

Home Inspection Report



123 Main Street
Homeville, PA 17456

New Leaf Home Inspection

10:28 June 28, 2011

Page 1 of 16
Untitled

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior Surface and Components	4
Roof	4
Electrical	5
Structure	6
Attic	7
Crawl Space	8
Air Conditioning	8
Plumbing	9
Bathroom	10
Kitchen	11
Bedroom	11
Living Space	12
Summary	14

New Leaf Home Inspection

10:28 June 28, 2011

Page 2 of 16
Untitled

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Main St.
City Homeville State PA Zip 17456
Contact Name Jack B. Nimble
Phone 717-867-5309 Fax X

Client Information

Client Name Jack B. Nimble
Client Address 123 Main St.
City Homeville State PA Zip 17456
Phone 717-867-5309 Fax X
E-Mail myemail@comcast.net

Inspection Company

Inspector Name Keith Williams
Company Name New Leaf Home Inspection
Address 950 Capehorn Road
City York State PA Zip 17402
Phone 717479-4774 Fax None
E-Mail Keith@NewLeafHomeInspections.com
File Number 1162011-WK
Amount Received \$300

Conditions

Others Present Home Owner, Chris Kessler Property Occupied Occupied
Estimated Age 5-10 Years Entrance Faces West
Inspection Date 11/16/2010
Start Time 3:30PM End Time 5:30PM
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 40 degrees
Weather Partly Sunny Soil Conditions Snow covered, Damp
Space Below Grade Crawl Space
Building Type Single family Garage None
Sewage Disposal City How Verified Owner

New Leaf Home Inspection

10:28 June 28, 2011

Page 3 of 16
Untitled

General Information (Continued)

Water Source City How Verified Owner
Additions/Modifications None
Permits Obtained N/A How Verified X

Lots and Grounds

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable Driveway: Asphalt



2. Not Present Walks:

3. Acceptable Steps/Stoops: Concrete

4. Not Inspected Deck: Treated wood -- Unable to inspect due to snow cover.



5. Acceptable Grading: Minor slope

6. Marginal Vegetation: Shrubs/Weeds -- Shrubs/Weeds should be trimmed back from areas around dryer vent and heat pump.



Exterior Surface and Components

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

North, East, West, South Exterior Surface

1. Acceptable Type: Vinyl siding -- Gaps not properly sealed at East side (rear) upper left corner. Recommend sealing to prevent insect/moisture penetration.
2. Acceptable Trim: Vinyl
3. Acceptable Fascia: Aluminum
4. Acceptable Soffits: Aluminum
5. Marginal Entry Doors: Metal -- Front storm door bottom seal dry rotted/torn.
6. Marginal Windows: Vinyl double hung
7. Acceptable Window Screens: Vinyl mesh
8. Acceptable Exterior Lighting: Surface mount
9. Acceptable Exterior Electric Outlets: 110 VAC GFCI
10. Not Inspected Hose Bibs: Gate



Roof

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Roof Surface

1. Method of Inspection: On roof



2. Acceptable Material: Asphalt shingle

New Leaf Home Inspection

10:28 June 28, 2011

Page 5 of 16
Untitled

Roof (Continued)

3. Type: Gable
4. Approximate Age: 1-5 Years
5. Acceptable Flashing: Aluminum
6. Acceptable Plumbing Vents: PVC
7. Acceptable Gutters: Aluminum
8. Acceptable Downspouts: Aluminum -- Downspout should be extended to ground and leaders/extensions used to divert water runoff away from the foundation.



9. Not Present Leader/Extension: Missing -- Extend runoff drains to move water away from foundation

None Chimney

10. Not Present Chimney:
11. Not Present Flue/Flue Cap:
12. Not Present Chimney Flashing:

Electrical

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

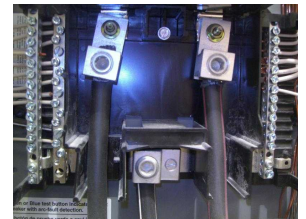
Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Service Size Amps: 200 Volts: 220-240 VAC



2. Acceptable Service: Aluminum



3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Aluminum Wiring: Not present
6. Acceptable Conductor Type: Romex

New Leaf Home Inspection

10:28 June 28, 2011

Page 6 of 16
Untitled

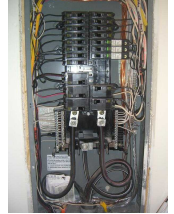
Electrical (Continued)

7. Not Present Ground: **Evaluation by a licensed electrician is recommended.**

8. Acceptable Smoke Detectors: Hard wired

Kitchen Electric Panel

9. Marginal Manufacturer: Square D -- Unable to determine appropriate grounding.

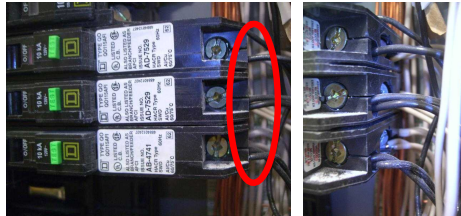


10. Maximum Capacity: 200 Amps

11. Not Present Main Breaker Size: No single main breaker exists

12. Acceptable Breakers: Copper

13. Acceptable AFCI: 110 volt -- **Double tapped AFCI breakers, An evaluation by a licensed electrician is recommended.**



14. Acceptable GFCI: Present

15. Is the panel bonded? Yes

Structure

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable Structure Type: Wood frame

2. Acceptable Foundation: Block -- Recommend sealing gaps adjacent to the vinyl siding.



Structure (Continued)

3. Acceptable Differential Movement: Crack with displacement -- Cracks will require monitoring



4. Not Inspected Beams:
5. Not Inspected Bearing Walls:
6. Not Inspected Joists/Trusses:
7. Not Inspected Piers/Posts:
8. Not Inspected Subfloor:

Attic

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
Not Present Item not present or not found.
Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal Item is not fully functional and requires repair or servicing.
Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Attic

1. Method of Inspection: From the attic access



2. Acceptable Roof Framing: 2x6 Truss



3. Acceptable Sheathing: Strand board
4. Acceptable Ventilation: Ridge and soffit vents
5. Acceptable Insulation: Fiberglass
6. Acceptable Insulation Depth: 10"



7. Not Inspected Vapor Barrier: Unable to inspect
8. Not Present Attic Fan: X

Attic (Continued)

- 9. Not Present House Fan: X
- 10. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 11. Acceptable Moisture Penetration: X
- 12. Not Inspected Bathroom Fan Venting: Electric fan

Crawl Space

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Crawl Space

- 1. Method of Inspection: Unable to access.
- 2. Not Inspected Unable to Inspect: 100% -- Access blocked, The crawl space was not inspected. Be advised that because we could not enter the crawlspace, hidden problems may exist that are not documented in this report. It is recommended that after obstructions are removed a full examination of the space be made prior to commitment.
- 3. Not Inspected Access: Nailed shut, Partially blocked
- 4. Not Inspected Moisture Penetration:
- 5. Not Inspected Moisture Barrier:
- 6. Not Inspected Ventilation: Vents
- 7. Not Inspected Insulation:
- 8. Not Inspected Vapor Barrier:
- 9. Not Inspected Sump Pump:
- 10. Not Inspected Electrical:

Air Conditioning

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Heat Pump AC System

- 1. Not Inspected A/C System Operation: Not inspected -- Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle.



Air Conditioning (Continued)

2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Suspended
4. Manufacturer: Armstrong
5. Model Number: 4SHP13LE118P-1 Serial Number: 1606C03849
6. Area Served: Whole building Approximate Age: New, 1-5 Years, 1-5 Years
7. Fuel Type: 220-240 VAC Temperature Differential: X
8. Type: Heat pump Capacity: Not listed
9. Acceptable Visible Coil: Copper core with aluminum fins
10. Acceptable Refrigerant Lines: Serviceable condition
11. Acceptable Electrical Disconnect: Breaker disconnect
12. Acceptable Exposed Ductwork: Insulated flex
13. Acceptable Blower Fan/Filters: Direct drive with disposable filter
14. Acceptable Thermostats: Individual, Programmable

Plumbing

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

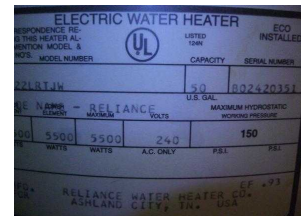
Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable Service Line: PVC
 2. Not Inspected Main Water Shutoff: Not accessible
 3. Acceptable Water Lines: Copper
 4. Acceptable Drain Pipes: PVC
 5. Acceptable Service Caps: Accessible
 6. Acceptable Vent Pipes: PVC
- Utility Room Water Heater
7. Acceptable Water Heater Operation: Functional at time of inspection



8. Manufacturer: Reliance
9. Model Number: LT522LBTJW Serial Number: B02420351
10. Type: Electric Capacity: 50 Gal.
11. Approximate Age: 1-5 Years Area Served: Whole building
12. Acceptable TPRV and Drain Tube: PVC

Bathroom

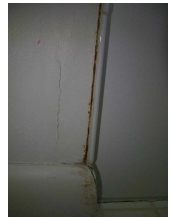
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1st floor main Bathroom

- 1. Not Present Closet:
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Linoleum
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl double hung
- 7. Acceptable Electrical: 110 VAC GFCI -- 2 GFCI present

- 8. Acceptable Counter/Cabinet: Composite and wood
- 9. Acceptable Sink/Basin: One piece sink/counter top
- 10. Acceptable Faucets/Traps: Not visible
- 11. Marginal Tub/Surround: Porcelain tub and ceramic tile surround --
Undulations observed in surround wall, possible damage to wood members behind the wall may have occurred

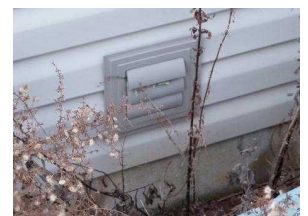


- 12. Not Present Shower/Surround:
- 13. Acceptable Toilets: 3 Gallon Tank
- 14. Acceptable HVAC Source: Heating system register
- 15. Acceptable Ventilation: Electric ventilation fan and window

1st Floor Laundry Room/Area

- 16. Not Present Smoke Detector:
- 17. Not Present Laundry Tub:
- 18. Not Present Laundry Tub Drain:
- 19. Acceptable Washer Hose Bib: Ball valves

- 20. Acceptable Washer and Dryer Electrical: 220-240 VAC
- 21. Defective Dryer Vent: Metal flex -- **Needs cleaning**



Bathroom (Continued)

22. Acceptable Washer Drain: Wall mounted drain

Kitchen

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1st Floor Kitchen

1. Acceptable Cooking Appliances: Whirlpool
2. Acceptable Ventilator: Broan
3. Not Present Disposal:
4. Acceptable Dishwasher: Whirlpool
5. Air Gap Present? No Built in unit - unable to inspect.
6. Acceptable Refrigerator: Whirlpool
7. Not Inspected Microwave:
8. Acceptable Sink: Stainless Steel
9. Acceptable Electrical: 110 VAC GFCI
10. Acceptable Plumbing/Fixtures: Chrome
11. Acceptable Counter Tops: Laminate
12. Acceptable Cabinets: Wood
13. Not Present Pantry:
14. Acceptable Ceiling: Paint
15. Acceptable Walls: Paint
16. Acceptable Floor: Linoleum
17. Acceptable Doors: Hollow wood
18. Acceptable Windows: Vinyl double hung
19. Acceptable HVAC Source: Heating system register

Bedroom

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

South Bedroom

1. Acceptable Closet: Double door divided
2. Acceptable Ceiling: Paint
3. Acceptable Walls: Paint
4. Acceptable Floor: Carpet
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl double hung

New Leaf Home Inspection

10:28 June 28, 2011

Page 12 of 16
Untitled

Bedroom (Continued)

- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Heating system register
- 9. Acceptable Smoke Detector: Hard wired with battery back up

Rear, West Bedroom

- 10. Acceptable Closet: Single
- 11. Acceptable Ceiling: Paint
- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Carpet
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Vinyl double hung
- 16. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 17. Acceptable HVAC Source: Heating system register
- 18. Acceptable Smoke Detector: Hard wired with battery back up

Front, West Bedroom

- 19. Acceptable Closet: Single small
- 20. Acceptable Ceiling: Paint
- 21. Acceptable Walls: Paint
- 22. Acceptable Floor: Carpet
- 23. Acceptable Doors: Hollow wood
- 24. Acceptable Windows: Vinyl double hung
- 25. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 26. Acceptable HVAC Source: Heating system register
- 27. Acceptable Smoke Detector: Hard wired with battery back up

Living Space

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Living Room Living Space

- 1. Acceptable Closet: Single
- 2. Marginal Ceiling: Paint -- Cracks present, Loose or peeling paint



- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Not Present Doors:
- 6. Acceptable Windows: Vinyl double hung
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits

New Leaf Home Inspection

10:28 June 28, 2011

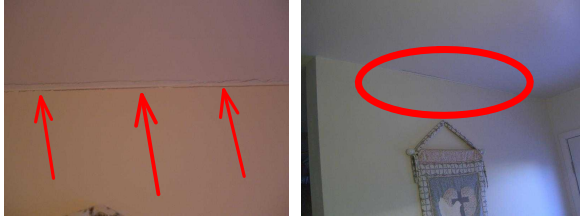
Page 13 of 16
Untitled

Living Space (Continued)

- 8. Acceptable HVAC Source: Heating system register
- 9. Acceptable Smoke Detector: Hard wired with battery back up

Dining Room Living Space

- 10. Acceptable Closet: Single small
- 11. Marginal Ceiling: Paint -- Cracks present, Loose or peeling paint



- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Linoleum
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Vinyl double hung
- 16. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 17. Acceptable HVAC Source: Heating system register
- 18. Acceptable Smoke Detector: Hard wired with battery back up

1st Floor Hall Living Space

- 19. Acceptable Closet: Single small
- 20. Acceptable Ceiling: Paint
- 21. Acceptable Walls: Paint
- 22. Acceptable Floor: Carpet
- 23. Acceptable Doors: Hollow wood
- 24. Not Present Windows:
- 25. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 26. Acceptable HVAC Source: Heating system register
- 27. Acceptable Smoke Detector: Hard wired with battery back up

Marginal 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 complete report.

Lots and Grounds

1. Vegetation: Shrubs/Weeds -- Shrubs/Weeds should be trimmed back from areas around dryer vent and heat pump.



Exterior Surface and Components

2. Entry Doors: Metal -- Front storm door bottom seal dry rotted/torn.



3. Windows: Vinyl double hung

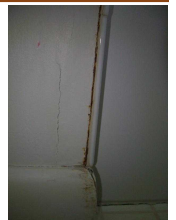
Electrical

4. Kitchen Electric Panel Manufacturer: Square D -- Unable to determine appropriate grounding.



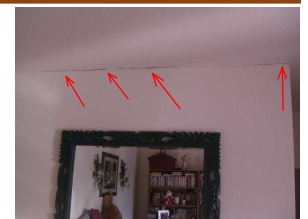
Bathroom

5. 1st floor main Bathroom Tub/Surround: Porcelain tub and ceramic tile surround -- Undulations observed in surround wall, possible damage to wood members behind the wall may have occurred



Living Space

6. Living Room Living Space Ceiling: Paint -- Cracks present, Loose or peeling paint



Marginal Summary (Continued)

7. Dining Room Living Space Ceiling: Paint -- Cracks present, Loose or peeling paint



Defective 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 complete report.

Bathroom

1. 1st Floor Laundry Room/Area Dryer Vent: Metal flex -- Needs cleaning

