

There are two sets of structural information for the Black Bass (A) and (B). Names of the Engineers and their clients have been removed.

The following is structural information (A).

This Engineer, a registered Pennsylvania Engineer local to Bucks County, originally did a report back in 2007 for a party that was interested in purchasing the Black Bass. The same Engineer again inspected the property on Saturday, February 23, 2008 in order to make the structural information current.

The purpose for this inspection and report is to evaluate the current structural condition of the building and determine if any, significant maintenance, repairs, and/or replacement is needed.

This inspection report is limited to observations made from visual evidence. No destructive or invasive testing was performed. The report is not to be considered a guarantee of condition and no warranty is implied. An executed copy of the Agreement for Work is attached.

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For your reference while reading the report that follows, the following definitions may be helpful:

Good - Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair - Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

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are determined by comparison to other houses of similar age and construction type.

COMMERCIAL / RESIDENTIAL /
STRUCTURAL INSPECTIONS
RESERVE STUDIES
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DESCRIPTION

This building is a two plus story, hotel/restaurant with wood and stucco/metal siding on the exterior walls and a wood and asphalt shingle, and flat roof surfacing. There is a basement and crawl space under most of this building. Reportedly, the original portion of the building is approximately 250 years old.

A stone retaining wall protects the canal embankment and a portion of the building.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the house and facing it.

FINDINGS

The following areas were inaccessible or not visible, and this limited the extent of our structural inspection:

- Most of the attic area; covered with owner belongings
- Crawl area because of low head room
- Some of the first floor framing; much of the basement ceiling is covered
- Much of the roof framing
- Much of the foundation system and slab; covered with finish material and blocked with owner belongings

STRUCTURE

Foundation:

The basic construction of this building consists of stone, block and concrete foundation walls and a column-girder and bearing wall system for the support of the first floor level joist members. This is a standard method of construction. The kitchen area appears to be built on a slab foundation supported with steel beams and blocks. Access to this area is very limited.

We understand that significant structural repairs were made including constructing the rear patio in 1990. We recommend you obtain all the information regarding these repairs.

Where visible, the foundation walls are generally in fair condition.

Concrete block and stone foundations are vulnerable to water entry and general deterioration. If excessive water seepage is noted at any area of this foundation at any time, the cause should be further investigated and corrected to minimize the risk of deterioration of these block walls in areas not normally visible.

Future maintenance of the stone foundation walls includes packing any soft or open mortar joints with cement mortar. This is an ongoing process. Walls should be inspected periodically for signs of such problems and the recommended maintenance undertaken.

See below comments about foundation repairs.

Framing:

Where visible, the basic framing members are in fair to poor condition.

There is evidence of rot damage in the walls of this building. In order to obtain the extent of the damage, the framing should be opened up and examined. The evidence includes extensive exterior siding rot, leakage under the rear balcony and severe ceiling sagging on the second floor. See below for further comment.

The following structural problems were noted that should be repaired/addressed. Further investigation will be needed to determine the full extent of the conditions:

1. There is undermining of the concrete foundation (rear right side), which could be the result of flood damage. In addition, there is a wide vertical crack inside the closet area at the 1st floor level (right side). The full extent of this condition could not be determined with a visual inspection.
2. Several fractured ceiling joists and the main beam inside the front room next to the kitchen. In addition the wooden column should be firmly supported in the basement. Currently there is only a +/-3" diameter temporary steel column supporting this.
3. At the same area, the rear stonewall has sunk. The area inside the basement is not totally accessible to determine cause. Perhaps active settlement is occurring.
4. There is evidence of significant rot damage in the basement of this building. The affected members include the many floor beams, and repairs are required. Most of this condition was found at the River Road side of the basement. Repairs can be accomplished either by replacing the members entirely or providing a companion member next to each affected member. In doing so some heating and utility relocation will be needed.
5. The kitchen floor has sunk significantly. The evidence includes a loose center steel column, severely settled floor and floor tile cracking. The substructure under this area is not fully accessible. It appears the floor is shored-up with steel beams and concrete blocks, but these components gave failed. Substantial repairs are needed.
6. Significantly wood siding deterioration including the rear dormers, the rear side elevation and spot deterioration at the other elevations. Framing repairs should be expected.
7. The right side hotel rooms have significant floor sloping. The same is for the rooms at the rear of the building, which appears to be the result of the floor and ceiling framing concerns noted above.
8. Sagging plastic ceiling in several hotel rooms. Some of these conditions appear to be the result of age and distortion, which would be normal for this age building.
9. The columns that are used to support the first floor girders are the adjustable types that are intended for temporary use. Although they appear to have functioned well so far, continued satisfactory performance cannot be guaranteed. Thus, we recommend that they be replaced with permanent steel columns on proper concrete footings.

Please understand that with a building of this age, there may be significant problems that are not visible during an inspection, which can undertake no destructive or exploratory actions. While such problems are common, they can also be expensive in terms of money and time. Every effort is made to determine the condition of the structure of this building; however, if you do undertake some work on this building which involves removal of interior or exterior finish, etc., you should anticipate discovering some structural problems which will require immediate repair. This is part of the nature of an older building.

The overall structural stability of these premises can be described as fair to poor. Based on visible evidence, the **structural condition** of this building is below average. To accomplish most of the work we have recommended, a considerable investment of money and time will be required. Further investigation is needed to determine the full extent of the repairs.

EXTERIOR

Siding	Stucco, Metal and Wood
Windows	
Frame	Wood
Type	Double-Hung and Casement
Glazing	Thermal and Single Pane
Doors	
Frame	Wood, Vinyl and Metal
Type	Various

Observations and Recommendations

The exterior walls of this building are covered primarily with wood, stucco and metal siding. At the time of the inspection, the stucco and metal siding are in fair condition. The wood siding is in poor condition.

The right side wall wasn't fully accessible due to the closeness of the neighboring property.

The large cracks in the exterior stucco are due to settlement (left side). These cracks should be properly repaired and then kept under observation for evidence of further movement. Significant additional movement would indicate a need for a more detailed structural analysis to determine the exact cause and to detail the repairs needed.

The other cracks noted in the exterior stucco appear to be the result of seasonal temperature changes. This is common and to be expected. All cracks need to be patched and sealed to prevent moisture entry.

Siding repairs are needed, including:

- Repair of splits
- The siding with significant rot including the trim, soffit, sills, etc.

The paint on the exterior of this building is in poor condition.

Some of the windows are old and, while some are in operable condition, maintenance and repairs will be an on-going demand. You may wish to consider the possibility of upgrading or rehabilitating the windows in the near future.

Seals in thermal pane windows can break down within ten to fifteen years of their installation. Condensation developing between the panes of such a glass unit is indicative of a broken seal. These conditions are not always visible, however, depending on temperature and humidity conditions. In general, repair of broken seals requires the replacement of the damaged glass unit.

The seals in the upper left side dormers are broken (foggy).

Many of the windows and hotel exterior doors require servicing, repair, and adjustment. All windows need to be made to open and close properly and easily.

The rear porch/balcony is constructed tight to the building. This creates a condition where water can accumulate between the porch and the building and encourage rot and deterioration. While there was no evidence of such deterioration at the time of our inspection, regular maintenance and monitoring of this area are recommended.

ROOFING

Observations and Recommendations

Roofing is not considered a structural component and therefore excluded from the inspection.

GENERAL

Observations and Recommendations

The following are a few additional comments that may be of interest to you regarding this building:

The front concrete porch is generally in good condition with no serious structural problems indicated.

The wood decking over the rear filled in wall is good to fair. Repairs are needed.

The rear decking over the balcony floors is in fair condition, with some repair needed.

The front balcony is in good to fair condition. The steel posts are showing signs of corrosion and should be scraped and painted. The same is for the railings.

There is ivy growing on the side of this building. This can lead to damage of the building as well as rot and insect infestation. If such plants are desirable, a trellis can be used to support them well away from the building.

The exterior side of the stone retaining wall is good.

The chimneys tops are in fair condition and repairs are needed. These include spot pointing and flashing repairs. The interior flues weren't accessible.

CONCLUSION

This report should not be considered a formal and detailed design of repairs, i.e., preparing engineered plans and specifications, code compliance scheduling, obtaining contractor estimates, etc. This is beyond the scope of our service and would incur an additional cost.

As professional engineers, it is our responsibility to evaluate available evidence relative to the purpose of this inspection. We are not, however, responsible for conditions that could not be seen or are not within the scope of our service at the time of inspection.

This report has been prepared in strict confidence with you as our client. No reproduction or re-use of this report for the benefit of others is permitted without express written consent, except as may be required by Pennsylvania or New Jersey real estate regulation. Further, except as required by real estate regulation, we will not release this report to anyone else without your permission.

Many things have been discussed in this report. However, we realize that there may still be other things of interest to you that have not been discussed. Therefore, we encourage you to call with any additional questions you may have.

Thank you for the opportunity to be of assistance to you.

Sincerely,

