



SUMMARY
214 Brewster Dr, Lancaster, PA 17603
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02/12/2025

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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.

2.1.1 Coverings SHINGLE WEAR FRONT / REAR ROOF

 Recommendations

At the time of the inspection **some** of the shingles were beginning to show signs of wear. This may include granule loss, cracking and/or surface wear. It is difficult to project the exact life expectancy, however, **I recommend a thorough roof evaluation be made by a qualified contractor on a yearly basis in order to advise on timing for an eventual replacement.**

Recommendation
Contact a qualified roofing professional.



Shingles appear worn



Visible wear

Worn Asphalt Shingles

| | |
|---|---|
| <p>New three-tab shingle</p> <p>Tight 1/4- to 1/2-inch-wide slot</p> | <p>Shrinkage</p> <p>3/4" to 1" wide</p> <p>As shingles age, tabs shrink, slots open and edges thicken.</p> |
| <p>Curling</p> <p>Corners of tabs curl and lift.</p> | <p>Cracks</p> <p>Cracks can develop through mat.</p> |
| <p>Granules missing</p> <p>Dark areas = missing granules.</p> | <p>Holes</p> <p>Holes from missing granules and wear.</p> |
| <p>Nail pops</p> <p>Lifting nail can puncture shingle.</p> | <p>Breakage</p> <p>Brittle corners break away.</p> |

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R048

2.1.2 Coverings

SNOW COVER



OVERALL ROOF

Informational - Although part of the roof was covered in snow I was able to identify the roof material as being fiberglass shingles which have a 20 year life span. There were no visible leaks in the attic or interior ceilings. I recommend this be evaluated by a professional roofer to determine life expectancy.

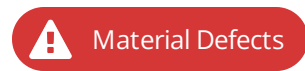
Recommendation

Contact a qualified roofing professional.



3.3.1 Driveways

DRIVEWAY - ASPHALT CRACKING - SIGNIFICANT



DRIVEWAY

At the time of the inspection the driveway showed signs of significant cracking. In order to maintain a serviceable surface, the driveway should be free from cracking and maintained with top coating.

Because the photo is representative of more than one crack I recommend a qualified professional to evaluate the entire driveway and repair.

Recommendation

Contact a qualified driveway contractor.



3.4.1 Grading and Drainage
DOWNSPOUT DAMAGED

FRONT LEFT SIDE CORNER

I observed a damaged downspout. See photos. I recommend replacing the spouting in this location.

Recommendation
 Recommended DIY Project



Perspective view



Restricted piping

3.5.1 Siding
DAMAGED SIDING, VINYL

2 LOCATIONS



At the time of the inspection, I observed damage to the vinyl siding. These areas can be repaired so that water does not get in behind the siding and cause damage to the wood behind. I recommend examining the siding around the whole house as these photographed areas may only be representative of other areas.

Recommendation
Contact a qualified general contractor.



Rear



Rear

3.5.2 Siding **SIDING NEEDS CLEANED**

 Material Defects

OVERALL

I observed the condition of the siding and it was in need of a thorough cleaning. This should be accomplished by a professional. See photos.



Close up Rear



Overall Rear



Front

3.6.1 Flashing & Trim

EXPOSED SPRAY FOAM

ABOVE GARAGE DOOR

At the time of the inspection I observed spray foam insulation that was exposed to the weather and sunlight. Spray foam exposed to sunlight and/or weather will deteriorate in a year or so. I recommend a qualified professional to remove the exposed insulation and to reseal the area with a weather resistant sealant.

Recommendation

Contact a qualified carpenter.



Perspective view



Close up

3.12.1 Service Entrance Conductors and Grounding

METER BASE - RUSTED

REAR CORNER LEFT SIDE

*****Safety Hazard***** At the time of inspection I observed a rusted meter base. Hidden damage may exist. This condition may be evidence of moisture inside the base which could cause damage to the components or result in a shock hazard. I recommend a qualified electrician repair this immediately.

Recommendation

Contact a qualified electrical contractor.





Close up

3.13.1 Exterior Doors
METAL DOOR - RUST

REAR PATIO DOOR

 Material Defects

At the time of the inspection I observed a metal door that was rusting in one or more locations. See photo description. This condition will only deteriorate further and should be repaired or replaced.

Recommendation
Contact a qualified carpenter.



Close up

3.13.2 Exterior Doors
DOOR DAMAGE - REPLACE

GARAGE DOOR

 Material Defects

At the time of the inspection I observed damage to an exterior door that was significant. I recommend a qualified professional to evaluate and advise on replacement.

Recommendation
Contact a qualified carpenter.




Perspective view



Close up

3.14.1 Exterior Venting

DRYER VENT - MAINTENANCE RECOMMENDED

 Material Defects

FRONT EXTERIOR

****Safety Issue**** Because dryer vent fires are the second leading cause of house fires, I recommend a qualified professional to examine the entire length of the dryer vent to determine appropriate maintenance needed.

Recommendation
Contact a qualified appliance repair professional.

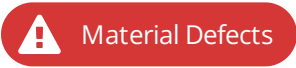


Exterior View



Interior View

3.18.1 Exterior Paint
PAINING NEEDED



VARIOUS LOCATIONS

At the time of the inspection, I observed an area(s) of the exterior that was in need of paint. See represents photo(s). Paint is a protective coating that will prolong the life of wood or steel. I recommend a qualified professional to evaluate and paint.

Recommendation

Contact a qualified painting contractor.



Front gutter



Rear Door Trim

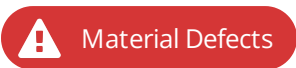


Garage Door Jamb



Rear gutter

4.4.1 Windows
FAILED SEAL ON THERMAL PANE

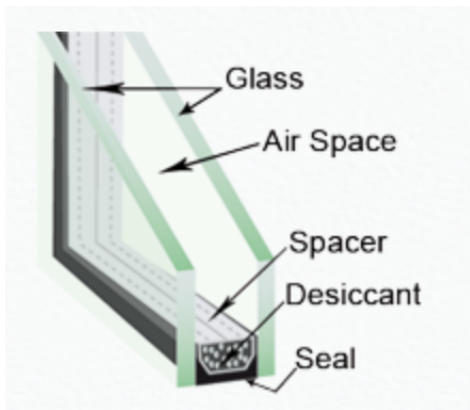


MIDDLE BEDROOM FRONT

I found a window(s) in which the thermal seal or etched low E glazing had failed. In either case the vacuum seal portion of window has failed. Consider replacing individual sash or the entire window unit(s). Your inspector made an effort to examine all accessible windows. I recommend a professional contractor to look closely at all windows for possible failed seals in other windows.

Recommendation


Contact a qualified window repair/installation contractor.



Top sash

4.5.1 Floors

FLOOR COVERINGS AT THE END OF ITS USEFUL LIFE

 Material Defects

THROUGHOUT

At the time of the inspection I observed that the floor covering(s) pictured here was at the end of its useful life. Wear and/or damage are evident. See photos. I recommend a qualified professional evaluate. Consider budgeting for a replacement.

Recommendation

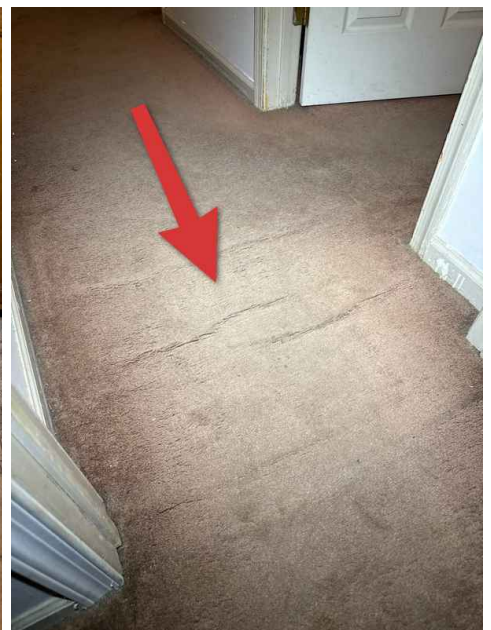
Contact a qualified general contractor.



Bathroom vinyl scorched



Kitchen




Hall carpet



Stair carpet

4.7.1 Countertops & Cabinets

LAMINATE DEFECTS

 Material Defects

KITCHEN COUNTER

At the time of the inspection I observed one or more areas of the laminate counter that was chipped, cracked, delaminating or missing. See photos. I recommend a qualified professional to repair.

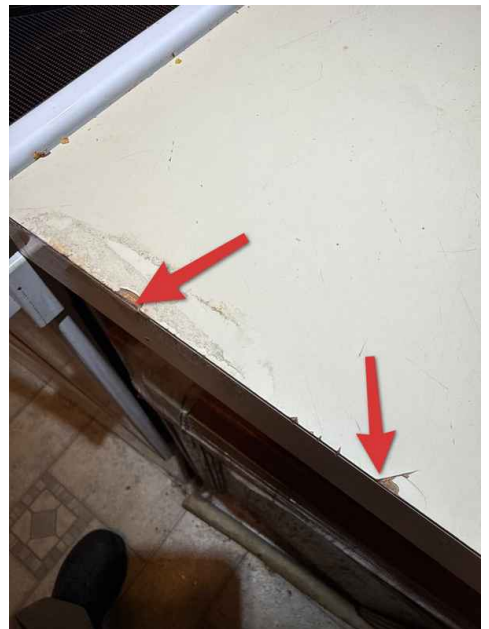
Recommendation
Contact a qualified carpenter.



Surface scratches




Close up



Chipped laminate

4.7.2 Countertops & Cabinets

CABINTRY PAST USEFUL LIFE

 Material Defects

KITCHEN

At the time of the inspection, the kitchen cabinetry had passed its useful life. I recommend a qualified professional to evaluate and replace.

Recommendation
Contact a qualified carpenter.



All cabinets



Damage



Cabinet wear



Drawer defect

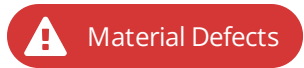
4.8.1 Paint

ENTIRE INTERIOR PAINTING NEEDED

THROUGHOUT HOUSE

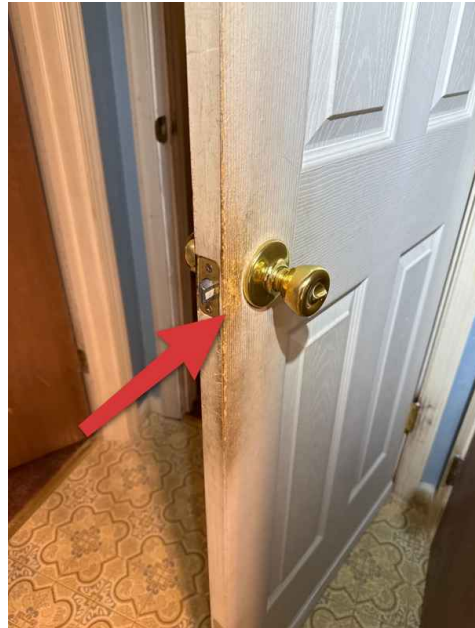
At the time of inspection, all walls in the house were in need of painting. This includes any necessary patching and repairs to wall surfaces. I recommend priming and finish coding of all surfaces, including trim.

Recommendation
Contact a qualified painting contractor.





Bathroom



Bathroom Door



Living Room



Kitchen



Bedroom

4.9.1 Interior trim
DAMAGED TRIM

LIVING ROOM WINDOW

At the time of the inspection there was damage to the wood trim in one or more locations. I recommend a qualified professional to repair.

Recommendation
Contact a qualified carpenter.

 Material Defects



Significantly worn window sill

4.10.1 Steps, Stairways & Railings

NEWEL POST LOOSE

MAIN STAIRS

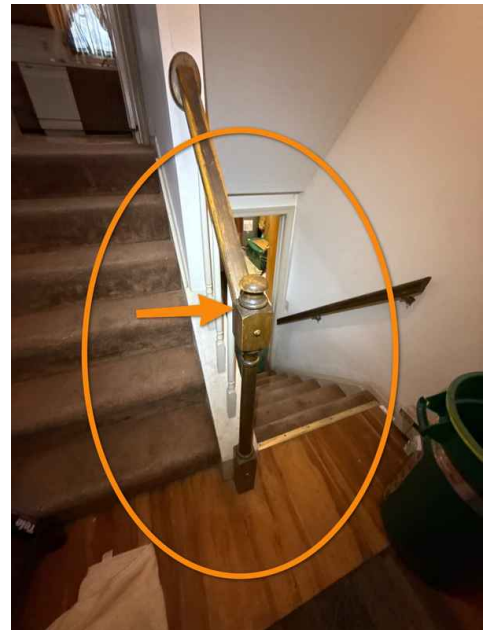
At the time of the inspection the newel post was loose. This can be unsafe. I recommend a qualified professional to repair.

Recommendation

Contact a qualified carpenter.



Recommendations



4.11.1 Fire Separation

FIRE SEPARATION MISSING - DOORS

GARAGE/LIVING SPACE

A door that meets municipal fire separation code between the garage and living space was not present at the time of the inspection. I recommend a qualified professional to evaluate and install a door that meets proper fire separation.

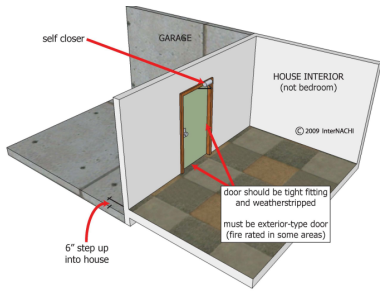
[Replacement costs](#)

Recommendation

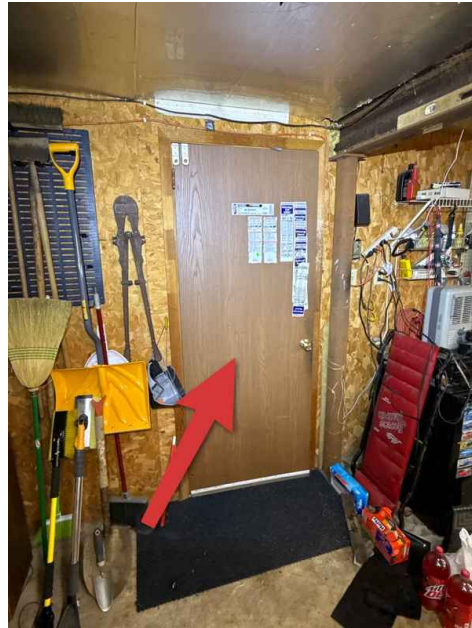
Contact a qualified professional.



Material Defects



Illustration



4.11.2 Fire Separation

FIRE SEPARATION - HOLE(S) IN CEILING/WALL

Material Defects

GARAGE/LIVING SPACE

At the time of the inspection the ceiling/wall had one or more holes in the ceiling between the garage and living space. Municipal code normally requires that openings around penetrations in a wall or ceiling be filled with an approved anti-combustible material that inhibits the free passage of flame and products of combustion. I recommend a qualified professional to evaluate and upgrade the separation.

Recommendation

Contact a qualified drywall contractor.

Garage/Home Fire Resistance
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Fire-resistant materials provide smoke and fire separation between the garage and living space.

REQUIREMENTS:

1. Thicker 5/8" firestop drywall with finished joints and no openings into garage.
2. Solid wood door or metal door into home with closer and weatherstripping – fire rated and tagged.
3. Check with local code officials for local requirements.

5067C



6.3.1 Exhaust Systems

RADON - TEST RECOMMENDED

BASEMENT

****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 without a mitigation system but have levels below 4.0 Pci/l.

I recommend a PA DEP licensed professional perform the required 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.

*basements, crawlspaces and concrete slabs are separate structural zones.

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

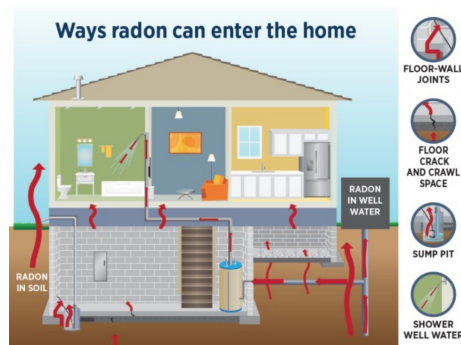
Please Read: [EPA's Home Buyers and Sellers Guide to Radon](#)

Recommendation

Contact a qualified radon mitigation specialist



Basement



Radon entry points

7.2.1 Electric Heat

NO SOURCE OF HEAT

BASEMENT FAMILY ROOM

There was no source of heat in the room picture here see photo description I recommend the source of heat is applied to this room.

Recommendation

Contact a qualified electrical contractor.



9.2.1 Water Distribution lines **POLYBUTYLENE PIPING**



At the time of inspection, I found polybutylene water supply lines. The Uniform Plumbing Code removed PB as an acceptable water distribution material in 1991 because these water lines were prone to leakage. Some insurance companies may not insure the home or will ask that a plumber come and inspect all the lines before they will insure the home. I recommend checking with your insurance company prior to settlement.

There are differences of opinion regarding polybutylene. I recommend not making a decision based on one source but to read various perspectives **and** consult your agent about how to proceed. **Concern over problems with PB** can be mitigated when we encounter PB in homes that has been installed for years with no leakage. Recommended reading:

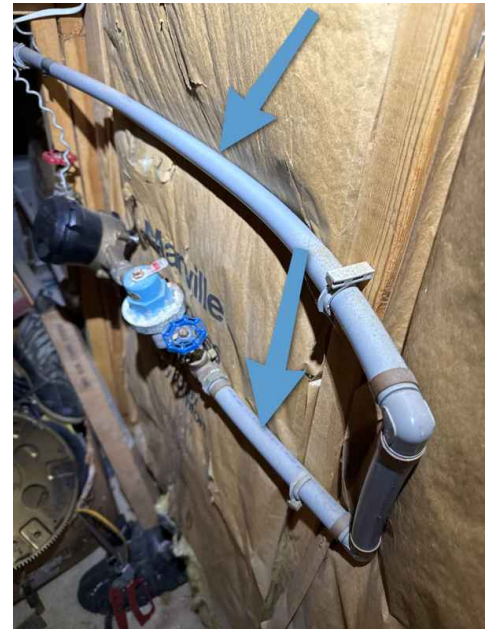
<http://www.ashireporter.org/HomeInspection/Articles/Take-Another-Look-at-Polybutylene-Plumbing/955>

<https://www.nachi.org/pb.htm>

<http://boiseinspector.com/resources-polybutylene.php>

Recommendation

Contact a qualified plumbing contractor.



Representative

9.3.1 Toilets, Fixtures, Faucets **FAUCET NEEDS REPLACED**

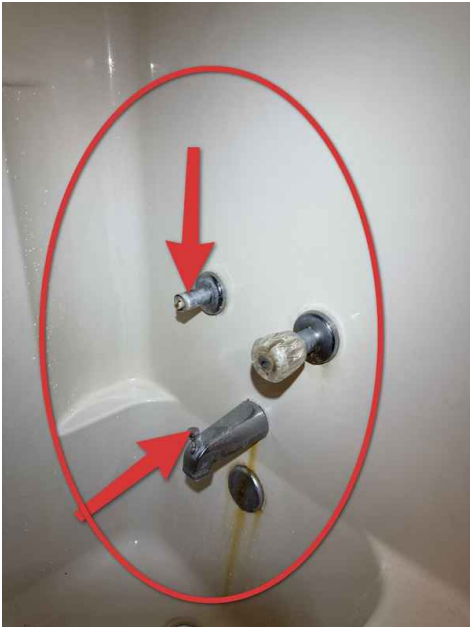


1ST FLOOR BATHROOM

At the time of the inspection, I found a faucet that was damaged, not working or past its useful life. I recommend a qualified professional to evaluate and replace.

Recommendation


Contact a qualified plumbing contractor.



Entire kit needs replacement

9.4.1 Sinks, Tubs, Showers

TUB SURROUND PAST USEFUL LIFE

 Material Defects

At the time of the inspection the tub surround had exhausted its useful life and needed to be replaced. See photos. I recommend a qualified professional to evaluate and replace.

Recommendation

Contact a qualified tile contractor



Various Locations



Cracked



Stained



Stained

9.5.1 Water Heater
TPR DISCHARGE PIPE MISSING

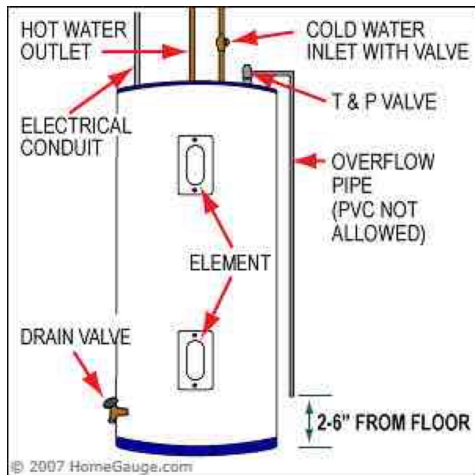
 Material Defects

WATER HEATER


No TPR extension pipe was present at the time of the inspection. The pressure relief valve should have an extension pipe that delivers excessive pressure/moisture to the base of the water heater and to within 6" of the floor. A qualified professional should evaluate and install an extension pipe.

[A properly installed discharge pipe](#)

Recommendation
 Contact a qualified plumbing contractor.



9.5.2 Water Heater
CORROSION AT SUPPLY FITTINGS

 Material Defects

AT WATER HEATER

I observed corrosion at the water supply fittings of the water heater. This is a sign that leakage may be occurring, galvanic action (dissimilar metals) or the products of combustion may be backdrafting (in the case of a gas water heater). The water heater should be evaluated by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



9.5.3 Water Heater

COLD WATER SHUT OFF MISSING

 Recommendations

WATER HEATER

A cold water shut off valve at the water heater was missing. A cold water shut off valve should be located within 18 inches of the water heater in the event the water heater leaks or needs to be replaced. I recommend a qualified professional to evaluate and install a shut off valve.

Recommendation


Contact a qualified plumbing contractor.



10.2.1 Main Distribution Panel

SHARED NEUTRAL WIRES

MAIN PANEL - 8 LOCATIONS

 Material Defects

At the time of the inspection, I observed more than one neutral wire under one terminal (screw) on the neutral bar of the panel. Two neutral wires should not be connected to a single terminal in a panel board unless those terminals are specifically identified, NEC 110.14(A).

One reason this should not be done is so that the circuit can be isolated if it needs to be worked on.

Another reason is when two wires are under a single screw the heat generated by the electrical current causes these wires to expand and contract. The result is the connectors may come loose leading to arcing and potentially to fire. The current installation is not up to industry standards.

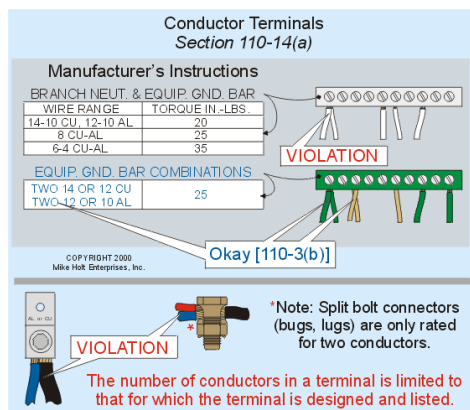
While panel manufacturers will allow for up to three grounding conductors under a single lug, they typically only allow one neutral wire. The grounding conductors aren't going to normally carry current for extended periods of time, so they have a very slim possibility of coming loose. This isn't the case with the neutral conductors.

I recommend a professional to rewire the ground bar(s) and to add a separate neutral bar if necessary.

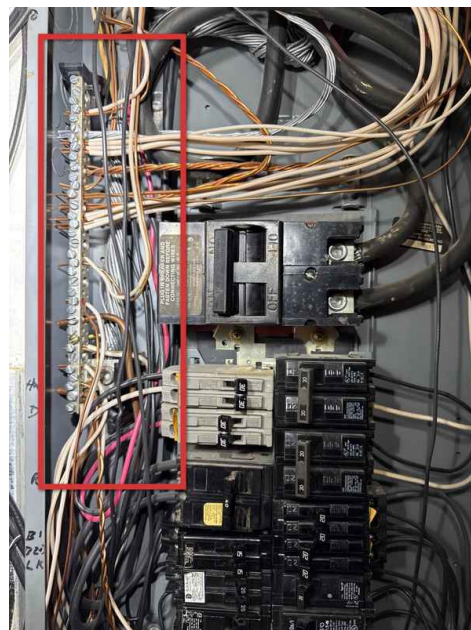
Shared neutral wires

Recommendation

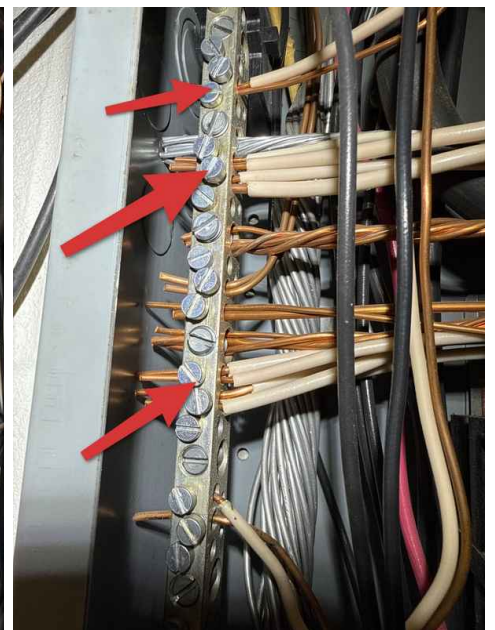
Contact a qualified electrical contractor.



Code specifications



Left Side



Close up

10.2.2 Main Distribution Panel NON COMPATIBLE BREAKERS

Recommendations

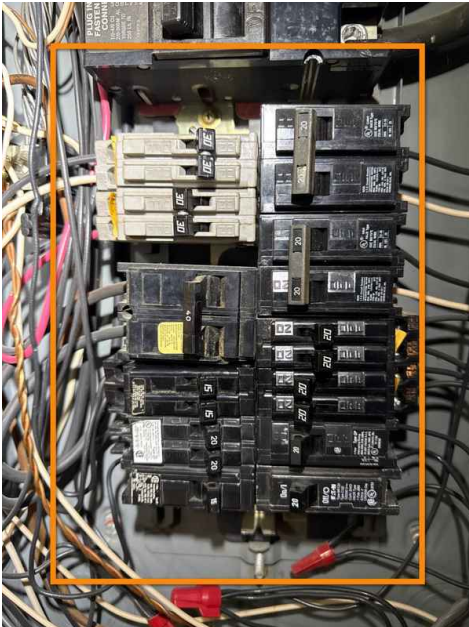
MAIN PANEL

It appears that this electrical panel may have been fitted with one or more breakers that did not appear to be approved for use by the panel manufacturer. Breakers must be of the same manufacturer, type, amperage rating and interrupting capacity as listed by the manufacturer. While some breakers are interchangeable, many are not, even if they look the same. Replacing one brand of breaker with another can be dangerous, and may void the breaker or panel warranty. Use of unapproved circuit breakers could result in property damage or personal injury.

A licensed electrician should confirm if this breaker is compatible and evaluate all breakers in the panel for compatibility.

Recommendation

Contact a qualified electrical contractor.



Appear non compatible

10.5.1 Receptacles

GFCI OUTLET(S) PROTECTION MISSING



3 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.

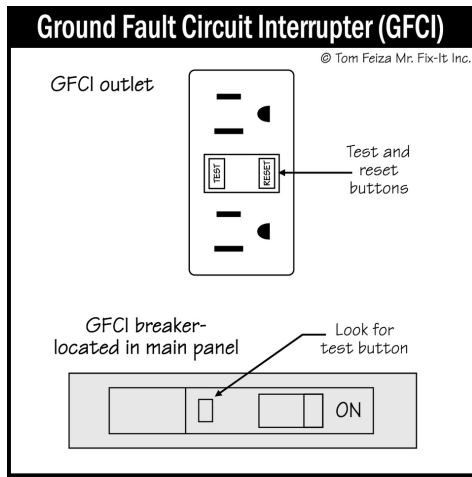
In most municipalities, the GFCI requirement came about in the following time frame. *(These dates represent approximate estimates based on all of the codes used nationally)*

- 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

Kitchen



Kitchen

10.7.1 Fire/CO Safety

RECOMMEND REPLACE ALL FIRE/CO SAFETY DEVICES

THROUGHOUT HOME

****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:

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.

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.

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.

Newer WiFi-connected alarms cannot be verified without a connected app.

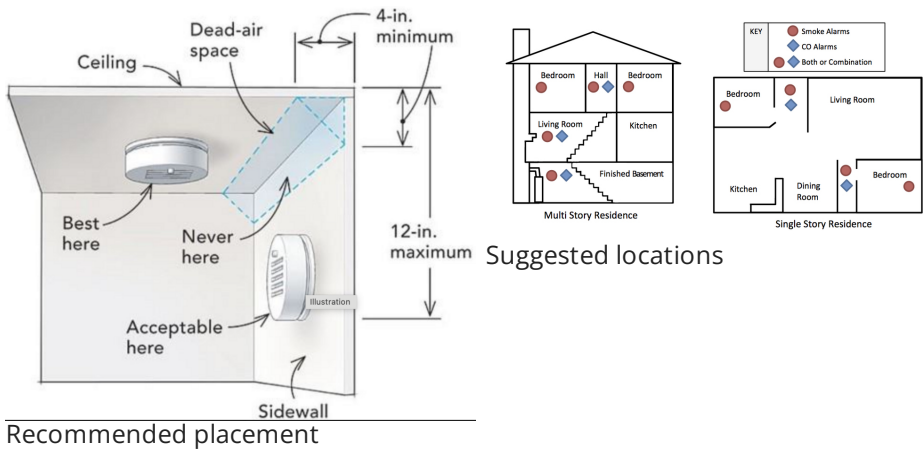
Some alarms are connected to a security system that alerts the fire company. If the fire company responds to a false alarm, they may charge a fee for the mishap.

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.



13.1.1 Refrigerator
REFRIGERATOR PAST ITS USEFUL LIFE

Material Defects

KITCHEN

The refrigerator pictured here has reached the end of its useful life. The most economic decision would be to replace this appliance. I recommend a qualified professional to advise.

Recommendation
 Contact a qualified appliance repair professional.



Freezer does not appear to be working Close up

13.2.1 Dishwasher
AIR GAP MISSING

Recommendations

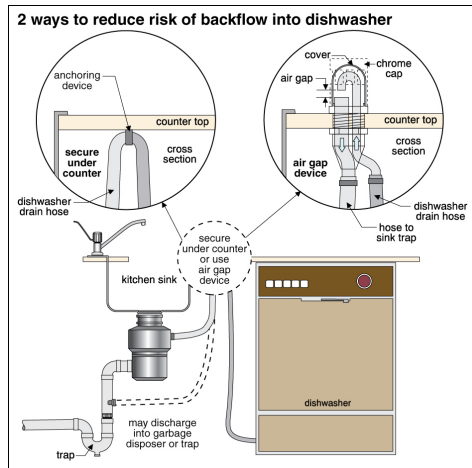
KITCHEN SINK

The dishwasher drain pipe was installed improperly. Without a high drain line loop or air gap, risk of a potential back-flow of water into the dishwasher and incomplete drainage of water is increased. Manufacturer's instructions typically require the line loop up to a point 32 inches from the floor. Some local codes require air gaps to be installed.

I recommend a qualified plumber evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



13.4.1 Range/Oven

ANTI-TIP DEVICE MISSING

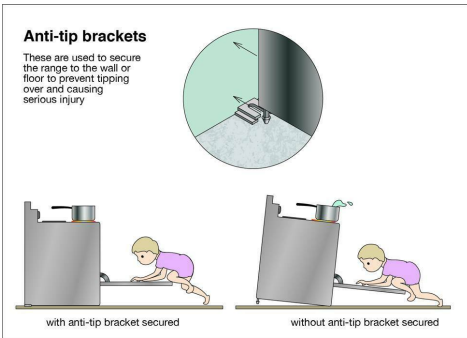
AT BASE OF STOVE

****Safety Issue**** - The oven/range was not fastened to the floor with the recommended anti-tip device. This poses a safety hazard for children. I recommend this device be installed.



Recommendation

Contact a qualified handyman.



Anti-tip device



13.6.1 Washer/Dryer
3-PRONG DRYER OUTLET

Material Defects

AT DRYER

****Shock Hazard**** - At the time of the inspection, there was a 220v three-pronged outlet present. Industry safety standards now call for four-pronged outlets at washers and dryers and ranges in order to prevent potential electrical shock. Important: This allows for the neutral wire and the ground wire to move on separate lines, thus removing the potential shock hazard. I recommend a licensed professional to evaluate and to bring the outlet up to current standards. A proper installation will require a new four wire to be installed from the electric panel to the appliance and terminated in a four wire plug.

Article on [Three vs. Four prong outlets](#)

[What's the Difference between 3-prong and 4-prong?](#)

Recommendation

Contact a qualified electrical contractor.

