



SUMMARY

24 Puseyville Rd, Quarryville, PA
17566
Mike & Julie Moore & Pam McDowell
09/04/2024

Bill Haughery
ASHI, #262900
Precise Inspecting
717-808-5997
Bill@PreciseInspecting.com



SUMMARY

1) Material Defects - This category is composed of "material defects" as defined by the state of Pennsylvania. Specifically it refers to "a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property." They consist of systems, structures, or components that are broken, not working as intended, not installed properly, of immediate safety concern, or have a significant adverse impact on the property's value. **It is important that these items should be addressed by a qualified contractor prior to the end of your contingency agreement.**

2) Recommendations - Recommendations refer to components that are functional at the time of the inspection but require a qualified contractor to evaluate further, in order to determine life expectancy or if repairs or replacements are necessary. Also included in this category are mechanical and structural systems nearing the end of their useful life but still in working condition. **Because these items are not insignificant, I recommend that they be addressed by a qualified contractor prior to the end of your contingency agreement.**

3) Maintenance - These observations are primarily comprised of maintenance items and are provided in order to draw attention to items that need attention or repair by a professional or homeowner before they develop into significant problems.

2.5.1 Skylights, Chimneys & Roof Penetrations

CHIMNEY CAPS MISSING

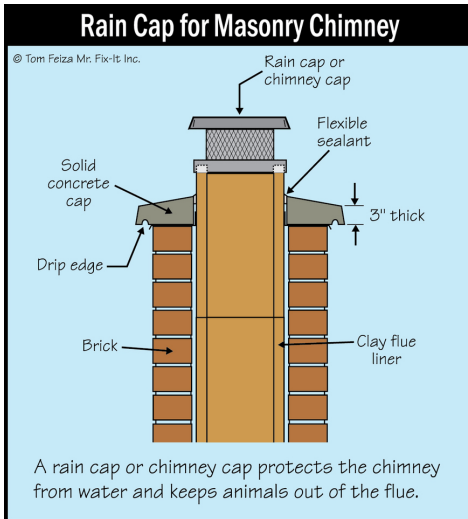
CHIMNEY

The chimney vent did not have a cap. The absence of a cap can lead to potential damage to the flue through moisture penetrating into the home. I recommend installing a properly sized cap.

Recommendation

Contact a qualified roofing professional.





F030C



3.3.1 Driveways

DRIVEWAY - ASPHALT CRACKING -MODERATE



DRIVEWAY

At the time of the inspection the driveway showed signs of moderate cracking. In order to maintain a serviceable surface, the driveway should be free from cracking and maintained with appropriate caulking. Because these photos may be representative of more than one crack, I recommend a qualified professional to evaluate the entire driveway and make recommendations for ongoing maintenance.

Recommendation

Contact a qualified driveway contractor.



3.4.1 Grading and Drainage

DOWNSPOUT DRAINING CLOSE TO HOUSE

2 LOCATIONS

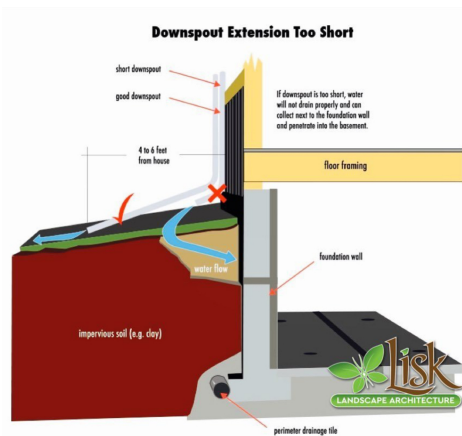


Material Defects

At the time of the inspection one or more downspouts were discharging close to the structure. This can result in erosion and damage to the foundation structure because the soil remains constantly wet. The recommended distance for a surface extension of a downspout is 4 feet or more from the structure. I recommend these downspouts be extended.

Recommendation

Recommended DIY Project



Illustration



Front Corner Right Side



Front Corner Left Side

3.5.1 Siding

LOOSE SIDING

LEFT SIDE

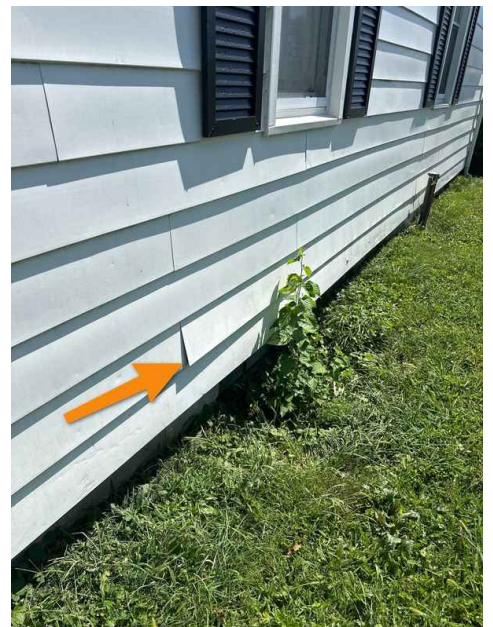
At the time of the inspection the siding was loose in one or more locations. Loose siding is vulnerable to high winds and moisture can penetrate these locations. I recommend a qualified professional to evaluate and repair the siding.

Recommendation

Contact a qualified siding specialist.



Recommendations



3.5.2 Siding

SIDING DAMAGE

VARIOUS LOCATIONS



Recommendations

I observed a section of damaged siding. This allows for unwanted moisture penetration. I recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



Rear Carport



Rear Carport



Rear Corner Left Side



Left Side



Left Side soffit

3.6.1 Flashing & Trim **UNFINISHED TRIM**

FRONT PORCH FACIA

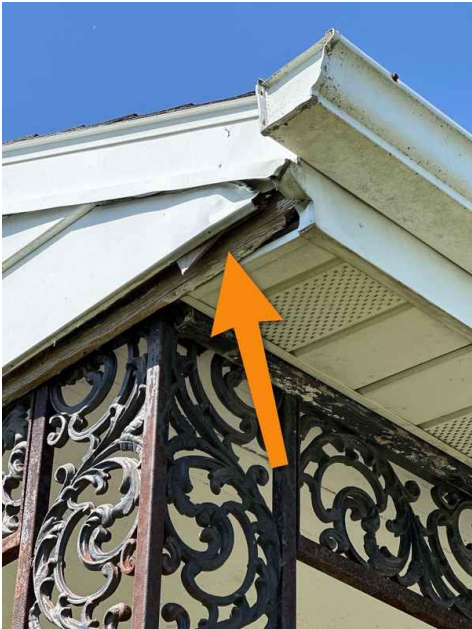
At the time of the inspection, I observed trim that was not completely finished in one or more areas. These areas are vulnerable to leaks. I recommend these areas be evaluated by a qualified professional and proper repairs made.

Recommendation

Contact a qualified carpenter.



Recommendations



Front Porch corner

3.7.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

PEAK AT FRONT

I observed one or more sections of the fascia are damaged. See photo description. Facia boards/siding are crucial in sealing the roof line from moisture penetration and are an integral component when a gutter is attached. I recommend a qualified professional evaluate and repair.

Recommendation
Contact a qualified roofing professional.

 Recommendations



Perspective view



Close up

3.8.1 Porches, Balconies, Steps and Railings

CONCRETE CRACKING - MINOR

REAR PATIO

 Maintenance

At the time of the inspection I observed one or more areas where the concrete walking surface was cracking. The size of this particular crack is small. It is most likely a cosmetic issue and the result of stress cracking. There does not appear to be any visible structural problem. Caulking these cracks can help maintain them from moisture penetration.

How to caulk concrete cracks



Close up



Perspective view



Close up



3.8.2 Porches, Balconies, Steps and Railings

PORCH POSTS NOT PLUMB

REAR PORCH

The porch posts pictured here were not plumb. This may or may not present a structural issue. I recommended a qualified carpenter evaluate and determine if any adjustments or repairs need to be made.

Recommendation

Contact a qualified carpenter.





Left Side post



Right Side posts

3.8.3 Porches, Balconies, Steps and Railings

ROTTEN PORCH ROOF MEMBERS

GABLE END OF REAR PORCH ROOF

I observed rotten structural members of the porch roof. See photos. This area should be evaluated by a professional and repairs made to reinforce the structure.

Recommendation
Contact a qualified carpenter.



Porch ceiling and support structure



Softening soffit member



Rotten post and carrier beam



Rotten porch ceiling plywood

3.9.1 Foundation Wall Exterior

CATEGORY 1 CRACK

RIGHT SIDE FOUNDATION WALL

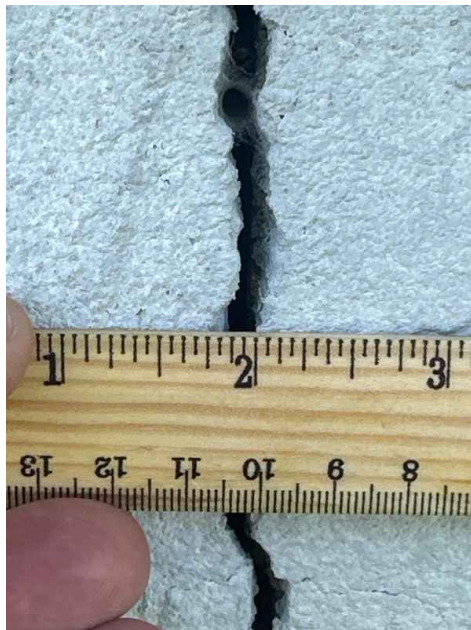
The crack was less than 3/16". This is considered a Category 1 defect and is considered fully serviceable (see Classifying a Structural System below). According to the National Association of Homebuilders (NAHB) cracks less than 3/16" are not considered to be structurally defective.

Classifying a Structural System by Keystone Foundations

What Are Foundation Cracks: Causes, Types, and Repair (2024)



Perspective view



Close up

3.10.1 Service Entrance Conductors and Grounding

WEATHERHEAD AND CONDUCTOR NOT ANCHORED

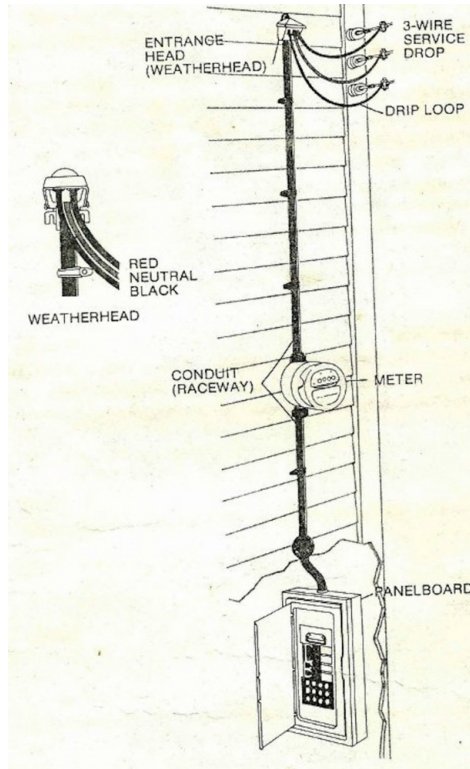
Material Defects

RIGHT SIDE GABLE END

At the inspection I observed that the weather-shield and entrance conductor were not properly anchored at the house. The weather shield at the top of the service conductors should be attached securely to the building. I recommend an electrician evaluate and reattach this conductor according to applicable codes.

Recommendation

Contact a qualified electrical contractor.



Illustration

3.11.1 Exterior Doors

CRACKED WOODEN DOOR

Recommendations

FRONT DOOR

At the time of the inspection I observed a wooden door that was cracked. I recommend this be repaired or replaced.

Recommendation

Contact a qualified carpenter.



Perspective view



Close up of split panel

3.14.1 Vegetation

VEGETATION IN CONTACT WITH STRUCTURE

REAR CORNER BASEMENT ACCESS

Vegetation is overgrown in one or more places around the house. This creates a potential path for insects and moisture to enter the home and can damage the structure of the house. I recommend that all plants, shrubs and trees be trimmed back 12-18" from house.

Recommendation

Recommended DIY Project



Recommendations



3.15.1 Retaining Wall

WALL PUSHING

REAR CORNER RIGHT SIDE

I observed a retaining wall that was pushing outward. Often this is the result of water behind the wall pushing the wall out of alignment or foundational defects. This is called hydraulic pressure. See photo descriptions. I recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified carpenter.



Material Defects



4.3.1 Walls

CRACKING PLASTER, MODERATE

VARIOUS LOCATIONS

I observed moderate wall plaster cracks in one or more places. I recommend cosmetic repair by a licensed contractor or DIY.

Recommendation

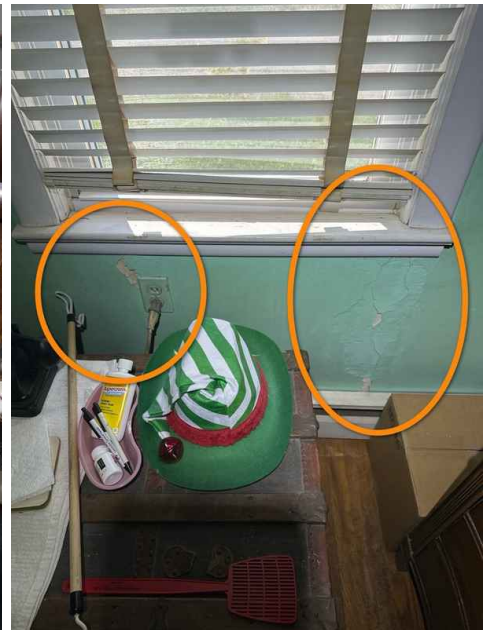
Recommended DIY Project



Dining Room Wall / Ceiling



Dining Room



Front Bedroom



Dining Room

4.3.2 Walls

WALLS PUSHING

FRONT / REAR EXTERIOR WALLS

I observed one or more walls that were pushing out of plumb. This indicates a defect in the load distribution. See attached photos. I recommend a structural engineer to evaluate.

Recommendation

Contact a qualified structural engineer.



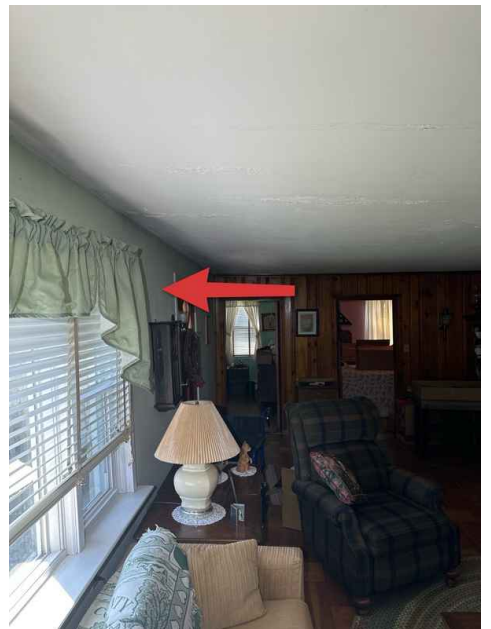
Material Defects



Rear Wall Exterior



Front Wall Exterior



Front Wall Interior



Rear Wall Interior

4.4.1 Windows

OLDER VINYL WINDOWS

MULTIPLE LOCATIONS

The home had older vinyl windows that are showing signs of age. As vinyl windows age they exhibit one or more of the following defects:

- stiff sash mechanisms
- failed thermal seals
- deteriorated glazing
- broken or missing hardware.

The National Association of Certified Home Inspectors reports that the predicted life expectancy of vinyl/aluminum windows can be 20-40 years depending upon climate conditions, the window manufacturer, and quality of installation.

I recommend a qualified professional to evaluate the condition of all the windows and make recommendations. You may want to consider budgeting for replacement.

Recommendation

Contact a qualified window repair/installation contractor.



Front Bedroom Representative Throughout

4.5.1 Floors

VINYL FLOOR DELAMINATING

KITCHEN / DINING ROOM

During the inspection, I observed the vinyl floor covering delaminating. The damage was not structural. I recommend the entire floor be examined by a qualified professional.

Recommendation

Contact a qualified flooring contractor





Perspective view

4.6.1 Doors
DOOR HARDWARE MISSING

 Maintenance

2 LOCATIONS

At the time of the inspection I observed one or more doors that were missing hardware. I recommend new hardware be installed.

Recommendation
Contact a qualified carpenter.



Middle Bedroom Closet



Front Bedroom Closet



4.6.2 Doors
DOOR - DRAGS

 Recommendations

2 LOCATIONS

Door is difficult to open because it drags on the floor. I recommend trimming the door bottom to allow for ease of operation.

Recommendation
Contact a qualified carpenter.



Basement



Living Room Closet

5.3.1 Basement

EVIDENCE OF MOISTURE PENETRATION, WET TO THE TOUCH

REAR WELL PIT AREA

At the time of the inspection I observed areas where moisture was entering the foundation. The moisture penetration was wet to the touch. Basement water issues are usually related to rain water or spouting issues outside. I recommend an evaluation of the outside grading and roof spouting to determine where the water is coming from and get advice from a professional on how it may be eliminated.

Recommendation
Contact a foundation contractor.



Material Defects



Perspective view



Close up

5.4.1 Floor Structure

SPLIT-JACKS

BASEMENT - @20 EACH



Material Defects

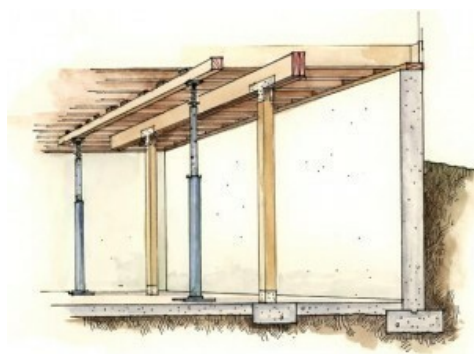
At the time of the inspection, I found one or more split-jack posts that were being used to support the main structural components of the home. These support posts were not approved for permanent use in supporting main beams in structures. When used, they represent a temporary support system. I recommend a qualified professional to evaluate and replace.

Some split jacks comply with FHA/HUD specifications, but not all. There must be a label specifying that it complies.

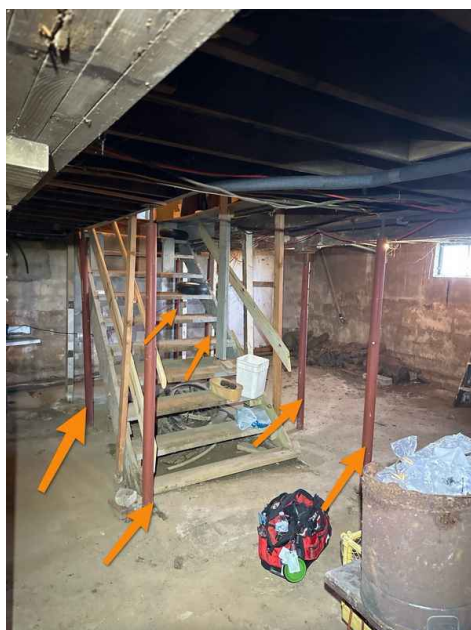
Problems with Split Jacks

Recommendation

Contact a qualified general contractor.



Proper replacement for split jacks



6 of 20

5.4.2 Floor Structure

TWISTED JOIST

FRONT FLOOR STRUCTURE



Material Defects

At the time of the inspection I found one or more floor joist that were twisted. This Condition compromises the strength of the floor joist. I recommend a qualified professional to evaluate and repair.

Note: the joist appeared to have twisted because of the expansion tank which is not being used.

Recommendation

Contact a qualified general contractor.



Perspective view



Close up

5.6.1 Foundation Structure

FOUNDATION WALL PUSHING

WELL PIT AREA

At the time of the inspection, the foundation wall appeared to be pushing inward. See photo descriptions. Often this is the result of hydronic pressure from water issues. In order to rule out a foundation wall that is failing, a proper examination of this area should be made in order to determine the cause. I highly recommend a qualified professional to evaluate the wall and to recommend repairs.

Recommendation

Contact a qualified structural engineer.



Material Defects



Top pushing in

6.1.1 Insulation Unfinished Areas

MISSING/FALLING INSULATION

CRAWLSPACE

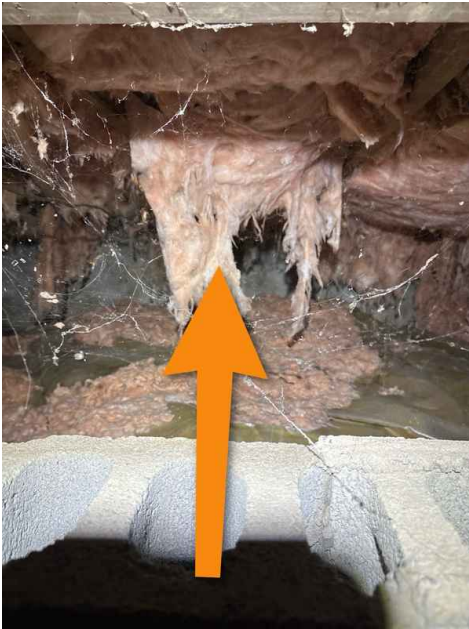
At the time of the inspection, I found insulation that was displaced in one (or more) location. This can result in significant heat loss in the affected area. I recommend a qualified insulation contractor evaluate and correct.

Recommendation

Contact a qualified insulation contractor.



Recommendations



6.2.1 Attic Ventilation

ATTIC RIDGE AND SOFFIT VENT MISSING

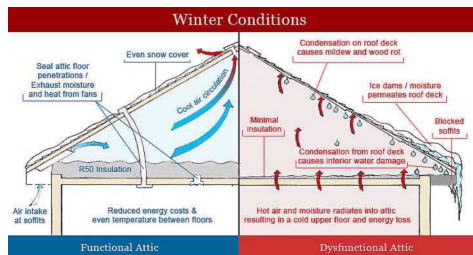
ATTIC FRONT / REAR



At the time of the inspection there was no attic ridge vent or soffit venting. Ridge and soffit venting provides helpful air flow through the attic and out of the roof peak that aids in the longevity of the roofing material. Without this venting the upper floor living space may become excessively hot in the summer months. I recommend a qualified professional to evaluate and consider upgrading the home's ventilation. Consideration should be given to the relative cost vs. gain of any improvements.

Recommendation

Contact a qualified carpenter.



Rear



Front

6.3.1 Exhaust Systems

RADON - TEST RECOMMENDED

BASEMENT / FRONT BEDROOM



Recommendations

****Potential Health Hazard**** At the time of inspection a radon test was not performed. Radon is a class A carcinogen and the second leading cause of lung cancer in the USA. Not knowing your radon levels can be hazardous to your health.

The Environmental Protection Agency recommends radon testing

- every 2 years for homes that have an installed radon mitigation system and
- every 5 years in homes that do not have a mitigation system but have levels below 4.0 Pci/l.

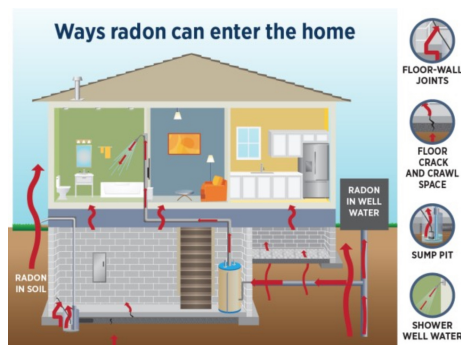
I recommend a PA DEP licensed professional perform a radon test in each separate structural zone per PA DEP guidelines. This test can be performed by [Precise Inspecting](#). We are licensed radon measurement specialists. If high levels of radon exist, mitigation should be performed by a separate licensed radon mitigation company.

PA DEP requires one radon test per [structural zone](#)

Please Read: [EPA's Home Buyers and Sellers Guide to Radon](#)

Recommendation

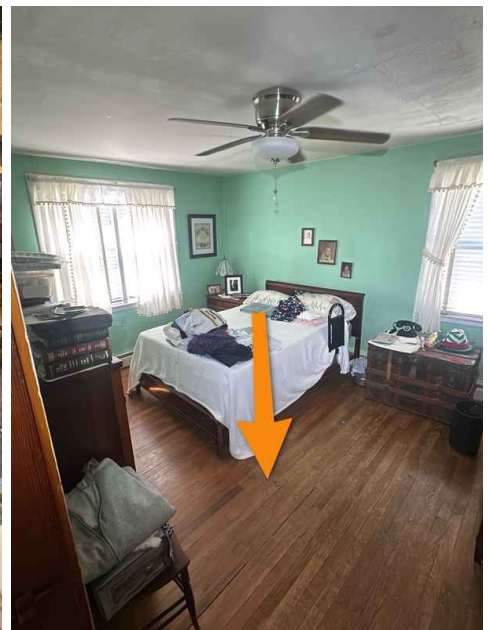
Contact a qualified radon mitigation specialist



Radon entry points



Basement



Front Bedroom

8.5.1 Drain, Waste, & Vent Systems

IMPROPER KITCHEN SINK VENTING

KITCHEN SINK



Material Defects

At the time of the inspection, the kitchen sink was not properly vented. Plumbing codes are specific about how plumbing drain lines are to be vented. This condition (see photos) is unconventional and will cause problems like gurgling, slow draining, water over flow in other parts of the house etc. I recommend this be evaluated by a professional to properly vent this sink.

Recommendation

Contact a qualified plumbing contractor.



8.7.1 Sump Pumps

SUMP PUMP NOT WORKING

REAR BASEMENT

At the time of the inspection there was a sump pump with piping that emptied outside, but the pump itself did not appear to be working. Some possible problems associated with an inoperable sump are:

- a defective float switch system
- a lack of electrical power
- a seized pump
- a burned out motor
- a clogged pit, pump or pipe

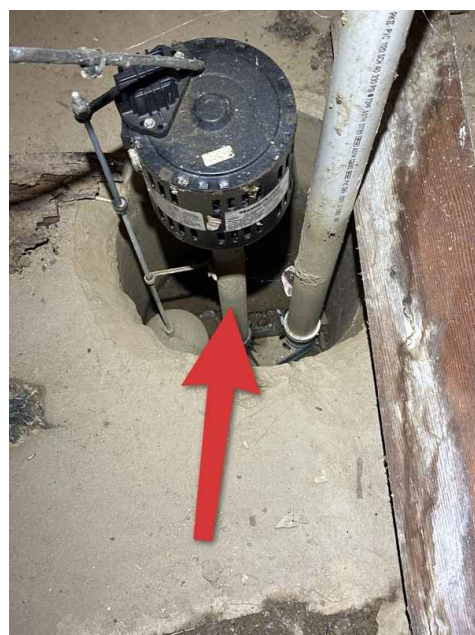
I recommend a qualified professional to determine the root cause and repair.

Recommendation

Contact a qualified plumbing contractor.



Material Defects



9.2.1 Main Distribution Panel

OLDER MAIN PANEL

MAIN AND SUB PANELS



Material Defects

At the time of the inspection, the main distribution panel was past the recommended useful life. Many of the components are outdated. Electrical panels are considered continuous use appliances because they are always on. They experience daily heating and cooling of their components. As such, they should be replaced periodically. I recommend a qualified professional to evaluate to determine if this panel should be updated to a newer panel.

Recommendation

Contact a qualified electrical contractor.



9.3.1 Sub Panel

OLDER SUB PANEL INCORRECTLY WIRED



Material Defects

SUBPANEL

I observed a sub panel that appeared to be incorrectly wired. In a sub panel neutral and ground wires should not share the same ground bar. In this situation, the current will flow on both the neutral AND on the ground wire. If you do not keep the ground wires separate from the neutral wires, you will be allowing return currents to flow on the ground wires back to the main. A sub panel acts as a pathway between the main service panel and branch circuits down the line. It needs separate ground bars for neutral and ground wires and typically has no main breaker. I recommend a qualified professional to evaluate in order to determine if the panel is not wired properly and if reconfiguration is necessary.

Recommendation

Contact a qualified electrical contractor.

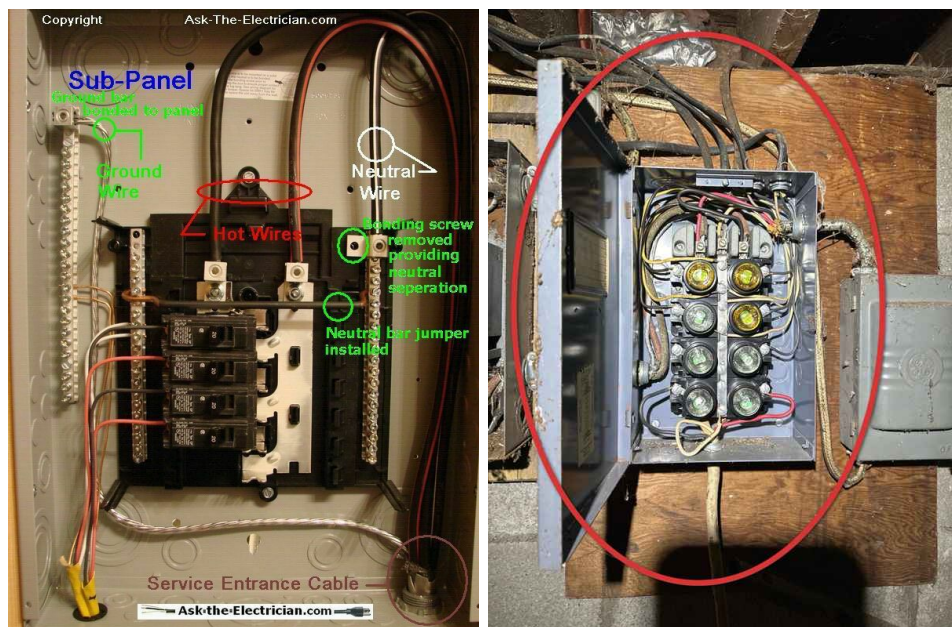


Illustration of correctly wired sub panel

9.4.1 Branch Wiring

JUNCTION BOX COVER(S) MISSING

Recommendations

BASEMENT CEILING

At the time of the inspection one or more junction boxes were without covers. This presents a potential shock hazard. I recommend a qualified professional evaluate and install cover plates where absent.

Recommendation

Contact a qualified electrical contractor.



Basement Ceiling

9.4.2 Branch Wiring

CLOTH WIRING W/O GROUND

Recommendations

THROUGHOUT

Cloth sheathed wiring was present in the property. This wiring is typically un-grounded and may be unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart resulting in exposed conductors and a risk of shock or fire. I recommend a qualified professional to evaluate the wiring prior to settlement and make repairs or replace the wiring as necessary. I recommend budgeting to replace the older wiring in the near future.

Recommendation

Contact a qualified electrical contractor.



Representative of wiring Throughout

9.4.3 Branch Wiring

EXTENSION CORD WIRING

KITCHEN COUNTER

I found extension cord wire(s) being used to supply power to appliances and/or receptacles. This is an unsafe practice. I recommend removal of the cord and replacement with approved wiring. This should be done by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



Material Defects



9.5.1 Connected Devices and Fixtures

FIXTURE NOT WORKING

FRONT PORCH

I observed one or more light fixture(s) and/or switch(es) that did not appear to be working. They did not respond to normal switching. The bulb may need to be replaced. There may also be a photocell connected to the light (if exterior). If that does not work, I recommend a qualified professional to evaluate.

Recommendation

Contact a qualified electrical contractor.



Maintenance



Two fixtures



Interior switch

9.6.1 Receptacles

GFCI OUTLET(S) PROTECTION MISSING

5 LOCATIONS

••Safety Issue•• GFCI protection was missing in one or more locations where Ground Fault protected outlets should be installed. A GFCI device protects against electric shocks from electrical devices used in damp areas of the home. Electrical Code may not have required these outlets at the time the house was constructed, however I recommend a licensed electrician upgrade these and other outlets to current standards. The pictured outlet(s) may only be representative. The inspector tested a representative number of receptacles.



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

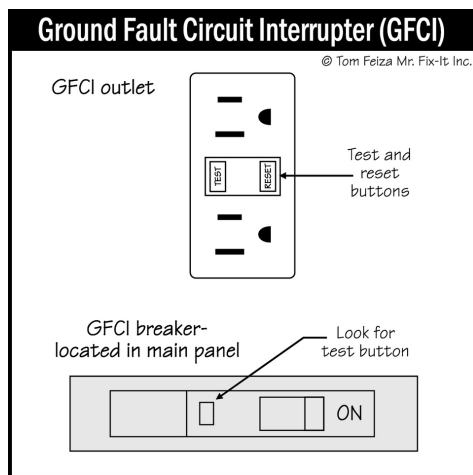
In most municipalities, the GFCI requirement came about in the following time frame. *(These dates represent approximate estimates based on all of the codes used nationally)*

- 1973: exterior receptacles (less than 6 feet from the ground)
- 1976: bathroom receptacles
- 1980: garage receptacles*
- 1986: basements and kitchen receptacles within 6 feet of the sink.
- 1990: bath lighting, pools, and spas, crawl spaces, boat houses, hot tub equipment, all kitchen receptacles.
- Later code included laundry rooms

*It is not recommended that a refrigerator outlet in a garage be on a GFCI outlet

Recommendation

Contact a qualified electrical contractor.

E016
Illustration

Rear Corner Carport



Kitchen



Kitchen



Bathroom

9.6.2 Receptacles

2-SLOT RECEPTACLES

VARIOUS LOCATIONS

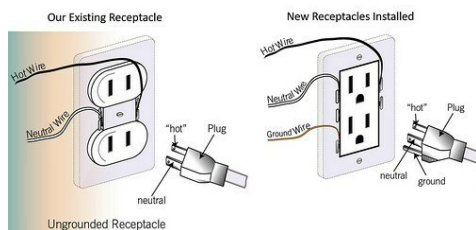
2-slot receptacles (outlets) were installed in one or more areas. This is considered old wiring and does not have an equipment ground and is considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.

I recommend a professional be consulted who can offer an opinion on the current condition of these outlets and their circuits.

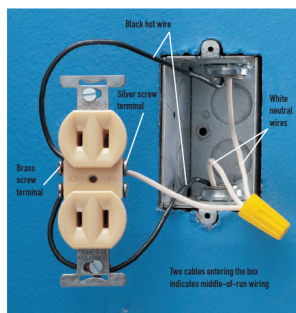


Recommendation

Contact a qualified electrical contractor.



Upgrade from 2-prong to 3-prong receptacle



A two-slot receptacle is often found in older homes. The black hot wires are connected to the brass screw terminals, and the white neutral wires are pigtailed to a silver screw terminal. Two-slot receptacles may be replaced with three-slot types, but only if a means of grounding exists at the receptacle box. In some municipalities, you may replace a two-slot receptacle with a GFCI receptacle as long as the receptacle has a sticker that reads "No equipment ground."



Rear Bedroom Representative

9.6.3 Receptacles

RECEPTACLE(S) NOT WORKING

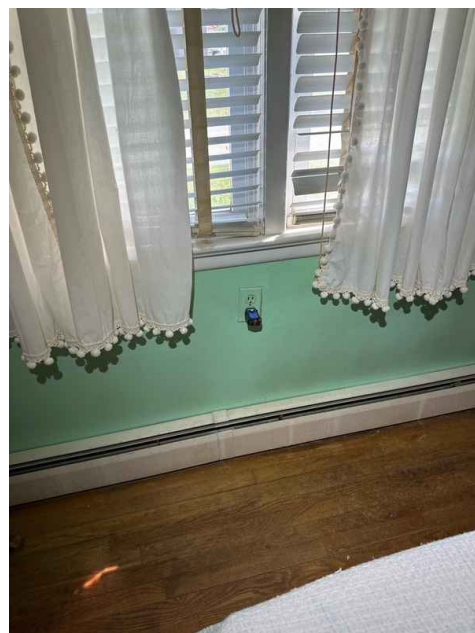


Recommendations

FRONT BEDROOM

At the time of the inspection, I observed one or more receptacles that were not working. I was unable to trace its power source or the root cause. There are various reasons why receptacles fail or don't work (see typical causes below). I recommend a qualified professional to evaluate and repair.

- Tripped circuit breaker
- Tripped GFCI outlet
- Burned out receptacle
- Faulty or worn out
- Wiring defects
- Switch faulty in a switched receptacle circuit



Front Bedroom

Recommendation

Contact a qualified electrical contractor.

9.8.1 Fire/CO Safety

RECOMMEND TEST OR REPLACE ALL FIRE/CO SAFETY DEVICES

THROUGHOUT HOME



Recommendations

****Safety Issue**** The American Society of Home Inspectors (ASHI) Standard of Practice (SOP) states 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.

The actual testing of smoke and carbon monoxide alarms is beyond the scope of a general home inspection (see ASHI SOP above). Therefore, to ensure the safety of the occupants of the home, we recommend that all smoke alarms and carbon monoxide alarms are evaluated or replaced by a professional upon taking possession of the home.

Your home inspector will report on the presence or absence of smoke alarms and carbon monoxide alarms in their proper places throughout the home. We recommend upgrading to the recommended house map included below.

Because actual testing of smoke and CO alarms will not be performed I recommend that all smoke alarms and CO alarms present or absent **be professionally replaced or evaluated upon taking possession of the home.**

Why your home inspector does not test:

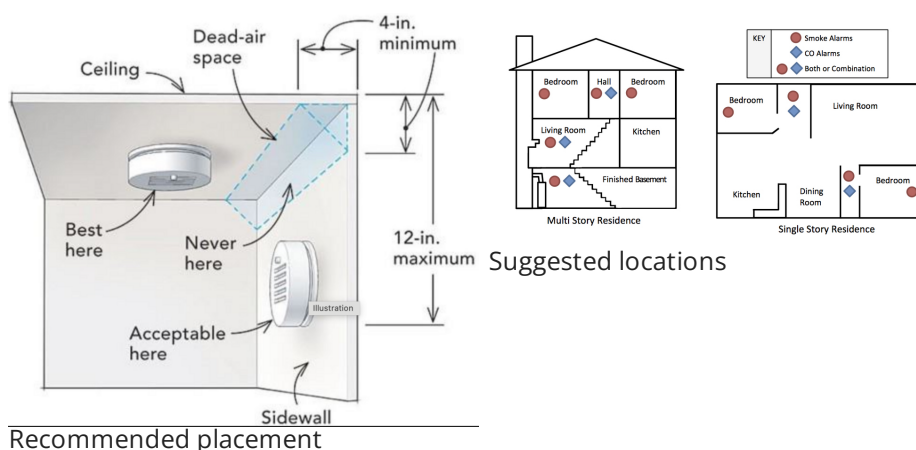
1. A simple test of the device's alarm button does not ensure it will operate properly in a fire. The button test will only confirm the alarm sound is working. Testing the alarm test button will not confirm its response to actual smoke. A smoke test is required to confirm the safe operation of each individual smoke alarm.
2. There are many differing types of smoke and CO Alarms with differing expiration dates. Unless installation records exist, it can be impossible to determine when devices were installed and therefore when they are required to be replaced. Manufacturers of these alarms require that they be replaced at regular intervals.
3. Battery-operated devices are rarely charged. Even if the batteries have some charge left, it can be very difficult to determine when they were installed and in need of replacement.
4. Newer WiFi-connected alarms cannot be verified without a connected app.
5. Some alarms are connected to a security system that alerts the fire company. If the fire company responds to a false alarm, they may charge a fee for the mishap.

Upon replacement, I recommend regular maintenance and testing to confirm ongoing operation.

The interconnectivity of smoke and CO alarms is an important feature that may or may not be enforced by local code compliance municipalities. I recommend consulting the advice of a professional.

Recommendation

Contact a qualified electrical contractor.



12.5.1 Washer/Dryer

DRYER VENTING TO INTERIOR

LAUNDRY ROOM

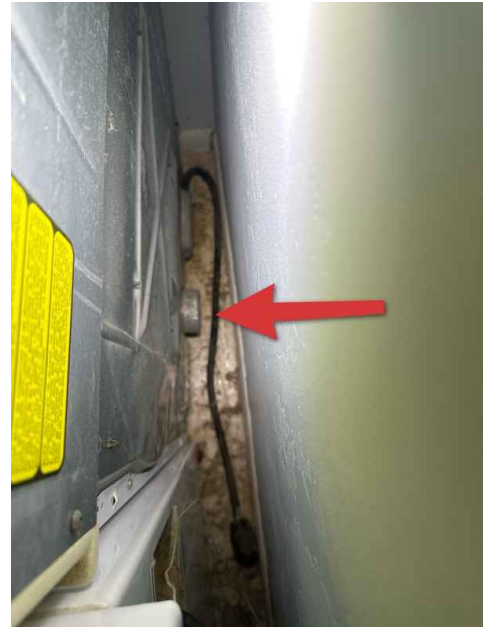


Material Defects

At the time of inspection the dryer was venting to the inside of the home. This will discharge large amounts of moisture laden air into a confined space. A potential for mold and damage exists. I recommend a professional to reinvent the dryer to the outside.

Recommendation

Contact a qualified appliance repair professional.



12.5.2 Washer/Dryer

NO ELECTRIC HOOK UP PRESENT

BEHIND DRYER

At the time of inspection I did not observe an electric/fuel power source hook up for the washer or dryer. I recommend a qualified professional to install power to these appliances.

Recommendation

Contact a qualified electrical contractor.



Material Defects



Loose plug