



The Property Brief

FEATURED · WINTER PREP

85 freeze-thaw cycles. Your house feels every one.

Northeast PA winters break things differently than other parts of the country. The freeze-thaw cycle, lake-effect snow, and our older housing stock combine to create a unique set of property care challenges. Our crews respond to thousands of calls each winter — almost all of them preventable with the right October prep work.

Read the full guide: nepa-pro.com/guides/winter-prep

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INDUSTRY TIP

What every home inspection report says — decoded.

By The NEPA-PRO Team · 11 min read · nepa-pro.com/guides/inspection-decoded

You're under contract on a house. The inspection comes back 47 pages long, full of color photos with red circles drawn around things, and you've already counted the word "deteriorated" twelve times in the executive summary. You're now spiraling.

Take a breath. Most of what's in that report is normal. NEPA homes especially — most of our housing stock is 60-100 years old, and a thorough inspection will find a lot of items in any of these houses. That doesn't mean the house is bad. It means the house is old and the inspector did a thorough job.

Here's the framework we use to triage what matters.

Three categories: "sounds catastrophic, usually isn't," "worth investigating before closing," and "actually scary, walk away or negotiate hard."

PULL QUOTE

"Asbestos siding sounds catastrophic. Until you find out it's only dangerous when disturbed."

The first category is where 80% of inspection items live. Tuckpointing. Asbestos siding. Knob-and-tube wiring. These all sound like deal-breakers; most are manageable maintenance items.

The second category requires a specialist's opinion before you commit. Roof condition, foundation cracks, HVAC at end-of-life. Always worth the \$400-800 for an engineer or specialist before waiving inspection contingencies.

The third category is rare but real. Fire damage. Buried oil tanks. Active termite infestation. These are the items where the right move is often to walk.

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