



Inspection Number:

Inspection Address:

Attached is the inspection report for your new home. Your report will be helpful to you in understanding the overall condition of your home. It documents current conditions of its systems and components and has recommendations for repairs, improvements, and maintenance.

We recommend you take the following steps to ensure a smooth home purchase:

- **Report:** Please be sure to read the entire report carefully. If you have questions about this report or the on-site inspection, please call our office and leave a message for your inspector. He will call back at his first opportunity.
- **Follow-Up Repair Request:** Consult your real estate professional and/or attorney to decide if you wish to request credits from the seller or have the seller repair/replace any issues identified in your inspection report. Be sure this is done promptly. Your Agreement of Sale stipulates the time period within which requests must be made. If the seller provides repairs, be sure to obtain documentation for the repairs made from the respective professionals hired to perform the work. Review them carefully and verify the condition of the repairs and their function as applicable prior to closing.
- **Pre-Settlement Walk-Through Inspection:** Just prior to settlement you will have an opportunity to conduct a “walkthrough” inspection of the house. During this time, be sure to examine the house carefully. There may be defects that your inspector could not observe due to personal goods storage, carpeting, wall hangings, etc. Also conduct a check of all plumbing fixtures and appliances...except the air conditioning system unless weather conditions permit.

Thank you for allowing Tri-County Inspections to have been of service...and best wishes to you and your family in your new home.

Bucks/Mont Area

215-295-2030

215-752-3700

Lehigh Valley

610-346-7880

Chester County

610-296-2004

Fax

215-295-3378

Email

tcinsp@comcast.net

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TYPE OF HOUSE: Colonial

APPROXIMATE AGE: 10 years

WEATHER CONDITIONS: Clear, Mid 70's

ATTENDED: Buyers and Listing Agent

STATUS: Occupied

PROPERTY DISCLOSURE STATEMENT: Reviewed, Not Received

INSPECTION DATE:

INSPECTOR:

NOTE:

- This Report summarizes our findings for subject property on the day of the inspection and is based on our visual observations of the structure only.
- If the seller's Property Disclosure Statement is not provided, Tri-County shall not be liable for any damages or claims for the discovery and/or assessment of any condition identified or disclosed on the Property Disclosure Statement.
- This report does not represent an opinion on the value of the home nor do we advise whether or not you should purchase the property.
- Because settlement typically occurs well after the inspection and conditions may change, Tri-County strongly urges that you check all major systems, appliances, and bathroom fixtures during your presettlement walkthrough. Furnishings and personal possessions may have limited our access and visibility.
- Tri-County Inspection Co., Inc. does not offer a guarantee or warranty.
- Be sure to obtain a wood destroying insect certification from an exterminator since this is not part of our inspection.

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Tri-County Inspection Co., Inc.

803 W. Trenton Avenue

Morrisville, PA 19067

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EXTERIOR

ROOF:

A hip type roof was noted. Due to the severity of the pitch, I was only able to walk the valley along the left side of the roof and the rear lower area. I could not assess the present condition of the shingles over the entire roof area.

Currently the one layer of fiberglass shingles is in satisfactory condition, although some shingles had been face nailed along the left upper façade. A reputable roofing contractor should be contacted at this point in order to have the nails removed and the holes filled with silicone caulk. The plywood sheathing was found to be in satisfactory condition where noted in the attic.

FLASHINGS:

While the roofing contractor is on site, the rear left vent collar was cracked to a point that it warrants replacement at this time. I could not assess the condition of the rear center vent stack, although the collar was inverted within the attic. This should be assessed by the roofing contractor and replaced as necessary. Aluminum flashings were noted where the roof adjoins the wall. No kick-outs were installed at the base of the wall flashing details. Kick-outs allow water to drain from the bottom of the flashings directly into the guttering systems.

CHIMNEY:

Two chimneys were provided. One chimney consisted of block with a mortar coat along the left side of the home. Extensive ivy growth was noted covering both flues. I would recommend that the ivy be removed at this point, especially with the heating season almost upon us. The chimney will not properly draft and byproducts of combustion and carbon monoxide could back into the structure. I could not view the condition of the step flashings due to the ivy growth.

The right chimney consists of a metal flue with a plywood and stucco surround. The flashing details were in satisfactory condition where visible from the ground.

GUTTERS and DOWNSPOUTS:

Aluminum K type gutters were installed. The gutters were found to be in satisfactory condition and were tight against the fascia board. The downspouts were well secured to the house. Be sure that the downspouts drain at least 5 feet away from the foundation

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wall and the gutters are kept clear of debris and properly pitched. A couple downspouts do drain into underground drainage systems. Determine where they empty.

SIDING:

The house was of wood frame construction. Synthetic stucco was provided throughout. With this particular builder, he generally uses the standard stucco finish whereby felt paper with wire mesh, a base coat and scratch coat would be installed and then the final coat would consist of the synthetic stucco products. I would recommend that you contact Eaveta construction to verify this fact. Extensive ivy growth was noted on certain portions of the home and as we discussed, I would recommend that this be removed otherwise it can pull the stucco off the building. Keep vegetation a minimum of 1-2 feet away from the house walls.

Wall openings, connection points and utility penetrations should be caulked as necessary to maintain a weather-tight exterior house “envelope”.

FOUNDATION:

A concrete block foundation was in satisfactory condition where visible. Some efflorescence was noted on the interior walls at the basement due to typical dampness.

FASCIA, SOFFITS, EAVES:

These were capped in aluminum and/or vinyl and appear to be in satisfactory condition. I could not assess the present condition of the material beneath the caps.

EXTERIOR TRIM, DOORS, WINDOWS:

Because vinyl clad windows are installed, the framework was kept to a minimum. Where visible, however, no signs of deterioration were noted. Be sure to keep the windows well caulked where they abut the synthetic stucco surround.

SCREENS and STORMS:

Since insulated glass was installed, storm windows were not provided. Be sure that water can drain from the sill areas properly. Verify the presence of all screen panels at the time of settlement.

PORCHES, DECKS, PATIO:

The rear patio consisted of pavers and was in satisfactory condition.

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WALKS and DRIVEWAY:

The asphalt driveway requires no maintenance at this time. The front walkway consisted of pavers.

GARAGE:

Seal the base of the jambs with silicone caulk. The slab and the garage doors were in satisfactory condition. Minor cracks were noted in the slab, but are considered typical.

Three garage door openers were noted, of which, the right safety reverse feature requires adjustment. On the middle door, both the lasers and the safety reverse should be recalibrated. The left door works satisfactorily. Be sure to obtain the controllers and codes at settlement. Safety cables were provided through the garage door springs.

DRAINAGE and GRADING:

Always maintain a positive slope away from the structure to keep water away from the foundation. Keep soil and mulch 3-4 inches below the exterior wall coverings.

INTERIOR

ATTIC:

Two attic accesses were noted. One was found via a door off the rear hallway and the other by a hatch in the master bedroom closet. Structurally the attic consisted of 2x10 roof rafters and either 2x8 or 2x10 ceiling joists with plywood sheathing. No signs of active water leaks were noted at the time of the inspection. The attic can be used for storage purposes due to the thickness of the joists used.

VENTILATION:

Vents in the soffits and ridge vents exist at the present time. A centrally mounted 1200 CFM attic fan should be installed and set the thermostat at 90 degrees. Bath fans were provided in each of the bathrooms, which vent towards the soffit. A radon mitigation system is installed but is considered "older" technology. It vents directly through the outside wall with the radon fan located on the interior of the structure. In order to bring this up to current EPA protocol, I would recommend that you talk with Tom D'Arcy from Radon Testing Systems as he can give you the name of qualified contractors to relocate the fan to the exterior and to vent the system above the roof line. His phone number is 215-968-1933.

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INSULATION:

In attic areas, approximately 9 inches of batt insulation were noted. I was unable to determine the type and amount of insulation in the exterior walls; however, for this age house, between 3½ to 6 inches of batt insulation would be installed depending on the thickness of the studs. The majority of the basement box beam was insulated, although a few skips were noted.

BATHROOMS:

Two and a half bathrooms were provided. In the powder room, a slight leak was noted at the compression fitting. In the master bathroom, some maintenance was evident to the shower pan, which generally consists of lead and will be prone to leak without warning. Always monitor the ceiling directly below the pan and replace it when necessary. Keep it well caulked and grouted. The hall bathroom fixtures were functional and in satisfactory condition. Water pressure and drainage were adequate. Re-grouting and caulking around the tub, shower, and fixtures should be considered routine maintenance.

The whirlpool tub in the master bathroom was filled, tested, and operational. Whirlpool baths tubs require special care. The jets should never be turned on until water fills the tub above the jet openings or above a built-in sensor, present on some units. Since not all water is fully drained from the piping bacteria can grow here. Manufacturers recommend operating weekly. The unit should be cleaned regularly by running it for 15 minutes with hot water and a solution of dishwasher detergent. Once the unit is drained it should be rinsed with clear cool water.

KITCHEN:

Kitchen cabinets as well as countertops were well secured. Plumbing fixtures were satisfactory, and water pressure and drainage were adequate.

KITCHEN APPLIANCES:

The electric range and oven were operational. Thermostatic controls, microwaves, and self-cleaning features are not part of the inspection. The exhausting vent fan was functional. Garbage disposals are not recommended with on-site sewage disposals. The dishwasher was tested, but I was unable to run through all the cycles. It did fill and drain properly. Perform a preclosing check of all appliances.

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LAUNDRY UTILITIES:

As washers and dryers are not fixed appliances, their operation is not part of our inspection. Install stainless steel hoses to the clothes washer. Be sure your dryer is always vented to the exterior with metal ducting (not plastic), and it should be cleaned at least annually. Drain pans should always be added when the clothes washer is installed on a living level. One of the flaps was missing to the dryer discharge line and I recommend its replacement.

WALLS and CEILINGS:

Drywall was used throughout the house and was in satisfactory condition. Kilz can be used on walls when repainting.

FLOORS:

Plywood subflooring was provided. Carpet, vinyl, and tile were used throughout the house. Typical minor creaks were evident.

WINDOWS and DOORS:

Double-hung and casement style windows were noted. A representative number were checked and were found to be in satisfactory working order. The interior doors and closet doors were found to be functional.

TRIM, STAIRS, RAILINGS:

Baseboard, window, and door trim were of the colonial type and were found in satisfactory condition. The stairs as well as the railings were well secured to the walls.

FIREPLACE:

A masonry fireplace was located in the family room. The damper was found to be operational. The firebrick does not require pointing. A non-venting, propane fed fireplace system was installed in the living room. It was operational during today's inspection. Be sure to obtain your operation and safety instructions. Carbon buildup may be found, particularly where walls meets ceilings, with this type of appliance.

BASEMENT/CRAWL SPACE:

Structurally the basement consisted of 2x10 floor joists with plywood flooring. The main beams consisted of steel and were supported by 4-inch columns. A sum pit and pump

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were found in the rear left corner. The pit was sealed as part of the radon mitigation process. Some dampness was noted outside the plywood sheathing. I filled the trashcan that held approximately two gallons of water, but the pump did not activate. It should be monitored and replaced as necessary. We cannot predict the frequency or amount of future water penetration.

AIR QUALITY/MOLD/MILDEW:

Mold and/or mildew can be found in any environment. Mold spores can enter buildings through the air and be transported by people and animals. Presence of mold does not always present a health problem. There are very few case reports that molds inside buildings can cause unique or rare health conditions. Some people, however, are sensitive to certain molds. **It is beyond the scope of this inspection to detect or test for mold, mildew, or other air quality concerns.** No fee is being charged for such testing and Tri-County's insurance coverage expressly excludes coverage for inspection, detection, or testing for mold, mildew, or any other air quality concerns. Inspection for mold, mildew, and indoor or outdoor air quality should be performed, detected, and evaluated by other qualified and insured specialists of the customer's choice and hire. To our knowledge, only an industrial hygienist is qualified to perform tests to determine the presence of molds or other air quality issues that may be considered a health concern and no maximum contaminant levels have been established to determine remedial action. We do offer the following advice to limit mold growth and exposure: 1. Keep the humidity level of the building below 40 percent. 2. Use an air conditioner or a dehumidifier during humid months. 3. Be sure the building has adequate ventilation, including the kitchen, bathrooms, crawl space, or any other enclosed spaces. 4. Add mold inhibitors to paints before application. 5. Clean bathrooms or any damp areas with mold killing products. 6. Use a bleach solution to clean any impervious surfaces where molds may have formed. 7. Remove or replace previously wet carpets, upholstery, or other absorbent surfaces as needed. *Much of the information stated above is from the National Center for Environmental Health, Centers for Disease Control and Prevention, and the Environmental Protection Agency. You can contact the above agencies for more information about mold and other indoor air quality issues, or visit the EPA website at www.epa.gov.*

SYSTEMS

ELECTRICAL:

An underground 200 amp 120/240 volt aluminum service was provided. The main distribution panel was located in the front left corner of the basement. Aluminum lines were used on the 220 circuits. Copper was evident throughout the branch circuits. The circuit breakers were compatible with the size conductor being used. For the primary

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panel, a plug should be installed in the top of the box to prevent rodent entry. For the subpanel, the grounds and neutrals were separated, which is correct. The bond can be removed. One 20 amp breaker was found to the doorbell transformer and can be reduced to 15 amps. A representative number of switches and receptacles were checked and found to be functional. Ground fault protection was offered in the breaker box and throughout the home, tested, and found to be functional. All GFCI's should be tested monthly.

HEATING and COOLING:

A heat pump with an oil backup was provided. I operated the oil backup system. No combustion occurred even though I did set the reset switch. The oil pump was drawing oil towards the appliance and it ignited momentarily and then shut back down. The furnace should be restored to working order and a heating certification obtained.

The oil tank was in satisfactory condition with a site gauge, shut-off valve, and fuel filter.

For the heat pump system, the temperature difference between the intake and the exhaust ducts on the emergency heat mode was only 13 degrees. While the heating contractor is on site, have him check the condition of the coils, clean, and service the appliance.

The air conditioning for Unit 1 had a 14 degree difference and I would recommend that it be recharged before the summer of 2007. The temperature difference for Unit 2 in the attic was 20 degrees.

Keep in mind these rules of thumb for this type of system: 1. Change the filters every month during the heating and cooling seasons. 2. Leave at least a one-hour off period between the heating and the cooling when operating the heat pump. 3. Once the temperature dips below 35 degrees, use the oil backup. The refrigerant line should always stay well insulated. The condensing unit should be kept level at all times, and vegetation should be maintained at a distance of 2-3 feet.

Electric baseboard was provided in the left bedroom. The thermostats were checked to verify operation, and the baseboard elements were found to be in working order. Be sure to maintain at least a 6-inch clearance from curtains, furnishings, etc. When receptacles are located in close proximity to the elements, they should be relocated or electrical cords should be secured so they do not pass within 6 inches of the units. Baseboard heaters need to be cleaned occasionally for maximum heating efficiency.

WATER HEATER:

An electric 80-gallon water heater was provided. It was found to be in satisfactory condition and sitting off the concrete floor, which is correct. Hot water was available at

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all faucets. The water heater thermostats should be adjusted to maintain a water temperature of between 120 and 125 degrees at the faucets. Anti-scalding devices are recommended on all hot water fixtures when water temperatures exceed 125 degrees. The pressure relief valve was extended to within 6 inches of the floor.

PLUMBING:

The PVC drain and vent pipes are in satisfactory condition where exposed. The main house drain system between the house and street is not visible for inspection. I checked drain function by running water at several fixtures for a period of time to check for possible blockage. There were none observed here. The copper water supply pipes are in satisfactory condition where visible. Typical minor corrosion was noted at the joints and valves, but no active leaks were observed on the water supply piping at the time of the inspection. The operation of individual line valves other than faucets is not part of our inspection. Water pressure and drainage are adequate. Exterior plumbing systems, excluding hose bibs, are not part of the inspection. The rear right hose bib and left hose bib were on. Be sure to shut off and drain the exterior hose bibs for the winter season.

The pressure gauge at the well holding tank was checked and found to be frozen at 70 pounds. While the plumber is on site, this should be replaced. Look for a 20 degree pressure swing where typically 30/50 is found, but if possible, utilize 40/60. Verify this as part of your presettlement walkthrough.

A submersible well pump was provided with no access or visibility. Contact the installer to verify the history and adequacy of the well pump and water supply. Have the water supply quality and adequacy tested as this is not included as part of our inspection. The main water shut-off was located next to the tank. A water treatment system was installed and is not part of our inspection. Obtain the operating and maintenance instructions. The propane shut-off valve is going to be located under its lid. Bees have a tendency of forming nests under these lids and care should be taken.

On-site sewage disposal was provided; however, this is not part of our inspection. These systems should be evaluated by other specialists of the client's choice and hire.

SECURITY:

An alarm system was installed. Contact the original installer to instruct the buyer on proper operating procedures. Be sure to change the codes. Smoke alarms should be tested and batteries replaced. At least one carbon monoxide detector should be installed. Door locks, keys, and deadbolts should be changed.

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MATERIAL DEFECTS:

Definition: "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 involved in unreasonable risk to people on the property. The fact that a structural element, system, or subsystem, is near, at or beyond the end of a normal useful life of such a structural element, system or subsystem is not by itself a material defect." In our opinion, these are conditions that constitute serious defects or deficiencies in the item, component, or system inspected. These conditions should be immediately addressed, repaired, or remedied. If not addressed, substantial damage or impairment may result to that item, component or system, and potentially, other items or systems. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions. Refer to the report for additional conditions or comments.

1. Have a reputable roofing contractor remove the nails that were installed through the face of the shingles and fill the holes with silicone caulk. The rear left vent collar should be replaced as it was cracked and you should verify the condition of the far rear left vent stack as well.
2. Clear the ivy off the top of the chimney so the furnace and fireplace can properly vent.
3. A registered plumber should tighten the leaking compression fitting under the pedestal sink and replace the gauge to the well holding tank. Look for a 20-degree pressure swing, preferably 40/60.
4. A qualified HVAC contractor should restore the oil-fired furnace to working order and provide a heating certification. While on site, have him check the coils for the heat pump located in the attic as a low temperature difference was identified.

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INSPECTOR'S TIPS:

These represent practical suggestions for maintenance and care of an item, component or system to achieve intended function, performance, or useful life.

1. Consider removing all ivy off the building.
2. Verify operation of the underground drains. If necessary, extend all downspouts away from the foundation wall.
3. Trim the shrubs away from the structure.
4. Verify with the builder that the synthetic stucco is just a finish.
5. Keep the windows well caulked. Consider installing a kick out at the bottom of the flashing details.
6. Adjust the garage door safety reverse features and obtain the controllers and codes at settlement.
7. Reinsulate and ventilate the home as found in the report.
8. Do a preclosing check of all plumbing fixtures and appliances.
9. Monitor the pan in the master bathroom shower and caulk upon possession.
10. Use Kilz stain blocker on any walls that are to be repainted.
11. Obtain the operation and safety instructions for the zero clearance fireplace in the family room.
12. Pay careful attention to the sump pump during heavy rains to verify that it is operational.
13. Update the radon mitigation system to current EPA protocol.
14. Verify operation of both heat pumps using the heating cycles. Keep the fan on during the summer months and at auto during the heating months. Use oil as the primary source of heat for the first floor.
15. Check and complete the labeling to the electric panel box.

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16. Verify pressures at the well holding tank.
17. Adjust the temperatures of the water heater to suit family needs.
18. Install steel braided hoses on your clothes washer.
19. Contact the installer of the alarm system to provide the proper operating procedures and to change the codes.
20. Obtain the operating and maintenance instructions for the water treatment system.

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