

Trained Eye Home Inspections, LLC

*** Residential Inspection Report ***



Client's Name

On

October 21, 2015

Inspection Address

Ottsville, PA 18942

Inspected By

Brian Mower

267-640-9910

1925 Armstrong Dr. Lansdale, PA 19446

Trainedeyehomeinspections@gmail.com

www.trainedeyehomeinspections.com

Trained Eye Home Inspections, LLC

Date Of Inspection: October 21, 2015
Inspection Address: , Ottsville, PA 18942

General Information

Client Information

Name:
Street Address:
City, State, Zip:
Phone #:
Email Address:

Inspection Address

Street Address:
City, State, Zip: Ottsville, PA 18942

Weather Conditions

Weather Type: Clear
Temperature: 75 Degrees

Structure Type

Single Family /Single Story

Construction Type

Stucco and cedar shingle siding with wood frame construction, cinder block basement foundation walls

Number of Bedroom/Bath

3 Bedroom / 2 Bath / 2 Car Garage

Estimated Year Built

1970

Estimated sq. ft.

2,018

Time of Inspection

5:00 PM

Inspected by

Brian Mower

Buyer Agent

Name:
Phone #:
Email Address:

Listing Agent

Name:
Phone #:
Email Address:

Trained Eye Home Inspections, LLC

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Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

Trained Eye Home Inspections, LLC

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Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Electrical System

Electrical Service Connection and Components

General Observation

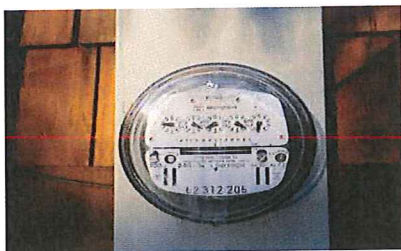
Safety Hazard
Qualified Professional Recommended

Service Connection

Location: Main Panel - Exterior wall of basement
 Services connection: Public Utilities (Overhead Service)
 Service on during inspection: Yes Type of wiring: Copper
 Service size main panel: 120 / 240 Volt (Nominal) Amp: 200 Amp service
 Service size sub panel: Amp:

Electrical Observations

The main electrical panel was missing several knockouts. This is a safety hazard and should be corrected by a licensed electrician.

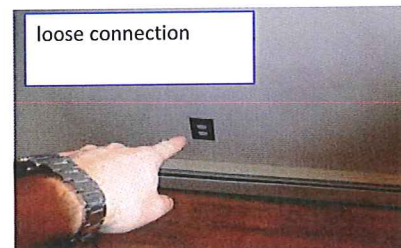
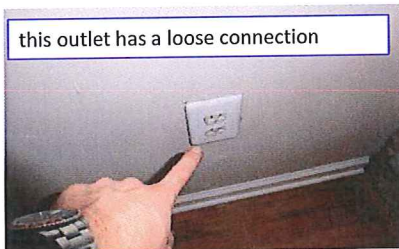


Electrical: Interior / Bedroom Areas

Switches / Outlets / Fixtures / Smoke Detector(s) / CO Detector(s)

Damaged / Repair Needed

Observation: Various outlets in the bedrooms and common areas were defective. Recommend a licensed electrician evaluate the entire electrical system and make proper corrections. There are exposed wires in the drop ceiling in the basement near the water softener equipment, this is a safety hazard. I Recommend that all smoke and carbon monoxide detectors be hard wired to the building's electrical system and be equipped with a rechargeable battery backup. Smoke detectors should be located in all bedrooms, basement and in any utility room containing a furnace or boiler. CO detectors shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms, and each detector shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit. At the time of inspection there were no visible CO detectors in the house. Recommend replacing all smoke detectors immediately upon settlement.

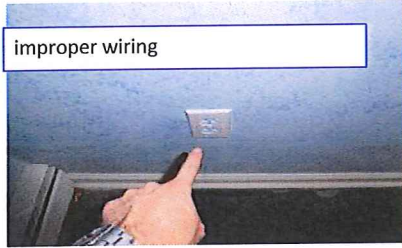


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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of selection below will indicate the level of concern for each area at time of inspection



fire hazard. Exposed wiring

Electrical: Kitchen / Bathroom / Exterior Areas

Switches / Outlets / Fixtures

Defective

Correction Recommended

Observation: the multi plug outlet in the kitchen near the stove is not functioning as intended. At the time of inspection 3 of the 6 outlets were functioning properly. Recommend replacing the unit.



Plumbing Systems

Gas / Fuel Supply System

General Observation

Inspected

Service Connection

Location: Exterior wall of the front of the house
Services connection: Private Service
Service on during inspection: Yes

Further Comments



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Inspected Not Inspected Not Present Damaged / Repair Safety Hazard
Color of selection below will indicate the level of concern for each area at time of inspection

Water Supply System

General Observation

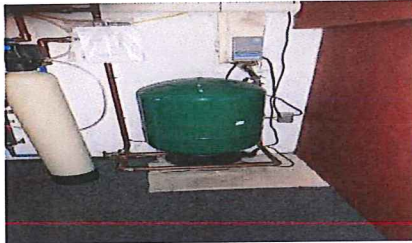
Further Inspection Recommended

Service Connection

Location: Back yard area
Services connection: Well
Service on during inspection: Yes Static water pressure reading (psi): 45 - 65
Type of supply lines: Copper piping, PEX

Further Comments

Recommend having the well, pump, and all its components inspected by a qualified well inspector before close of escrow.



Sewage Supply System

General Observation

Limited Inspection

Service Connection

Location: Front yard of home
Services connection: Septic System
Service on during inspection: Yes Type of drain pipes: ABS, PVC pipe

Further Comments

The septic system is supplied by ABS and PVC piping. There were no leaks at the time of inspection. The drains were functioning as intended with normal flow.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

Front yard

General Observation

Safety Issue

Description

Material: Grass / Vegetation

Further Comments: There is a pond in the front yard. This pond is a safety/ drowning hazard for small children and pets. Recommend installing a fence around pond for safety and to keep all children and pets away from pond. Recommend treating the pond to prevent mosquito infestation.



Side yard(s)

General Observation

Inspected

Description

Material: Grass / Vegetation

Further Comments: No concerns observed

Back yard

General Observation

Inspected

Description

Material: Grass / Vegetation

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Driveway / Sidewalks

General Observation

Inspected

Description

Material: Asphalt

Further Comments: Recommend applying an asphalt sealant every few years. This will extend the life of your driveway.



Tree's / Shrubbery

General Observation

Inspected

Description

Further Comments: No concerns observed

Grading / Slope

General Observation

Inspected

Description

Further Comments: No concerns observed

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Not Present

Damaged / Repair

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Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection.

Foundation

General Observation

Inspected

Description

Type of Foundation(s) Slab on Grade Foundation

Further Comments: No concerns observed

Floors

General Observation

Inspected

Description

Material: Carpet, tile and hardwood

Further Comments: No concerns observed



Ceiling

General Observation

Inspected

Description

Material: Drywall / Plaster and drop ceiling in the basement

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Walls (Interior)

General Observation

Inspected

Description

Material: Drywall / Plaster and the wall for the bedroom was constructed of a plywood type material covered in wallpaper.

Further Comments: No concerns observed

Walls (Exterior)

General Observation

Recommend Repairs

Description

Material: Stucco and cedar shingle

Further Comments: There is a settlement crack in the front of the house where the paver patio meets the house. When the patio settled it created a separation from the home's stucco coating. I recommend a licensed contractor apply sealant to the crack to prevent further damage from water infiltration.



Window(s)

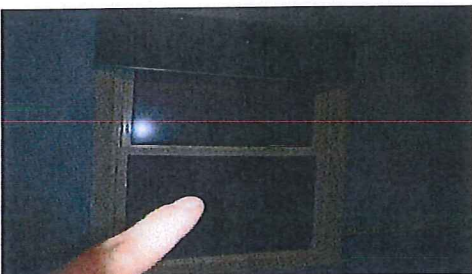
General Observation

Damaged / Repair Needed

Description

Material: Aluminum (dual pane), there were a few replacement vinyl windows throughout the house.

Further Comments: the window in the bedroom is fogged due to a broken seal. Recommend replacement.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Door(s) (Interior & Exterior) includes Garage Door

General Observation

Inspected

Description

Type: Solid Core (six panel), slider, hollow core and two car garage door (wood), and a steel front door

Further Comments: No concerns observed. Always be sure that the auto reverse sensors are properly working to ensure safety from door crushing anything in its way during operation.



Basement / Sub Areas

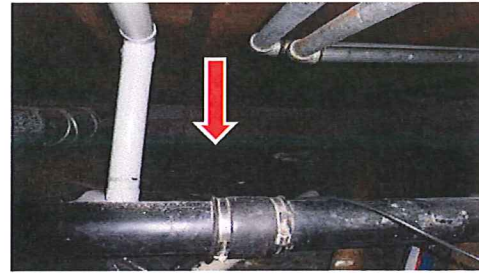
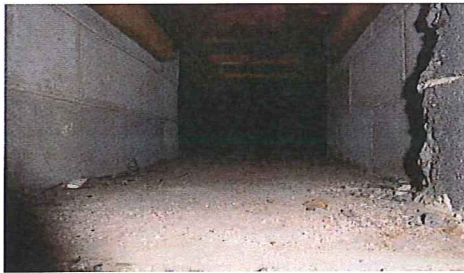
General Observation

Inspected

Description

Material: Basement Foundation - Concrete

Further Comments: There is a plastic tarp in the crawl space. This is installed to prevent moisture from the floor from escaping and settling on the underside of the wood floor frame members and causing moisture damage and possibly creating conditions conducive to mold growth. Always ensure the bare ground is covered with this material to prevent described damage.



Basement - Drainage - Sumps and Pumps

General Observation

Monitor Conditions

Description

Material:

Trained Eye Home Inspections, LLC

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Further Comments: At the time of inspection there was a drip of water on the check valve. Recommend monitoring this as the pump operates to be sure it isn't leaking. At the time of inspection there was a battery back up system installed on the sump pump. Recommend monitoring the battery and the system to be sure its operation when needed. The sump pit was sealed from the radon mitigation system. The inspector could not operate the pump to test at the time of inspection. There is a second sum pump installed near the main sum pump. This pump is directly plumbed to the exterior via a flexible hose.



Balcony / Decks / Porches

General Observation

Inspected

Description

Material: Wood/ composite decking

Further Comments: No concerns observed



Stairways-Handrails-Guardrails (Interior & Exterior)

General Observation

Inspected

Description

Material: Hardwood

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

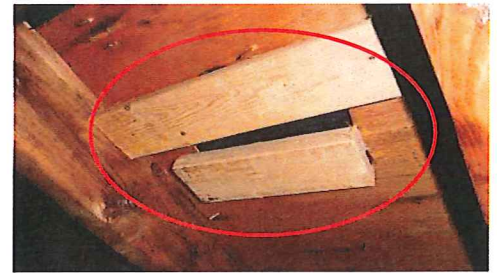
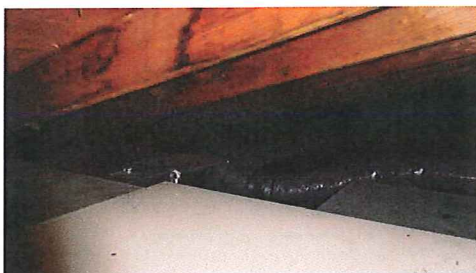
Roof Structure

General Observation

Damaged / Repair Needed

Description

Further Comments: There is a patch on the roof in the attic (circled in red below). This is not a proper patch to support the weight of a person from falling through and causing further damage. I recommend repair by a licensed roofing contractor.



Roof Covering

General Observation

Inspected

Description

Material: Architectural shingles

Viewed from: Walked the roof

Further Comments: No concerns observed Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. For example, I can only guess the age.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Roof Slope

General Observation

Inspected

Description

Further Comments: Minimum Slope

Gutters and Down Spouts

General Observation

Correction Needed

Description

Material: Metal

Further Comments: Recommend extending the downspouts to discharge further away from the house. At the time of inspection the two downspouts terminated at the base of the house onto the driveway. A crack in the driveway where it meets the house under the front downspouts should be sealed to not allow water from downspout to leak into the hole and cause costly damage to the driveway. Recommend having a qualified contractor repair the crack as needed.



Flashing

General Observation

Repair or Replace

Description

Material: Galvanized metal

Further Comments: Recommend further inspection from qualified professional. Workmanship is poor on the sealant on the sky lights. The boot seal on the vent pipe is damaged and in need of repair or replacement.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Attic Structure

General Observation

Inspected

Description

Viewed From: By entering crawl space

Further Comments: No concerns observed



Attic Vents

General Observation

Monitor Conditions

Description

Type: Gable vents as well as ridge vent.

Further Comments: There are gable vents as well as a ridge vent. This type of multiple venting can counter act each other and not allow each system to operate as intended. Recommend monitoring attic conditions/ temperature. If excessive heat is noticed I recommend having a qualified roofer evaluate the system and correct as needed.

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Inspected

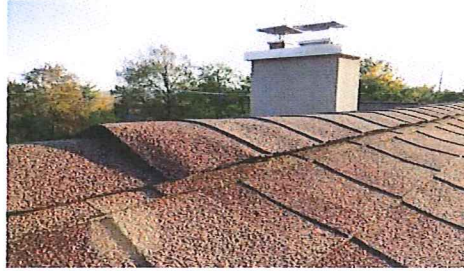
Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



Insulation

General Observation

Correction Needed

Description

Materials: Fiberglass batt

Further Comments: Recommend correction of the attic insulation. The insulation should cover the ceiling joist to prevent conduction of cold and hot air towards the interior ceiling.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Fireplace(s) / Chimney(s)

Our inspection of the Fireplace/Chimney area(s) in accordance with industry standards of practice includes a visual observation of all accessible components. While there are three basic types of chimney's, single-walled metal, masonry, and pre-fabricated metal also referred to as factory-built ones. Masonry and factory-built ones are a commonplace in residential homes. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. While some areas of the chimney flue cannot be adequately viewed during a home inspection and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. We will not move furniture, lift carpets or rugs. This report is to inform you of current condition as observed at time of inspection.

Firebox and Butt Wall

General Observation

Further Inspection Needed

Description

Material: Brick

Further Comments: Some cracks were visible at the time of inspection. Recommend a full evaluation of the entire system including the chimney before close of escrow and absolutely before use. There was evidence of creosote buildup at the time of inspection. The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).



Damper

General Observation

Further Inspection Needed

Description

Further Comments:

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Not Present

Damaged / Repair

Safety Hazard

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Flue Vent Connector, Flue Pipe

General Observation

Further Inspection Needed

Description

Material:

Further Comments:

Hearth (Inner and Outer)

General Observation

Further Inspection Needed

Description

Material: stone

Further Comments: No concerns observed

Door(s) or Enclosures

General Observation

Inspected

Description

Material: Glass doors tempered and Fire screen

Further Comments: No concerns observed

Mantle

General Observation

Inspected

Description

Material: Wood

Further Comments: No concerns observed

Chimney

General Observation

Inspected

Description

Viewed from: Viewed from the ground as well as the roof

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Further Comments: No visible cracks or evidence of moisture intrusion were visible.



Chimney Top (Chimney cap, Spark arrester, Hood)

General Observation

Inspected

Description

Type: Standard Chimney Cap

Further Comments: The two chimney flues are for the fireplace and the other is for the furnace venting.



Ash Pit

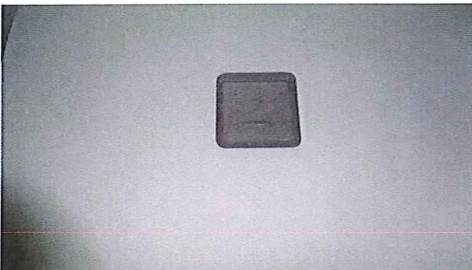
General Observation

Inspected

Description

Material: Cement

Further Comments: No concerns observed



Fuel Source

General Observation

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Inspected

Description

Type: wood

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Interior / Living Areas

Our inspection of the Interior / Living area(s) includes dining room, den, living room, formal room, office, bar, laundry room, hallways and stairways in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system if present and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Flooring

General Observation

Inspected

Description

Material: Carpet, hardwood and tile

Further Comments: No concerns observed

Walls and Ceiling (Interior)

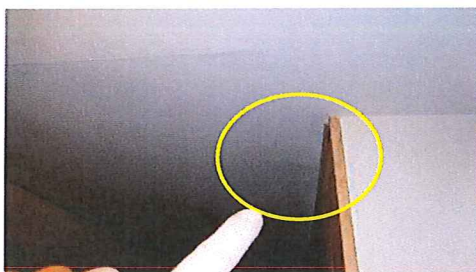
General Observation

Monitor Conditions

Description

Type: Drywall / Plaster

Further Comments: Evidence of correction from prior damage. At the time of inspection the area was dry and there was no evidence of a leak. There is evidence of a prior repair.



Window(s)

General Observation

Further Evaluation Needed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Description

Type: Aluminum (dual pane), vinyl

Further Comments: One of the sky lights appeared to have fogged glass. This could be caused by a broken seal. Recommend further evaluation before close of escrow.



Door(s)

General Observation

Inspected

Description

Type: Hollow core (six panel)

Further Comments: No concerns observed

Closet(s)

General Observation

Inspected

Description

Material: Hollow core (flat panel)

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Bedroom Areas

Our inspection of the Bedroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Flooring

General Observation

Inspected

Description

Material: Carpet

Further Comments: No concerns observed

Walls and Ceiling (Interior)

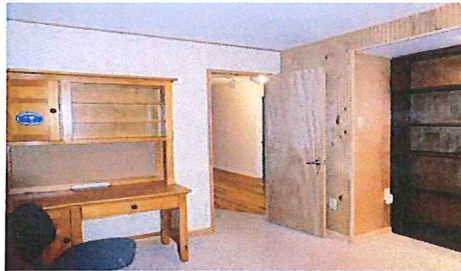
General Observation

Inspected

Description

Type: Drywall / Plaster

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Window(s)

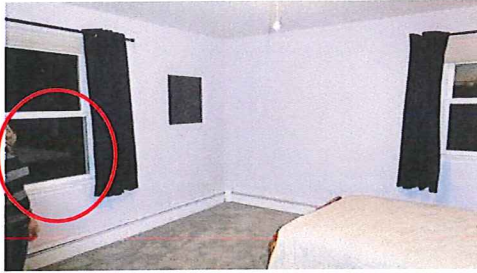
General Observation

Damaged / Repair Needed

Description

Type: Aluminum (dual pane), vinyl

Further Comments: The window in the bedroom was fogged at the time of inspection. The seal to the glass is broken and it allowed air to get in. The fog appearance on the glass is cause by the moisture in the air staining the glass. Recommend replacing the window or get a replacement sash.



Door(s)

General Observation

Inspected

Description

Type: Hollow core (six panel)

Further Comments: No concerns observed

Closet(s)

General Observation

Inspected

Description

Material: Hollow core (flat panel)

Further Comments: There is an access panel in the floor in the bedroom closet to access the crawlspace area under the house.



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Laundry Room

Our inspection of the Laundry room area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Inspect drain, waste and vent system and report on deficiencies. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Floor Covering (Laundry)

General Observation

Inspected

Description

Type:

Further Comments: No concerns observed



Exhaust Venting

General Observation

Minor Repair Needed

Description

Type: Metal Flex. Recommend monitoring the dryer vent exhaust. Be sure this always vents to the exterior. The exhaust air is high in humidity and could create conditions conducive to mold. No mold was observed at the time of inspection.

Further Comments: No concerns observed

Laundry Plumbing Supply (Gas / Water)

General Observation

Inspected

Description

Type: CPVC and copper

Further Comments: No concerns observed

Laundry Plumbing Drain and Vent System

General Observation

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Correction Needed

Description

Material: pvc pipe

Further Comments: The flexible drain line for the washer water discharge is not properly attached to the drain. Recommend a licensed plumber evaluate and correct. This drain line could become loose and detach and cause a flood.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Countertop(s)

General Observation

Inspected

Description

Material: Laminate countertop

Further Comments: No concerns observed

Floor Covering (Bathroom)

General Observation

Inspected

Description

Type: Vinyl sheeting

Further Comments: No concerns observed

Toilet(s)

General Observation

Inspected

Description

Type: Porcelain

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



Shower/Tub (Surround)

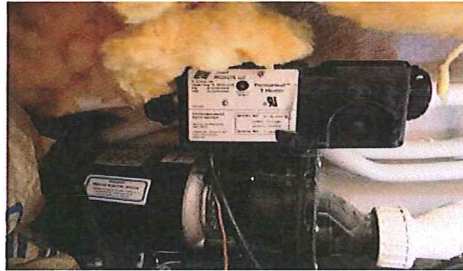
General Observation

Inspected

Description

Type: Tiled shower and bath surround.

Further Comments: The master bath has a jetted tube installed. The proper amp circuits were in place for the pump and heater. The heater was not tested at the time of inspection but the jets were tested after the tub was filled. Always be sure to have all the jets fully submerged under water before operation occurs. This will ensure the water does not get ejected from the tub into the bathroom area. Always follow the Manual to the tub for proper operation and proper clearing of the water lines in the tub.



Shower Enclosure

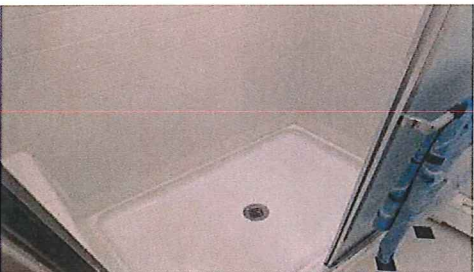
General Observation

Inspected

Description

Material: Framed shower door

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Bathroom Plumbing

General Observation

Inspected

Description

Type: Copper and ABS

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected

Description

Material: Wood Cabinets

Further Comments: No concerns observed



Countertop(s)

General Observation

Inspected

Description

Material: Granite countertop

Further Comments: No concerns observed

Floor Covering (Kitchen)

General Observation

Inspected

Description

Material: Hardwood

Further Comments: No concerns observed

Closet(s) / Panty

General Observation

Inspected

Description

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Material: Wood door(s)

Further Comments: No concerns observed

Kitchen Plumbing

General Observation

Damaged / Repair Needed

Description

Material: Copper and ABS. At the time of inspection the was duct tape on the kitchen sink drain line. Recommend licensed plumber repair drain with proper connections.

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

Refrigerator / Freezer

General Observation

Inspected

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed

Microwave

General Observation

Inspected

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed

Range Oven

General Observation

Correction Needed

Description

Location: Kitchen - Build under counter

Further Comments

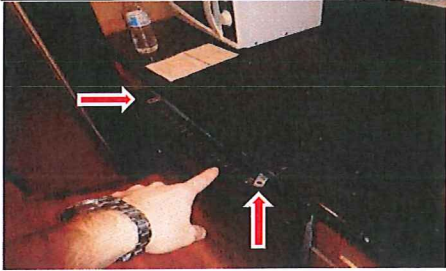
Incorrect or missing pieces. The dishwasher is not connected to the underside of sink. The dishwasher needs to be securely mounted for proper safety and operation. Recommend repair of the dishwasher by qualified contractor.

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Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of selection below will indicate the level of concern for each area at time of inspection



Stove Top

General Observation

Inspected

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed

Exhaust fan / light

General Observation

Inspected

Description

Location: Kitchen - Build in cabinet

Further Comments

No concerns observed

Dishwasher

General Observation

Correction Needed

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

The dishwasher is not installed properly. The machine should be attached with screws to the counter above. Recommend a licensed contractor correct as needed.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Trash Compactor

General Observation

Inspected

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

No concerns observed

Private Sewage Disposal System

General Observation

Not Inspected

Description

Location: Outside

Further Comments

No concerns observed

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Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heating System

General Observation

Inspected

Furnace Name: Weil McClain **Year Model:**
Model #: **Serial #:**
Heat source type: Hot Water Baseboard System
Fuel type: Oil **Vent type:** Dilutant Flue / Flue Dilution System
Location:

Further Comments

There is an electric heater in the mudroom of the house. This heater was not tested at the time of inspection.



Cooling System

General Observation

Monitor Conditions

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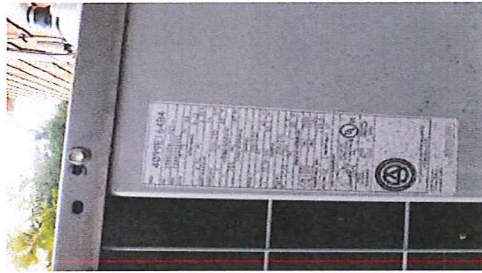
Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Furnace Name: Carrier Year Model: 1999
Model #: 4099E16484 Serial #:
Cooling type: Central Air Conditioning System
Location:

Further Comments

The air conditioning condenser is at the end of useful life. Recommend replacement in the near future. There is a whole house return duct located in the main hall. Recommend replacing the filter every season and having HVAC system evaluated each year and before close of escrow to ensure proper operation. I also recommend having all the ducts cleaned to ensure quality air control in the house for people with allergies to mold spores and dust. The system was not tested at the time of inspection.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Water Heating System

General Observation

Functional

Brand: Burnham **Year Model:** 2012
Model #: **Serial #:** 181240029
Type of system: Indirect water heater
Fuel type: **Tank capacity:**
Location: Basement
Ventilation type: Galvanized wall ventilation

Further Comments

No concerns observed



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Informational

Monitor conditions recommended

Denotes a system or component needing further evaluation and/or close observation in order to determine if correction is needed

Improvement and repair recommended

Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly

Damaged / Repair needed, Correction and Further evaluation recommended

Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional contractor. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and cost of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; the presence or absence of pests such as wood damaging organisms, termites, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees or any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, asbestos, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future conditions, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Consider having radon measurement performed in order to confirm that safe conditions exist and to negotiate with the seller.

The home is located in an area known to have radon. Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Lighter than air, radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. Because radon levels are related to the structure of the soil beneath the home, they are homesite specific and may vary widely among homes which are closely situated.

According to the U.S. Environmental Protection Agency, (EPA), radon causes 21,000 lung cancer deaths per year in the United States (U.S.). and in the U.S., radon is the second most frequent cause of lung cancer after cigarette smoking. Radon-induced lung cancer is thought to be the 6th leading cause of cancer death overall. Mitigation techniques are available which are typically effective.

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