



SUMMARY

466 E Main St , Leola, PA 17540
 Zach Stoltzfus
 05/09/2025

Matthew Haughery
 ASHI, #267507
 Precise Inspecting
 717-381-0537



matthew@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.

2.1.1 Coverings

TREE(S) OVERHANGING ROOF

FRONT PORCH

I observed a tree(s) whose branches were overhanging the roof. This condition is not healthy for roof life. Moisture, insects and biological growth are encouraged to remain on and around the roof surface. I recommend this growth be cut back.

Recommendation

Contact a qualified tree service company.



2.1.2 Coverings

METAL ROOF MAINTENANCE



3 METAL ROOFS

The home had a tin roof (along with other tin surfaces). Tin needs regular maintenance in order to maintain its usefulness. In most circumstances painting is the best option. I recommend regular maintenance of these surfaces by a qualified professional.

Recommendation

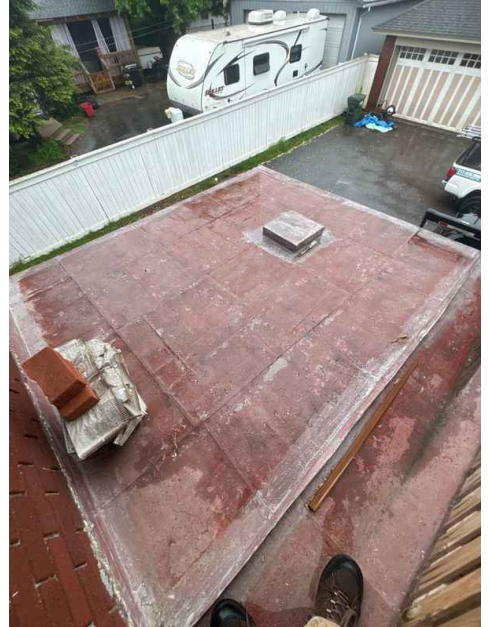
Contact a qualified painting contractor.



Paint wearing off



Front Porch



Rear Porch



Right Side roof

3.4.1 Grading and Drainage

DOWNSPOUT DRAINING CLOSE TO STRUCTURE



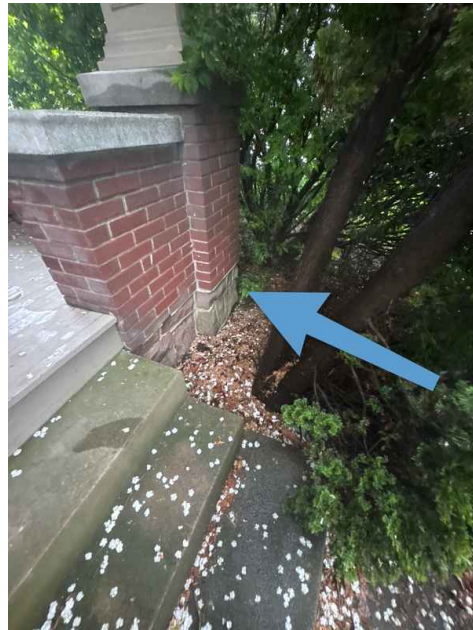
FRONT PORCH BOTH SIDES

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 in this area. The recommended distance for a surface extension of a downspout is 4-6 feet from the structure. I recommend these downspouts be extended.

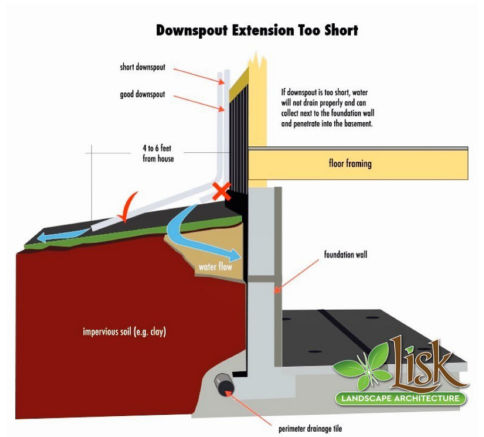
Recommendation
Recommended DIY Project



Front Right Side




Front Left Side



Illustration

3.8.1 Eaves, Soffits & Fascia
FASCIA/SOFFIT - WOOD ROT

 **Material Defects**

REAR PORCH

One or more sections of the and soffit are rotted. I recommend a qualified professional to evaluate and repair. The source of moisture penetration should be included in the evaluation.

Recommendation
Contact a qualified roofing professional.



Close up of wood rot



Wood soffit rotted



Flashing above may be allowing water to leak into soffit

3.9.1 Porches, Balconies, Steps and Railings

STEP BOARDS ROTTING

 Recommendations

REAR STOOP

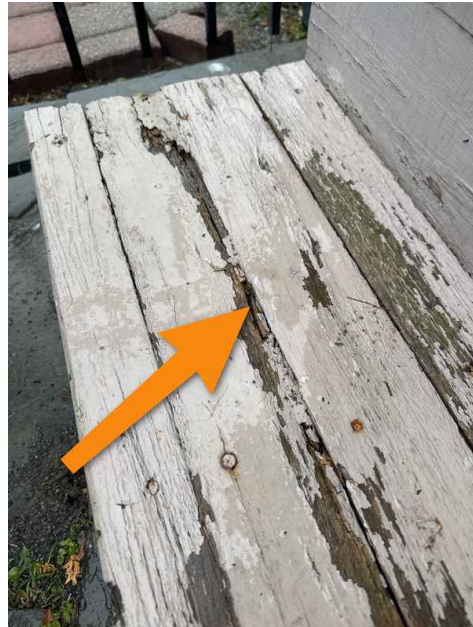
I observed rotten sections of the exterior steps in one or more locations. There is no structural concern at this time. However, I recommend a qualified contractor evaluate & repair.

Recommendation

Contact a qualified carpenter.



Step boards beginning to rot



Close up

3.18.1 Exterior Paint

PEELING PAINT

 Maintenance

SOFFIT AND FACIA

At the time of the inspection the painted exterior surfaces showed signs of peeling/blistering and exposure to weather in numerous locations. I recommend all the exposed surfaces be evaluated and maintained on a regular basis.

Recommendation

Contact a qualified painting contractor.



Close up



Peeling paint on wood soffits and fascia

4.3.1 Ceilings

CEILING - DAMAGE FROM PAST LEAK

Recommendations

4 LOCATIONS

I observed ceiling damage that appears to be the result of a past leak above. There was no moisture evident at the time of the inspection. I recommend a qualified professional confirm there will not be any further issues and to repair the area.

Recommendation

Contact a qualified roofing professional.



Currently dry on moisture meter



2nd Floor Front Office



2nd Floor Front Right Side Bedroom



1st Floor Rear Right Side Bedroom

4.7.1 Doors

DOOR - BROKEN GLASS

 Material Defects

3 GLASS DOORS

At the time of the inspection there was one or more broken panes of glass. I recommend a qualified professional to evaluate and repair.

Recommendation
Contact a qualified carpenter.



Close up



Dining Room



Living Room

4.11.1 Steps, Stairways & Railings

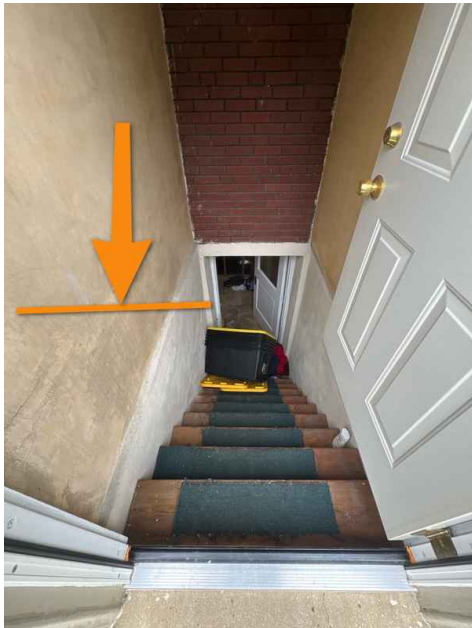
HANDRAIL MISSING

 Recommendations

2 LOCATIONS

****Safety issue**** - At the time of inspection, the staircase was missing a handrail as depicted in the photo. A handrail is required for safety when a stairway has more that four risers. This presents a safety hazard. I recommend a qualified professional install an additional handrail.

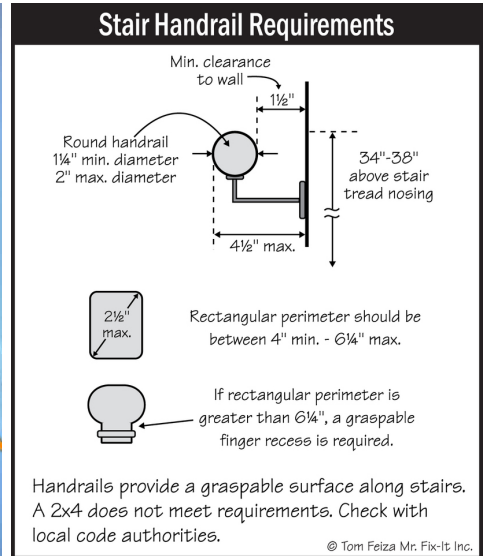
Recommendation
Contact a qualified carpenter.



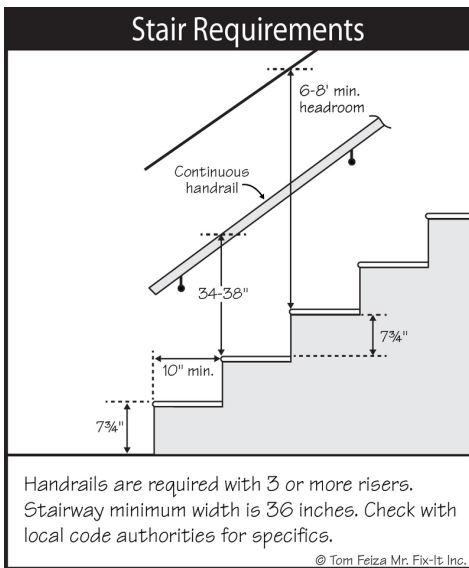
Rear Basement



3rd Floor



M089



M087
Illustration

5.5.1 Crawlspace DIRT FLOOR

CRAWLSPACE


At the time of the inspection I observed that all or part of the crawlspace was dirt. This condition allows for increased moisture and pest intrusion resulting in increased damage to the home. Consider installing an effective vapor barrier. I recommend this space be cleaned and upgraded to a conditioned space.

Recommendation
Contact a qualified general contractor.





5.6.1 Foundation Structure
MOISTURE PENETRATION

 Material Defects

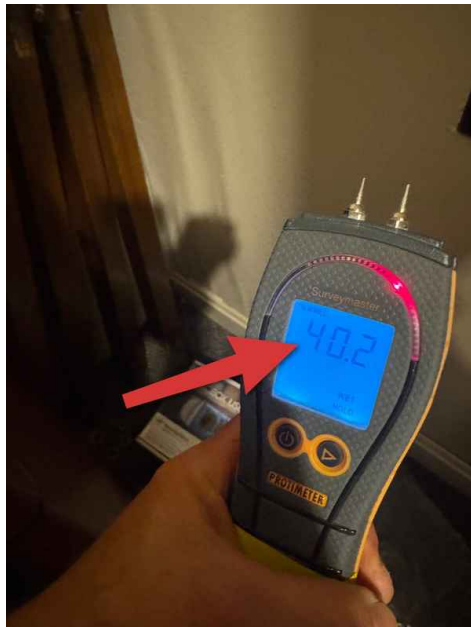
LEFT SIDE BASEMENT

Moisture appeared to be entering the foundation. See photos. Most moisture problems originate on the exterior. If the source is not identified, this moisture can cause significant damage. I recommend the exterior be evaluated in order to determine where the water is coming from and so repairs can be made to stop future water penetration.

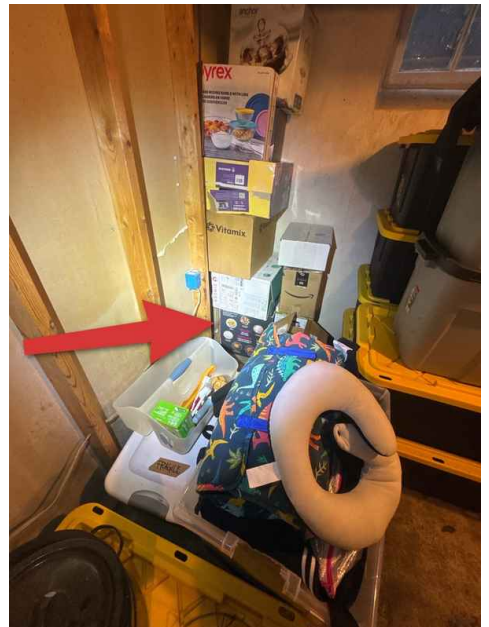
Recommendation
 Contact a qualified general contractor.



Drywall is wet



Wet reading on moisture meter



Backside of wall wet

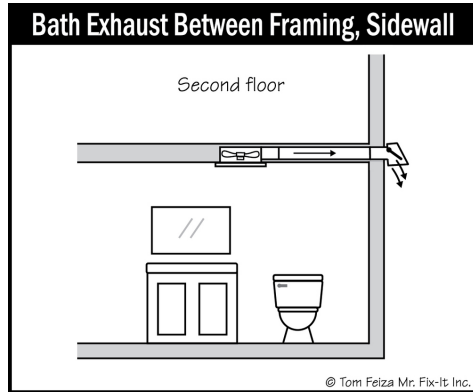
6.3.1 Exhaust Systems
BATH EXHAUST -RECOMMENDED

 Recommendations

2 LOCATIONS

At the time of the inspection there was no exhaust fan in the bathroom. Exhaust fans help remove moisture from the room and avoid potential mold issues. Bathroom exhaust fans are not required if there is a window that opens to the outside. However, I recommend a professional mechanic install an exhaust fan in this room.

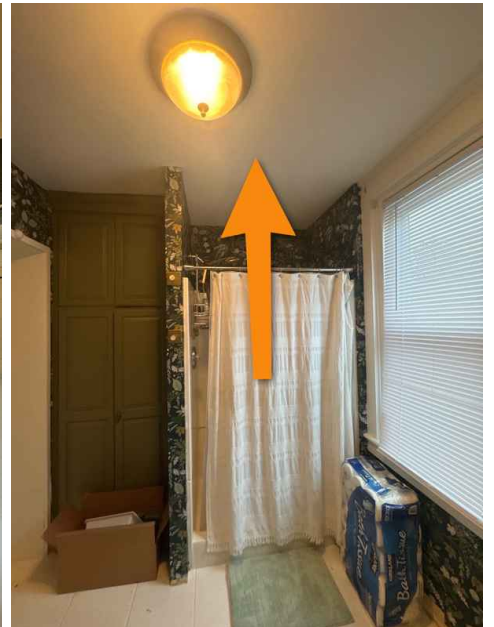
Recommendation
Contact a qualified electrical contractor.



Y022
Optional installation #1



2nd Floor Bathroom



1st Floor Bathroom

7.1.1 Heat System

GAS BOILER - NEARING END OF LIFE

Recommendations

BOILER

The gas boiler was working at the time of inspection, however, it is nearing the end of its useful life. Most gas boilers have an average life of 20 years. I recommend the unit be serviced prior to settlement in order to determine more accurately its serviceable life. Consider budgeting to replace this unit soon.

[When is it time to replace your furnace?](#)



8.3.1 Distribution System

FILTER DIRTY

Maintenance

ATTIC AC UNIT

At the time of the inspection the HVAC air filter was dirty. This condition will restrict air flow through the air handler causing potential damage to the unit. I recommend installing a new filter. Filters should be changed or cleaned monthly during the cooling season.

Recommendation

Contact a qualified HVAC professional.



9.5.1 Water Heater

GAS WATER HEATER NEARING END OF LIFE

Recommendations

BASEMENT

At the time of the inspection, the gas water heater was at the end of its useful life. The average life expectancy of a gas water heater is 8-12. Even if the WH is still working I recommend a qualified professional to evaluate in order to confirm its condition and to advise on replacement.

Average Life of Water Heater

Recommendation

Contact a qualified plumbing contractor.



9.6.1 Drain, Waste, & Vent Systems

SEWER LINE CAPS MISSING

Recommendations

EXTERIOR REAR

I observed sewer line vents or clean out caps that were missing. Debris could fall into these and block the sewer line. I recommend a qualified professional to properly cap the sewer lines.

Recommendation

Contact a qualified plumbing contractor.



9.10.1 Fuel Supply, Storage & Distribution Systems

CSST PIPING NOT BONDED

 Material Defects

BASEMENT UTILITY ROOM

****Safety issue**** - The CSST gas piping did not appear to be properly bonded* at the main junction. If not it may be vulnerable to damage during a lightning storm*. Code compliance on CSST bonding varies widely around the USA. Manufactures believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

CSST has developed a history of arcing during electoral storms. This arcing can puncture the CSST which could allow for a gas leak or even an explosion.

I recommend the entire gas pipe system be evaluated prior to bonding in order to discover if there are any gas lines that are hidden behind walls or in ceilings.

*CSST has developed a history of arcing during electoral storms. This arcing can puncture the CSST which could allow for a gas leak or even an explosion.

I recommend the entire gas pipe system be evaluated prior to bonding in order to discover if there are any gas lines that are hidden behind walls or in ceilings.

[How to correctly bond CSST](#)

*Bonding means connecting metallic systems to establish electrical continuity and conductivity.

Recommendation

Contact a qualified electrical contractor.

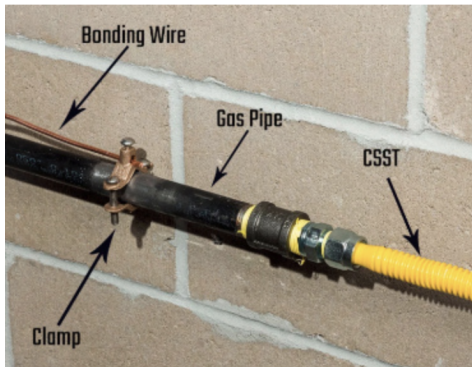


Illustration of proper bonding of CSST



10.2.1 Main Distribution Panel **PUSHMATIC BREAKER PANEL**

 Material Defects

MAIN PANEL

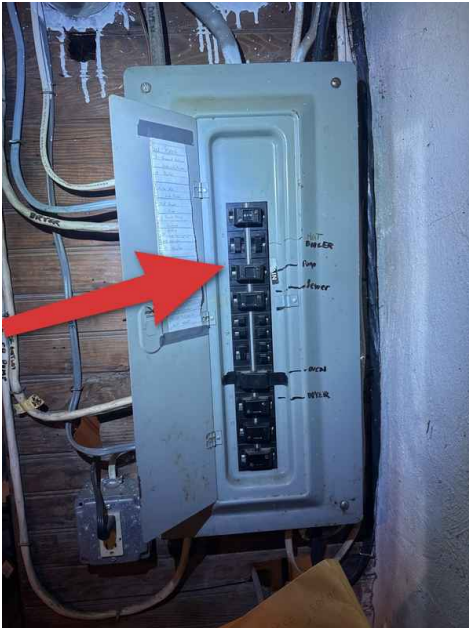
At the time of inspection, I observed a Pushmatic panel (often called Bulldog panel). Pushmatic is an antiquated and often unreliable panel that is hard to upgrade. I recommend a qualified professional to evaluate and advise on the benefit of replacing the entire panel.

More info: The Pushmatic panel board was a widely used circuit breaker panel installed in homes built between 1950 and 1980. This is a distinctive panel because it is the only electrical panel brand that does not have switches that flip left and right. Instead, the breakers are rectangular buttons you must “push” to activate or deactivate.

While the Pushmatic panels are not a huge fire hazard, they are a very old panel that is obsolete after the company went out of business. Finding parts is expensive and difficult and adding new circuits to your home electrical panel is impossible. Due to potential safety risks and an outdated design, upgrading to a modern panel is highly recommended for safety and reliability.

Recommendation

Contact a qualified electrical contractor.



Pushmatic panel



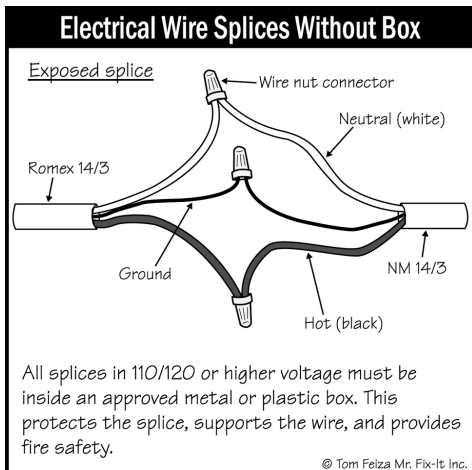
ID label

10.5.1 Branch Wiring EXPOSED ENDS AND SPLICES

 Material Defects

ATTIC
****Shock Hazard**** Exposed wires or splices were observed. This creates a potential shock or fire hazard. All exposed wire connections should be wire-nutted and enclosed in approved junction boxes. I recommend a licensed electrician to evaluate and correct all exposed wiring.

Recommendation
 Contact a qualified electrical contractor.



E098
Illustration



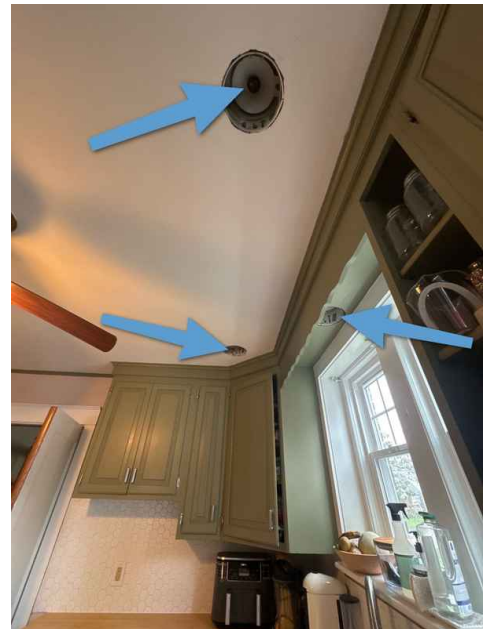
10.6.1 Connected Devices and Fixtures FIXTURE NOT WORKING

 Maintenance

KITCHEN

I observed one or more light fixture(s) and/or switch(s) 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.



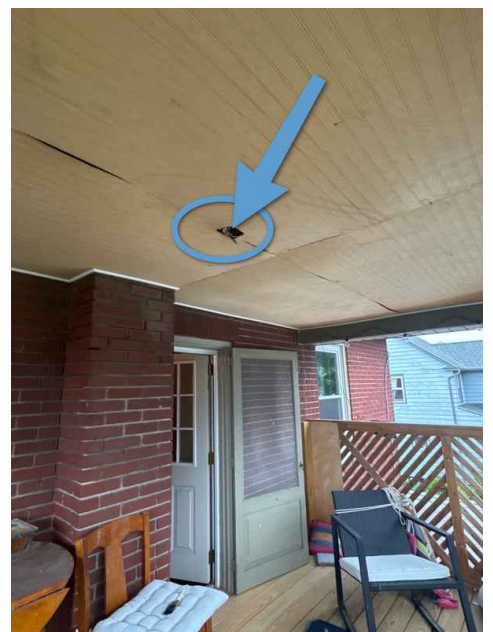
10.6.2 Connected Devices and Fixtures
MISSING FIXTURE

 Maintenance

REAR BALCONY

At the time of inspection, I observed one or more electric fixtures that were missing. I recommend a new fixture(s) be installed at this location.

Recommendation
Contact a qualified electrical contractor.



10.7.1 Receptacles
GFCI OUTLET(S) PROTECTION MISSING

 Recommendations

BASEMENT 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.

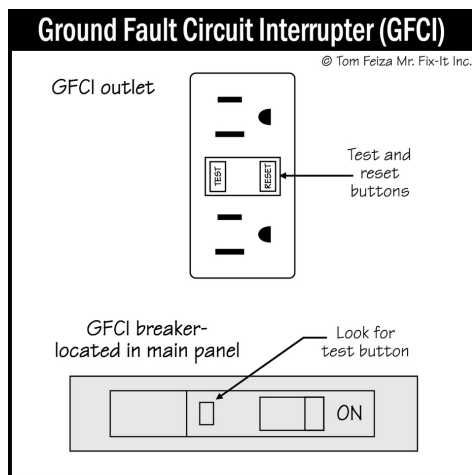
In most municipalities, the GFCI requirement came about in the following time frame. *(These dates represent approximate estimates based on all of the codes used nationally)*

- 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



Front Basement



Middle Right Side Basement

10.9.1 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.

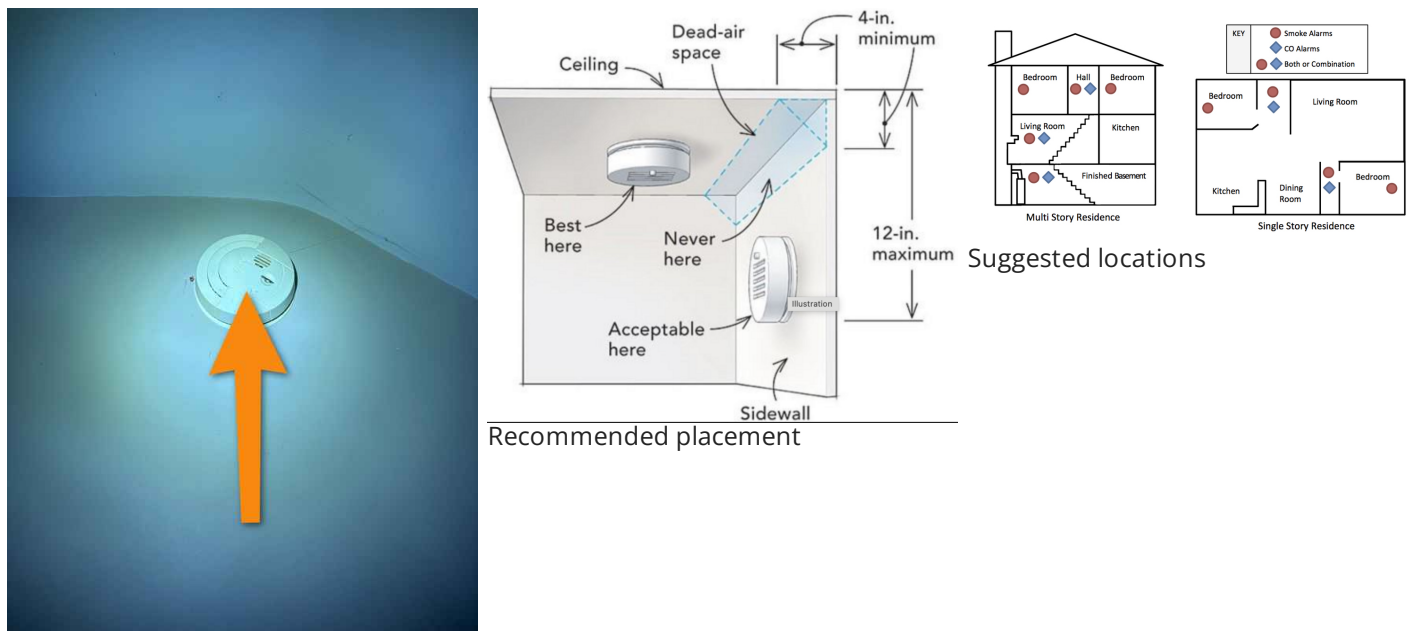
Some alarms are connected to a security system that alerts the fire company. If the fire company responds to a false alarm, they may charge a fee for the mishap.

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.



12.6.1 Washer/Dryer
3-PRONG DRYER OUTLET
 AT DRYER



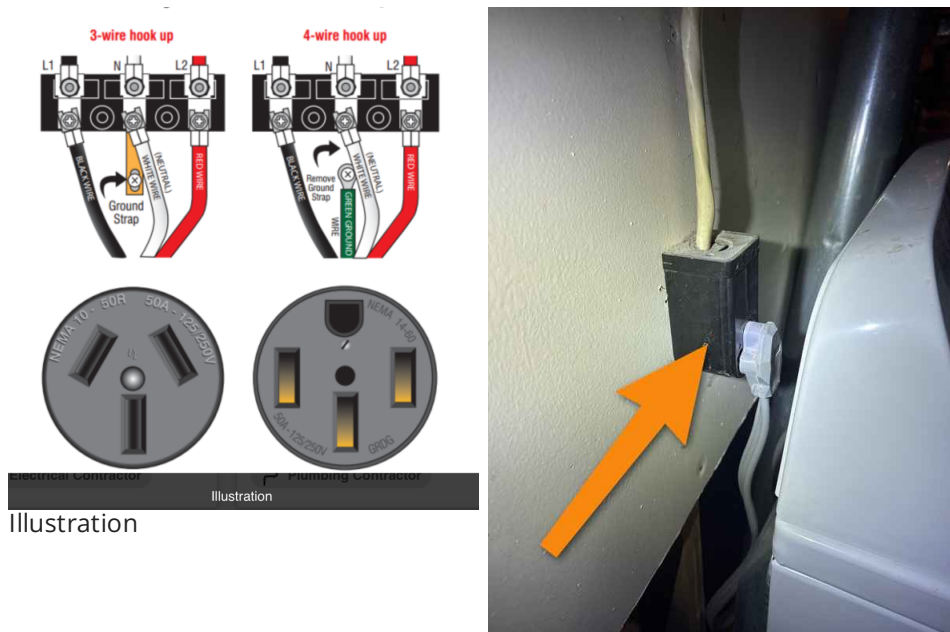
****Shock Hazard**** - At the time of the inspection, there was a 220v three-pronged outlet present. Industry safety standards now call for four-pronged outlets at washers and dryers and ranges in order to prevent potential electrical shock. Important: This allows for the neutral wire and the ground 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.



Illustration