



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 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 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

Confidential
Property of:



Inspection Number:

Inspection Address:

TYPE OF HOUSE: Colonial

APPROXIMATE AGE: New construction

WEATHER CONDITIONS: Clear, Mid 70's

ATTENDED: Buyers and Site Supervisor

STATUS: Unoccupied

PROPERTY DISCLOSURE STATEMENT: Not Required

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.

©1994, 1996, 1998, 2001, 2002, 2004, 2005

Tri-County Inspection Co., Inc.

803 W. Trenton Avenue

Morrisville, PA 19067

Confidential
Property of:



Inspection Number:

Inspection Address:

EXTERIOR

ROOF:

A gable type roof was noted. Due to the severity of the pitch, I was limited to observing the condition of the shingles from the ground using binoculars. Currently the one layer of fiberglass shingles was in satisfactory condition, although along the rear lower right roof line, a couple of the shingle tabs were raised due to the nails not making full contact. I would recommend that the builder make the appropriate repairs at this time. Failure to do so could allow for either wind damaged shingles or water infiltration. The standing seam roof line over the front entry was in satisfactory condition.

FLASHINGS:

The neoprene vent collars were found to be tight against the vent pipes. Where visible, metal flashings were present where roofs meet walls and at the chimney. The closed valleys were in satisfactory condition. It is not possible to determine the condition of the flashings since they are mostly concealed nor is it possible to confirm their weather-tight integrity during a typical visual home inspection. Flashings are installed to divert water but under unusual weather conditions, they may allow water penetration. As the roof system ages resealing of the flashings may be needed.

CHIMNEY:

A metal chimney was provided for the water heater. It was adequately secured from the roof substructure. A zero clearance fireplace was installed off the family room.

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 and discharge into underground drains. Be sure to keep the underground drains clear of debris to prevent ponding.

SIDING:

The house was of wood frame construction. Brick and vinyl siding were installed. Both finishes were in satisfactory condition. Keep vegetation a minimum of 1-2 feet away from the house walls.

Confidential
Property of:



Inspection Number:

Inspection Address:

Wall openings, connection points and utility penetrations should be caulked as necessary to maintain a weather tight exterior house “envelope”. Caulking should be completed around the rear sump pump discharge line.

FOUNDATION:

A poured concrete foundation wall was noted. Minimal (typical) hairline cracks were observed. The visible walls were found to be in satisfactory condition. The rear foundation entryway was in satisfactory condition but the steel entry door requires screws in the butt hinges and the knob requires tightening. The foundation wall itself is insulated for the first approximate 3 feet.

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 windows are installed, the framework was kept to a minimum. Where visible, however, no signs of deterioration were noted.

SCREENS and STORMS:

When I first arrived on site, no screen panels were provided; however, they were being installed as the inspection was being completed. Several areas may not require screens particularly the second floor windows over the foyer and high windows on the rear of the building.

PORCHES, DECKS, PATIO:

None provided. It is my understanding that the builder will provide a railing for safety purposes.

WALKS and DRIVEWAY:

The concrete walk was in satisfactory condition. The asphalt driveway currently contains only a rough coat. As we discussed, wait as long as possible for the finish coat to be applied to allow for settlement of the aggregate.

Confidential
Property of:



Inspection Number:

Inspection Address:

GARAGE:

Seal the base of the jambs with silicone caulk. The slab and the two garage doors were in satisfactory condition. Safety cables were provided through the garage door springs.

DRAINAGE and GRADING:

A rough grade was provided around the perimeter of the house. Regrading, raking, and seeding should be completed by the builder. As we discussed, it can take up to two years for the soil to completely settle around the perimeter of the home; thus, I would not suggest doing any landscaping until spring of 2007. Anticipate regrading at that time and possible one more time at the end of the spring.

INTERIOR

ATTIC:

Access into the attic is by way of a hatch in the front left bedroom closet. Nails were still keeping the hatch elevated and should be removed. Access was difficult in this location due to the change of the roof and ceiling tiles. I was able to make entry and determined that the attic consisted of a truss system utilizing 2x4's for both rafters and ceiling joists. Oriented strand board sheathing with "H" clips made up the roof sheathing. Current water penetration was not noted at time of the inspection. Typically trusses are not designed for storage purposes.

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 should be installed in any bathroom containing a shower and allowed to vent to the exterior, preferably the soffit.

INSULATION:

In attic areas, approximately 18 inches of blown-in insulation were noted. I was unable to determine the type and amount of insulation in the exterior walls; however, for this age house, 3½-inches of batt insulation would be common. The box beam at the basement was insulated. Maintain insulation on the attic access.

Confidential
Property of:



Inspection Number:

Inspection Address:

BATHROOMS:

Two and a half bathrooms were provided. The fixtures were functional and in satisfactory condition. Water pressure and drainage were adequate. No signs of current water leaks were noted at the time of the inspection. Regrouting and caulking around the tub, shower, and fixtures should be considered routine maintenance. The access panel should be installed by the builder.

The whirlpool tub 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 dual fuel propane fed cook top and electric oven were operational. Thermostatic controls, microwaves, and self-cleaning features are not part of the inspection. The exhausting vent fan, light, and garbage disposal were functional. 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.

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.

WALLS and CEILINGS:

Drywall was used throughout the house. Numerous touchups are needed at this point, but are considered typical. Do not paint or paper for the first year in order to allow nail pops and settlement cracks to occur.

Confidential
Property of:



Inspection Number:

Inspection Address:

FLOORS:

Oriented strand board subflooring was provided. As we discussed, this material does not like to get damp as it swells. Hardwood, carpeting, vinyl, and tile were used throughout the house. The carpeting was not completed at the various entryways to the bedroom.

WINDOWS and DOORS:

Single-hung vinyl windows were noted. A representative number were checked and were found to be in satisfactory working order. The locks to the rear right bedroom, front left bedroom, and master bedroom left window require adjustment to latch. They also should be cleaned by the builder. The interior doors and closet doors were found to be functional.

TRIM, STAIRS, RAILINGS:

Sheetrock returns were provided around the various windows. Colonial style trim was used for both door and base moldings. The quarter round trim was found to be lifting from the right wall of the family room. A repair is also required to the stairway beneath and in front of the front entry door.

FIREPLACE:

A prefabricated fireplace with propane gas logs was installed. It was working during today's inspection. A blower option is recommended for increased fuel savings. Be sure to obtain and review the manufacturer's installation and maintenance instructions.

BASEMENT/CRAWL SPACE:

Structurally the basement consisted of 2x10 floor joists with oriented strand board sheathing. The main beam consisted of steel and was supported by 4-inch columns. A sump pit and pump were found in the rear right corner. The pump was operational. It does contain a check valve. Water was evident in the pit. Daylight was apparent at the front left beam pocket leading into the garage. This should be appropriately sealed by the builder. 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

Confidential

Property of:



Inspection Number:

Inspection Address:

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 garage. Copper was evident throughout the branch circuits. The circuit breakers were compatible with the size conductor being used. The box was well laid out, but a 3/4-inch plug should be installed at the bottom of the panel where an opening was found. AFCI breakers were noted, tested, and operational. They should be tested monthly. GFCI receptacles were provided in the home, tested, and operational. These should also be tested monthly. Be sure to verify the accuracy to the labeling.

HEATING:

A high efficiency propane fed forced air heating system was provided. At the time of the inspection, the system was in working order. With this type system, visibility of the interior is limited and the heat exchanger cannot be checked without dismantling the unit. I recommend that this type furnace be serviced, checked, and cleaned every year so the heat exchanger can be checked on a regular basis. PVC piping is used for both the intake

Confidential
Property of:



Inspection Number:

Inspection Address:

as well as the exhaust through the side wall. Because of the high efficiency, condensation can form and a condensate pump is recommended. Make sure that these lines remain clear at all times. The thermostat was checked and one zone heating was provided. The heat distribution is by way of ducts and registers. Adequacy and uniformity of the airflow cannot be determined by the inspector. Registers and dampers may require seasonal adjustment. Change the filter monthly. Contact the current heating contractor to obtain the proper operating instructions and to verify the service and history of the system. A service contract should be maintained for the furnace. Humidifiers are not recommended as they can cause corrosion to the furnace components.

Various diffuser covers need to be installed and completed including in the hall bath and hardwood portions of the building.

COOLING:

A central air conditioning system was installed. It was in working order at the time of the inspection. The difference between the intake and the return was 17 degrees. The normal operating difference is 13-20 degrees. The refrigerant line should always stay well insulated. Change the filter every month during the cooling season. The refrigerant may require periodic recharging. The condensing unit should be kept level at all times, and vegetation should be maintained at a distance of 2-3 feet. I recommend a service contract for annual evaluation.

WATER HEATER:

A gas-fired 40-gallon water heater was provided. It was found to be in satisfactory condition, and hot water was available at all faucets. The water heater thermostat 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. Do not insulate this type hot water heater. The pressure relief valve was extended to within 6 inches of the floor. After ignition, I restored the thermostat to its original position. An expansion tank was installed.

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,

Confidential

Property of:



Inspection Number:

Inspection Address:

excluding hose bibs, are not part of the inspection. The hose bibs were tested and operational. Be sure to shut off and drain the exterior hose bibs for the winter season. The water main shut-off is located at the front wall. A back flow preventer was installed. The propane main shut-off valve was located along the rear wall at the Bilco entryway.

Repair the laundry sink as it was actively leaking below the drain.

SECURITY:

Maintain smoke alarms on every level of the house and check the batteries on a regular basis. Replace units older than five years. At least one carbon monoxide detector should be installed. Door locks, keys, and deadbolts should be changed.

Confidential
Property of:



Inspection Number:

Inspection Address:

BUILDER'S LIST:

1. Have the roofing contractor resecure the two loose nails found on the rear roof surface.
2. Seal the sump pump discharge line where it makes its penetration through the vinyl siding.
3. Install the long screws in the butt hinges to the steel entryway from the Bilco door and tighten the door knob.
4. Add a temporary railing to the rear kitchen exit way as there is no deck or steps at this point.
5. Provide the finish coat to the asphalt driveway.
6. Regrade, rake, and seed the property.
7. Complete the attic access work.
8. Repair the laundry sink as it was currently leaking.
9. Make any repairs to the drywall and trim as specified by the homeowner.
10. Complete the carpeting at the various bedroom entryways.
11. Clean the windows of stickers, dirt, etc. and verify the operation of all window locks so they lock easily and the windows can slide open easily.
12. Complete the missing quarter round trim on the right wall of the family room and complete the repair to the front staircase.
13. Seal the top plate where daylight was evident by the garage and the lower beam pocket.
14. Provide a 3/4-inch plug to the base of the electric distribution panel.
15. Install the various diffuser caps in the dining room, living room, and upper hall bathroom.

Confidential
Property of:



Inspection Number:

Inspection Address:

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. Hold off as long as possible for the finish coat of the driveway to be applied.
2. Do not landscape until the spring, as regrading will be required.
3. I would suggest a second layer of grass seed be installed come the latter part of October.
4. Run the water for at least a half hour and clean all strainers prior to consumption.
5. Discard the first bin of ice from the icemaker.
6. Do not paint or paper for the first year in order to allow nail pops and settlement cracks to occur.
7. Verify the presence of screen panels at the time of settlement.
8. Consider a blower for the gas fireplace.
9. Do a preclosing check of all plumbing fixtures and appliances.
10. Verify the accuracy to the labeling of the electric panel box.
11. Consider installing a condensate pump for the furnace in lieu of the plastic piping spraying across the floor.
12. Change the filters monthly during the heating and cooling seasons.
13. Adjust the temperatures of the water heater to suit family needs.
14. Install steel braided hoses on your clothes washer.
15. Shut off and drain the exterior hose bibs for the winter season.

Confidential
Property of: