a substitute for reading the report in its entirety. The entire Inspection Report, including the Standards of Practice of the American Society of Home Inspectors, limitations, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the Inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the Report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of the sale. Further evaluation prior to closing is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection.

Please call our office for any clarification or further questions.

# **Home Improvements**

**Bathrooms - \$6168**

**Studio - \$3881**

**Porches painted- \$1200**

**Driveway Sealed -\$1150**

**Property Survey -\$750**

**Septic Tank Cleaned -\$425**

**Chimney Cleaning - \$475**

**Gutters Cleaned -\$270**

**Porch Light -\$250**

**Furnace Serviced -\$140**

(717) 657-7032



# TCS INDUSTRIES, INC.

RADON GAS DETECTION

www.radondetek.com

4326 Crestview Road, Harrisburg, PA 17112

MICHELLE MURPHY  
513 STATE ROUTE 271  
LIGONIER PA 15658

\*\*\*\*\*

TESTED AREA BASEMENT PADEP 0182; NRSB ARL0023  
FLOPPY IDENTIFIER laavp171

EXPOSURE START DATE/TIME	1/ 8/2026	10: 0	
END	1/10/2026	12:30	EXPOSURE HOURS = 50.5
ANALYSIS	1/15/2026	13:16	DECAY HOURS = 120.8

CANISTER ANALYZED FOR: KCR  
CANISTER NUMBER: DB128J  
WATER GAIN = 1.5 grams

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RADON CONCENTRATION (WEIGHTED AVG) IN pCi/L = 3.5

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### RADON HEALTH RISK INFORMATION

*Radon is the second cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action 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 larger the health risk to you and your family. Reducing radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about reducing elevated radon levels please refer to the EPA's CONSUMER'S GUIDE TO RADON REDUCTION or PA's Guide for Pennsylvania residents.*

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### POLICY AND LIMITATIONS OF LIABILITY

*TCS holds all data and information confidential. We will not release it to other parties without written permission, except where required by law. Data may be used in reports without disclosure of customers name or address. TCS does not accept responsibility for financial or health consequences of actions taken by the customer or his agents as a result of this analysis or sampling, or for any and all loss, charge, cost, claim, demand, fee, expense, or damage of any nature arising out of, connected with, resulting from or sustained as a result of any radon sampling requested. TCS makes no warranty of any kind, expressed or implied for the consequences of erroneous test results. Detector was analyzed as received using a modification of HP Vol. 46, No. 4 pp 867-872.*