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Attached is the inspection report. Your report will be helpful to you in understanding the overall condition of the building. 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 transaction:

- ◆ **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 repairs are provided by the seller, 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 property. During this time be sure to examine the building carefully. There may be defects that your inspector could not observe due to storage, equipment, furnishings, etc. Also conduct a check of all plumbing fixtures and appliances....except the air conditioning systems unless weather conditions permit.

Thank you for allowing Tri-County Inspections to have been of service.



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68027
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Xxxx Xxxxx



TYPE OF BUILDING: Commercial;
Office Center

STATUS: Occupied

APPROXIMATE AGE: 30 years

PROPERTY DISCLOSURE: Not Received

WEATHER CONDITIONS: Clear,
upper 50s to 60°s

INSPECTION DATE: October 17, 2011

ATTENDED: Buyer & Seller

INSPECTOR: William H. Kibbel III;
PA Compliant; ASHI® #6520,
NJ License #24G100038400



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 property 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, fixtures, walls and ceilings. Equipment, furnishings or stored items 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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EXTERIOR

ROOF:

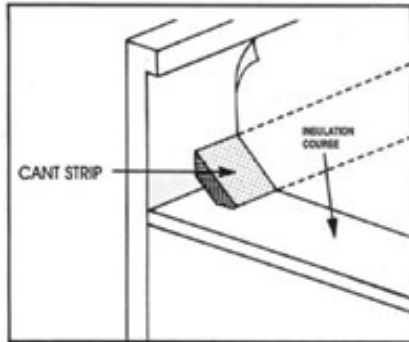
Over most of the building, a low slope roofing system is provided. At the front of the building there is a pent roof with a gable roof at the center.

The gable and pent roof have fiberglass shingles installed. There are no missing or broken shingles evident and this area of roof is in satisfactory condition. Typical of fiberglass roofing systems, some repairs may be needed throughout the remaining life of the roof.

Over the low slope roof, a modified bitumen roofing system is installed. There has been numerous patches and repairs throughout this roof system. Many of the repairs appear to be simply roofing cement applied to joints and seams that may have been suspected of leaking. Using roofing cement for repairs has a very limited life. The asphalt-based patching compound tends to dry out and crack fairly quickly, thus additional repairs will likely be needed. I recommend any future repairs be performed by a roofing contractor experienced with modified bitumen roofing membranes.



Where the low slope roof transitions to the wall, there is fairly severe wrinkling of the material. This likely would not have occurred if the proper sloped backing was installed at these transitions. A "cant strip" should have been installed. Where the membrane has wrinkled, it will likely crack or tear and should be monitored.



Typical maintenance of this type modified bitumen roof is to renew the silver reflective coating periodically to protect from U.V. wear. Some additional repairs may be needed throughout the remaining service life of this roof system.

FLASHINGS:

The plumbing vents and roof vents appear to be sealed with roofing cement which will require regular resealing. The flashings where the roof meets the parapet wall only consists of extending the material up underneath the siding. All roof systems, joints, seams, and penetrations should be checked regularly and be resealed when needed.



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GUTTERS and DOWNSPOUTS:

Aluminum K type gutters are installed. The gutters are found to be in satisfactory condition. The downspouts are found to be secure. Be sure that the downspouts discharge well away from the foundation walls and the gutters are kept clear of debris at all times.

EXTERIOR WALLS:

The exterior walls are constructed of concrete block. On three sides of the building, brick veneer and wood clapboards are installed. At the rear of the building, there is a stucco coating applied. There are some minor settlement cracks over corners of the rear exterior door openings.

There is board and batten siding at the front cross gable. Be sure to maintain exterior surfaces by scraping and painting when needed.

FOUNDATION:

The building is constructed on a concrete slab, thus much of the foundation is not visible. There are no signs of any significant settlement, shifting, or movement.

FASCIA, SOFFITS, EAVES:

These are painted wood and in satisfactory condition where visible. Be sure to maintain by scraping and painting when needed.

EXTERIOR TRIM, DOORS, WINDOWS:

Because vinyl windows are installed, wood trim is minimal. Around the doors are painted wood and are in satisfactory condition.

ENTRYS:

There is a covered concrete entry walk around three sides of the building. The individual entrances are not "barrier-free" for wheelchair access.

FLATWORK:

The concrete walks have some settlement and some cracks. Some of the settlement has resulted in raised edges which are possible tripping hazards. Have repairs made for safety.



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At the right end of the building there is a concrete ramp up to the covered entry walkway however, there is also a raised edge that should be corrected.



An asphalt parking area is provided. A majority of the asphalt surfaces are satisfactory with some typical cracks evident. There is one area where there is a fairly significant depression where water is ponding. Have this repaired for safety. There is no dedicated handicap parking spaces marked.





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DRAINAGE and GRADING:

The grading around the building appears to be satisfactory. A majority of the asphalt paved parking area has a swale that drains towards a retention basin. Other than the ponding water in one spot of the parking area, so other standing water was found on the property.

INTERIOR

ROOF STRUCTURE:

Below the low slope roof system, corrugated steel decking supported by steel trusses (bar joists) is installed. I lifted ceiling tiles in several of the units to check representative areas of the roof structure and it is in satisfactory condition.

The roof structure for the pent roof is manufactured wood trusses. 2X6 rafters are provided for the roof structure of the front cross gable. Plywood roof sheathing is installed.

VENTILATION:

There are ten louvered vents for the pent roof. There is a louvered vent for the cupola however, the gable roof is not ventilated. I recommend creating openings at the gable roof into the cupola so this area is vented, as well.

There are three roof vents intended to alleviate vapor from the low slope roof system.

INSULATION:

Above the drop ceilings, there is approximately 6 inches of fiberglass batt insulation installed. Due to previous work and remodeling, there are areas of insulation that are disheveled and areas of the ceiling that do not have complete coverage. Have all the insulation reinstalled properly.

BATHROOMS, KITCHEN, and OTHER PLUMBING FIXTURES:

All the plumbing fixtures are operational at the powder rooms and kitchenettes. At the left portion of the dentist office at the middle sink of the three sinks installed, there is a "S-trap" where a "P-trap" should be installed.

In the accountant office, there is a leak below the hot water faucet into the cabinet below the kitchen sink.



Have a plumbing contractor make repairs.

WALLS and CEILINGS:

Drywall is used throughout the building for the walls and suspended ceilings throughout. The walls are in satisfactory condition.

There are a couple random stained ceiling tiles. I checked these for moisture and these are likely from previous but not currently active water leaks. Replace the stained tiles so the roof system can be monitored for any signs of future leaks.

FLOORS:

The building is constructed on a slab. The floor slab does not appear to show signs of any significant settlement and the floor coverings are satisfactory.

WINDOWS and DOORS:

Double hung style windows are installed. A representative number were checked and are in working order.



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The interior, exterior, and closet doors are functional except one rear exterior door has a deadbolt that is locked. This exterior door should not be locked when the unit is in use. Be sure tenants keep all exterior doors clear for emergency egress.

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 or allergic 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 epa.gov/mold/moldguide.html.



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SYSTEMS

ELECTRICAL:

An underground 120/240 volt aluminum service is provided to each of the units of the building. The circuit breaker/disconnects for the heat pump equipment is located in panels on the exterior of the building behind each unit next to the meters. Each of the units has a minimum of a 100-amp service. Due to some remodeling, some of the large units have two or more services. Many of the circuit breaker/service equipment panels are located in the powder rooms. This may have been permitted when the building was constructed, but currently this is a prohibited location for breaker panels.

There is a 200-amp service in a utility room behind the dentist office that appears to be for common areas and equipment for the entire building, including the well pump and septic tank pump system.

A representative number of switches and receptacles were checked throughout the building. Some outlets near plumbing fixtures do not have GFCI protection installed.

When checking areas above suspended ceilings, I found improperly terminated circuits. This includes junction boxes and outlets simply suspended above the ceilings and some exposed connections. Have a licensed electrician correct all the above.





HEATING and COOLING:

There are ten heat pump systems installed. The six end units have "split" heat pump systems whereby the air handler and evaporator coil are separate from the outdoor condensing units. With the ambient temperature being less than 65° prior to the inspection, we can only operate the units using the heating heating modes. All systems are operational except for one unit in the dentist office that the heat pump heating mode does not function. This unit immediately switched to the backup electric heating. This is the unit that has a significant accumulation on the evaporator coil due to improper filter installation. All the other heat pump units are in satisfactory working condition on the heating modes. All the backup electric heating was also briefly checked and are operational. Some of the heat pump equipment is likely near, and in one case, beyond the average service life and could need replacement in the very near future. The age of the equipment is as follows:

Dentist Office – one unit is manufactured in 2006 and the other is manufactured in 2002.
Accountant Office – 2006.

The IMS Office – 2003, 2008, 2005, and 1997.

In the Anacor Office – both units were manufactured in 2003.

In the Insurance Office, the unit is manufactured in 1994.

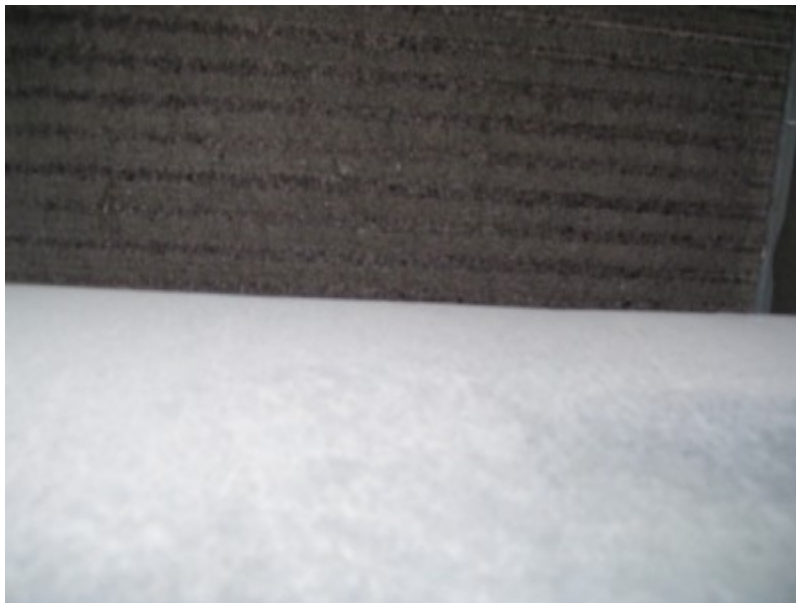
Some of the heat pump systems are in need of service and cleaning at this time as well as correct installation and filters. As we discussed, I recommend upgrading to disposable filters at each of the units and have the filters changed about one to two months.



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At the left unit of the dentist office, the filter is clogged. It is also the wrong size, and air has been bypassing the filter resulting in a significant accumulation on the evaporator coil which needs cleaning at this time. Behind the filter, inside the return air plenum, I found some black organic growth that is likely mold.





At the right unit in the dentist office, the return ducting above ceiling has crushed. Have the HVAC contractor repair this ducting.



In the accountant office, I recommend relocating the thermostat from the kitchen to the hallway. At the Anacor and insurance offices, the filters are the wrong size.



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I recommend having all heat pump equipment serviced, checked, and cleaned every spring and fall prior to each cooling and heating season. Several of the units do not have traps on the condensation drains. Be sure to keep vegetation and debris away from the outdoor condensing units and maintain insulation on the refrigerant lines.

WATER HEATER:

There are electric 6-gallon water heaters installed. When operating the hot water, I found some discoloration at some faucets and a very strong odor at several of the fixtures. This "rotten egg" type odor may be from sulfur in the water generating hydrogen sulfide. I recommend consulting with a water testing firm to test for possible sources. There is a water treatment system installed that is not currently functioning. This may need to be serviced and restored to working condition or additional treatment may be needed.

The water heater elements 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.

PLUMBING:

Because the building is constructed on a concrete slab, visibility of the plumbing system is limited. Where visible, ABS drain and vent piping is installed. The dentist office also has PVC drain and vent pipes. Again, an improper S-trap was found in the dentist office.

Copper water supply pipes are also installed. There is some typical minor corrosion at the joints and valves. The only active leak is again, below the accountant office kitchen sink. The operation of individual line valves other than faucets is not part of an inspection.

Water pressure and drainage are adequate. Exterior plumbing systems, underground or concealed portions of the plumbing system are not evaluated as part of this visual inspection. Be sure to shut off and drain the exterior hose bibs for the winter season. The water main shut-off is located in front of the hydro-pneumatic tank in the utility room behind the dentist office.

Water is supplied to the building from a submerged well pump system. I recommend the water supply adequacy and quality be tested by a water testing firm. I checked the pressure gauge at the hydro-pneumatic tank and the well pump cut-in pressure was 34 psi and cut-off pressure was 56 psi. I recommend this be adjusted for a minimum cut-in pressure of 40 psi and a minimum cut-off pressure of 60 psi.



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There is a water treatment system that is not currently functioning and a galvanized steel water holding/storage tank.

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

SAFETY SYSTEMS

Inspections of certain recommended property and life safety systems are outside the scope of a commercial building inspection including, but not limited to:

1. Smoke Detectors: Be sure there are functioning smoke detectors throughout the building on each level. Change the batteries at least annually. Detectors should be replaced at least every five (5) years.
2. Carbon Monoxide Detectors: All buildings with oil and/or gas-fired appliances and/or with fireplaces should also be protected with carbon monoxide detector(s). Check with your local utility for recommendations.
3. Fire Extinguishers: Readily accessible and correct type of fire extinguisher should be located throughout the building as per local requirements. They should be certified annually.
4. Door Locks: Door locks, keys and deadbolts should be changed and updated as needed for safety.
5. Alarm System: We do not evaluate alarm systems. If an alarm system is present, contact the alarm company for review of the system and operating instructions. Be sure to change the codes.
6. Fire Suppression System: The building does not have an automatic sprinkler system.
7. Emergency exit signs and lighting: These are only provided in the dentist office. The one in the rear hallway near the back office is not functional. The other units do not have emergency exit signs and lighting. This may not have been required when originally constructed. I recommend they be installed for safety. All exit signs and lighting should be tested monthly.

For maximum safety, these systems should be in place and functional at all times. Have the appropriate professionals check and service the systems as needed.



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REPAIR ITEMS:

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. Correct any possible tripping hazards of the concrete walks.
2. Repair the low spot on the asphalt parking area where there is standing water.
3. Ventilate the front cross gable roof.
4. Reinstall insulation for complete coverage above the suspended ceilings.
5. Have a plumbing contractor make the plumbing system and all fixture repairs.
6. Replace any stained ceiling tiles so the roof system can be monitored for additional leaks.
7. Have a licensed electrician make the electrical repairs and corrections indicated.
8. Have an experienced HVAC contractor service and clean all the heat pump systems and make the corrections to the installations indicated.
9. Have the water supply and adequacy tested and consult with a testing regarding treatment to correct the "rotten egg" odor at the hot water faucets. Have the hot water system serviced, flushed, or replaced due to this odor.
10. Have the operating pressures of the well pump system adjusted.
11. Have the emergency exit lighting at the rear of the dentist office repaired. Again, consider installing emergency exit signs and lighting at the other units.
12. Monitor, maintain and repair the low-slope roof system as needed.