



4 Seasons Home Inspection

150 Maple Avenue #128, South Plainfield, New Jersey 07080
Bus # 1-877-547-7383 Fax# 908-926-2126 www.4SeasonsHI.com

Property Condition Assessment Report Data



Address, Berkeley Heights, NJ

Prepared for:	Name of Corporation
	Address Berkeley Heights, NJ 07922
Contact Person:	Mr. Client
Inspection Date:	Date of Inspection 9am-4pm November
File Number:	1154_ClientFileNumber
Inspector:	Linda Geczi, #24GI00061500, MET#12035 Radon, #28736B Termite
Weather:	Raining, 38-48° F
Inspection Property:	Address, Berkeley Heights, NJ
Cc:	Commercial Realtor Name, <i>Coldwell Banker</i>
Emails :	Client, Realtor, Lawyer emails
Receipt of Payment:	Business check # 19481

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Summary

Overall the building appears to be in satisfactory condition and will need yearly maintenance to properly upkeep the building as did previous owners. Notable deficiencies that were observed and reported during this inspection process are highlighted below. **This is only a brief executive summary and it is important to read the entire report for full details.** Illustrative photographs can be found in last section of this report in the Photo Gallery.

- **Site Topology and Drainage**- Building is not protected from water infiltration. Recommend an Engineer evaluate for water management systems to handle water concerns around property and building.
- **Retaining walls, wood steps**- safety hazard.
- **Roof/Scuppers/down spouts/underground drains** - Have all scuppers, down spouts, gutters and underground drains professionally cleaned and tested for proper flow and distribution away from structure. Roof had observed defects in need of repair to seal membrane and flashings. These are water entry points.
- **Chimney** – Have chimney sweep clean and chimney contractor evaluate for liner and masonry repairs.
- **Windows** – Recommend a window installer evaluate for replacement. Upgrade front door & glass assembly
- **Mold & Water infiltration** – Recommend opening up wall(s) in front vestibule to rule out water damage, mold and wood destroying insect damage. Water entering under door and or at slab foundation.
- **Wood destroying organisms**- Evidence of carpenter ant frass and dead bodies were observed in offices and front entrance. Treatment by licensed pest company recommended. Exterior drainage, grading poor and very conducive to wood destroying organisms.
- **Electrical**- Service cable is located near the receiving dock from across the parking lot. Recommend having a licensed electrician verify all clearance requirements.

Certain building components are old and it should be understood that they will break down and need repairs, replacement, updating or renovations. These items have associated costs for materials and labor and well as permit fees. Evaluations for repairs and cost estimates should be obtained by qualified trades or professionals who will be performing these installation or repairs.

Note: *Often further evaluations are needed that may include removal of walls, ceilings or flooring to identify hidden damage or locations in need of repair. Concerns in front vestibule were noted in report regarding possible hidden mold, water damage and wood destroying insects.*

The purpose of this Property Condition Assessment was to identify general items of concern to the client. Follow-ups with licensed professionals and contractors to provide further detailed and often exhaustive evaluation is strongly advised before closing on property. These contractors will determine the costs and scope of work associated with found defects to correct or repair the component or system(s). Information gathered during this limited visual inspection and presented in this report may not address every problem that may exist with the property. 4 Seasons Home Inspection, LLC makes no warranty that all

problems have been identified or uncovered during this general assessment. ***Items found at this general inspection should be further investigated in depth with licensed professionals in their fields of expertise.***

If there are any questions concerning this report please contact Linda Geczi, at (877)547-7383. Thank you for choosing 4 Seasons Home Inspection, LLC.

END of SUMMARY.

Scope of Inspection

A visual inspection of the subject property was performed on November 13, 2009. This **Property Condition Report** addresses general building conditions, radon testing, wood destroying organisms that were visible at the time of inspection.

Reasonable effort was made to view all readily accessible areas of the inspection property above with safety. Concealed or hidden items cannot normally be inspected without using invasive procedures or special testing equipment that is beyond the scope of this type of general inspection. This Property Condition Report may not address every problem that may exist with this property at the time of this inspection and is limited to a non-invasive visual assessment. It is assumed that tenants or potential occupants are responsible for the installation and maintenance of interior finishes or usage of their space with regard to their business needs and power requirements to operate their specific business. Only qualified commercial licensed electricians, plumbers and mechanical contractors should be employed to repair or modify the current building in accordance with local and State rules and codes. This assessment is not a code inspection and makes no claim for such inspection. It is assumed that all hired contractors for building and repairs have satisfied all licensure requirements and performs their duties accordance to all local codes and sub codes. **4 Seasons Home Inspection, LLC makes no warranty or guarantee that there are no other defects with this property.**

The following attendees were present at the inspection:

Linda Geczi, inspector for 4 Seasons Home Inspection, LLC

Mr. Client, Business Name or Corporation

Realtor Name, Coldwell Banker (*Chatham*)

Subject Property Description - The subject property consists of an independent one story multi-tenant office building complex containing approximately 6,000 SF. The building was constructed in the 1970's. There were upgrades, most recent around 2003, consisting of newer valance cooling system, some newer doors, and roof installation on flat roofs. The boiler was installed approximately 10 yrs ago. The front cedar shake roof is very old and was not upgraded. **Recommend obtaining all prior closed permits for building renovations as required for compliance with local building codes.** Parking lot is asphalt and exclusive to property. Recommend obtaining all drawings for building and construction as well as files for repairs and renovations and contact information for contractors.

The following sections of this report describe key areas of interest as mentioned in the scope of inspection as well as those identified during the inspection process.

Site Topography and Drainage

(photos 1-15)

Lot grading is an important consideration on the exterior of a building to avoid water related problems such as wet walls, wood rot, mold and attraction of wood destroying insects such as termite and carpenter ant. The building had history of termite and current evidence of carpenter ant. (See wood destroying organism section). The building has a slab foundation which makes it more susceptible to water infiltration due to nature of structure built-on-grade. The rear or east end of property has the highest elevation and is pitched toward building, NE and SE corners. There was notable ruts and soil erosion observed in rear of property and east side of building. The rail road tie retaining walls were leaning, failed, water & insect damaged. There were no hand rails and lighting over wood steps which were rotted out. Poor condition of all rail road tie structures (steps & retaining walls) pose a safety hazard. Lack of lighting and railing on steps and along tops of rail road ties is cause for safety concerns and liability. Recommend a retaining wall contractor evaluate and make recommendations for upgrades and safety measures (lighting & railings). Some municipalities may require engineering drawings or plans for walls constructed over ~3ft. Check with township for requirements and permits.

The parking lot is exclusive to building and has approximately 16 spaces marked on asphalt composition. Spaces are roughly 9ft wide. There are no designated handicap space(s) in front of main door. There is gentle slope from east to west toward Russo Place. Drainage near the building is accomplished by sheet flow (runoff that flows over the ground as a thin, even layer rather than concentrated in a channel) over permeable and impermeable surface contours to street along the north parking lot. There is a storm drain along Russo Place just past the SW corner of building in direction of Locust Avenue.

Roof drainage was designed with intention to collect and distribute roof water to the 11 scuppers around perimeter of building and 1 gutter and downspout in front near west entrance. Roof has slight slope near each scupper and front gutter is pitched toward left downspout near entrance. Most scuppers and gutter have downspouts connected to underground drains. Some scuppers are above ground and discharge on south side in recessed area bordered by rail road ties. Water collects inside this area as well as condensate tubes from Hydronic Valance cooling system. Termination for underground drains is unknown and not tested. All scuppers and gutters were filled or clogged with leaves, pine needles and twigs therefore, not functioning in current condition. Water on roof was ponding and there were leaves very thickly deposited in many areas on roof. Presence of heavy debris and ponding indicated concerns for potential roof leaks. Scuppers and roof need to be cleaned off, trees cut back or removed and drainage systems cleared by professional gutter cleaning service. All underground drains should be professionally cleared out and verified that water can flow unobstructed for proper water collection and distribution away from structure. Vegetation, grading surface drainage, rotted tree stumps among other forms of plant material are likely to adversely affect the structure. Grounds are viewed from the perspective of how they may affect the building negatively. Water close to the slab foundation and left on roof will cause leaks, water entry into interior and attract wood destroying insects as a result of negative grading, and poor maintenance on roof drainage system.

Topology on SW side is sloped toward NW corner. Water drains along surface passing the front entrance. Front door is a grade level and active water was detected with a meter inside the vestibule. Recommend upgrading front door and glass assembly to correct water entry. Water is collecting against E, W and S sides of building due to grading or topography and type of slab-on-grade foundation. There is some stone against front or west side and concrete landscape curbing or borders. Stones and curbing tend to trap water and moisture against structure. There are groupings of 3 condensate pipes from the Valance cooling system terminating close to slab foundation and front entrance. These groupings were found all around building and will produce water or condensate in hot weather when A/C is in use and activity of wood destroying insects (WDI) is higher. This arrangement is very conducive to WDI and water infiltration and associated concerns. All surfaced tree roots should be covered with soil where eroded and or cut out to avoid trip hazard.

The south side of building was filled knee deep with leaves, twigs and vegetation. Grading is pitched from E to S direction and partially from right side going S to N. Depth and quantity of leaves prevents proper view of grading. There is a RR ties retaining wall along the south or right side of building. The recessed area bordered by the retaining wall is filled with leaves and twigs. There were no visible drains in this area. There were above ground rain leaders discharging water along with condensate tubes from the Valance cooling system. Water will collect against slab foundation. Conditions are very conducive to water infiltration and WDI infestation. Recommend property cleanup and maintenance, trim and or remove trees too close to roof or building, have all scupper, gutters & leaders and underground drains professionally cleaned and verify proper flow and distribution away from structure. The majority of site's drainage does not appear adequate around the building. Recommend a drainage contractor, landscape architect or engineer evaluate property for external drains, grates or appropriate water management systems. Conditions around building are very conducive to water infiltration and wood destroying organisms.

Flood history and maps should be obtained for this area; flood study not evaluated. Water ponding on parking lot is possible where asphalt is settled or presents a flatter slope. Building does not appear to have a dewater system or French drains.

Landscape

Landscape is minimal surrounding the building. Confer with a landscaping company for best recommendations for improvements, curb appeal and future needs. There are many perennial shrubs, flowers and trees that can bloom almost year round if designed properly; confer with a landscape architect who can create a conceptual design and discuss options.

Walkways and steps

There is no wheel chair accessible ramp present or designated handicap parking. Walkways are satisfactory, railing is original but functional. Use of sodium based salts may damage masonry; calcium based products to de-ice are recommended over the sodium based products. Seal cracks as needed and maintain level safe walkways. The brick segmental retaining wall along front steps leading to entrance is more recent installation and is in satisfactory condition.

Building Exterior

The building is approximately ~ 40 yrs old (1970's) and walls are constructed with CMU walls (Concrete Masonry Unit, such as concrete block). Front of building has brick siding or cladding. There were gaps or missing mortar at CMU and brick siding junctures. Seal and caulk to avoid bowing brick wall or separation from structure. Some vertical and steps cracks visible on exterior of CMU walls. Some cracks were sealed and others in need of sealing to help maintain water tight skin on building. Foundation was slab-on-grade construction; a poured floor rests directly on ground. There is no basement or crawl spaces. Offices or finished areas of building had flooring or stick down tiles over slab thereby preventing view of slab structure. No unusual distress, bowing or structural concerns noted or observed on walls where visible. There were some visible step or vertical cracks observed on exterior walls. Some were patched or sealed and some in need of sealing. All cracks should be monitored at least yearly and addressed as cracks reopen or need sealing. Roof did not have parapets walls on north or south sides; however a coping or metal trim was used to protect side walls from water spillage. The most common area of water entry is roof to wall flashings. Some of these junctures had cracked tarred flashings and water entry points. Some water seepage, efflorescence and water drip marks were visible in rear right SE corner of Lab #2 which is an indication of ongoing water infiltration. The rear section of building was elevated approximately 4 ft higher than the main front section. The wall to roof flashing had cracks in tar and potential for water entry. This juncture is vulnerable to ponding and leaf collection. (See roofing section).

Some doors were replaced and windows were original to building. Door on south wall to print shop/mail room has no roof covering or lighting. A second pane of glass was installed with double stick or adhesive on windows. The added glazing was partially secured with quarter round wood molding. Windows were not clean, dirt and film between window had accumulated and interior glass panes were not removable thereby making it difficult to remove for maintenance and cleaning. Second pane affords some added protection against drafts and energy loss/gain but does not match the energy efficiency of a newer thermo pane window system. The front entrance had original entry doorway constructed of metal, glass and trim. There were no visible base flashings or sill gaskets and water was infiltrating into front vestibule area. Adjacent interior walls had active water or moisture when tested with a pin meter. Interior offices had drill marks on floors indicating prior termite history in building. Recommend a window installer evaluate building's windows and front door for newer energy products on market. Front entry door & glass panel assembly should be upgraded with proper weather seals to eliminate water infiltration into building. Inquire about any "Green Building" potential tax credits or available programs that may apply to buildings doors and windows.

Lighting

There was no exterior lighting on south side at the man door to the print shop/mail room, nor over wood RR tie steps above north parking lot; safety concern. Recommend adding lighting on all steps and corners on building to properly illuminate walkways, doorways, parking and foot traffic areas for safety measures. Confer with an electrical engineer for lighting, emergency back-up lighting evaluation of building and recommendations.

Air Conditioning System

(photo 16)

There is a single Trane Odyssey and a dual unit in a fenced area mounted on a concrete slab. Dual units are often used to lower energy demand when building is running on less than peak energy load. Data plates indicate 11/2002 manufacturers date. Units are approximately 5-6+ yrs old. Some of the gray insulation is worn on coolant lines; replace. Recommend a pad lock or combination lock on gate to compressors.

The Trane Odyssey products are designed for a split cooling system where regular condensing units are too small and RTU or Roof Top Units are too big for a facility. The indoor part of the cooling system is a Hydronic Valance design instead of a forced air system which would traditionally require an air handler and associated ductwork. The forced air system is often noisy and can disturb meetings or daily business when quiet is needed. The valance convection cooling is ceiling mounted and is a Hydronic (forced water or liquid) system that uses no fans or blowers to furnish cooling (or heating option) for comfort. These are considered "Silent" or quiet cooling. No motors or blowers needed with this system. Valance units are installed near the ceiling, operate by convection (or radiation to heat) to cool individual rooms or entire buildings. Cooling is achieved when cold air drops and a natural convection is produced making cooling very effective. A valance system design eliminates fans, motors, filters, and duct work- and the expenses associated with each. Therefore, complaints from tenants or occupants in a work environment about noise, too hot or cold, too humid, or drafty are eliminated. These features make it very appealing to use in small business offices, senior living, hospital, schools, quality custom homes and schools. Each room or section is provided with individual wall mounted thermostat or separate zone to control desired temperature for a friendlier environment.

In cooling mode, water temperature ranges approximately from 45 degrees F to 65 degrees F. There are three tanks located in Lab #1 for water or liquid used for the Hydronic valance system. One tank appears to have glycol or mixture. Obtain all information and care instructions for all components associated with the cooling system. The valance convector located near the ceiling provides cooling (heating is an option). The casing shields the fin-tube convector from view and collects any condensation. Condensation is not only accommodated but encouraged as a way to dehumidify the air to make the atmosphere comfortable. A condensation tray, formed by the valance's casing, catches condensation and is piped to the building exterior. Valances tend to provide good cooling since cold air drops and baseboards provide good heating since warm air rises. This system should be serviced prior to cooling season to check ensure no entrapped air in lines and to check insulation and piping prior to use. Pre-maintenance of heating and cooling should be routine to avoid downtime and complaints from employees or tenants. Obtain contact information for service company or installer from sellers.

The condensate tubes from the valances are located around the exterior of the building along lower course of CMU walls. These were discussed earlier and should be addressed to reduce water accumulation near exterior slab when cooling system is running.

This system is considered "Green Building" technology and is generally has a lower operating cost. Recommend obtaining all associated paperwork for installed valances, cooling tanks, compressors and any warranty and service information. Recommend having

system serviced prior to cooling season to ensure no leaks from condensate, clogged tubing, entrapped air in the closed loop, or other malfunctions associated with mechanical equipment. There were some stains on acoustic ceiling tiles in the main general office area. Have connectors and fittings for piping checked for loose or missing insulation. If sections of piping are not fully insulated, condensation will occur when hot and cold air clash.

Roof & Drainage

(photos 17-31)

The roof is a flat design with 11 perimeter scupper drains and 1 gutter/downspout mounted at front west entrance below the cedar shake roofing system. Three scuppers were located in rear west side, 4 along the north, 4 along the south sides and 1 gutter/downspout on west side main entrance. Gutters were changed somewhere around 2001; obtain all documents and installers' paperwork from seller. The primary water proofing material on flat roof consist of membrane type supported by metal decking structure as viewed from interior of building. Life expectancy depends on many factors but typically last 20 yrs or more. Recommend obtaining all original paperwork from roofing contractor for product warranty and workmanship. If a warranty available, ask if transferrable. All flat roofs will require yearly maintenance to keep in leak free condition. All commercial flat roofs will deteriorate with time as well as from environmental effects, chemicals, hail, foot traffic, sun, wind, and other regional factors. Flat roofs demand careful detailing and excellent workmanship to achieve 20 or more years of good service. A small mistake on a flat roof could cause condensation, leaks and mold in a building. The most common leaks occur at flashings and roof penetrations such as plumbing vents, chimneys and roof mounted equipment. The chimney was external and mounted to the rear wall; a few plumbing vents, powered exhaust vent (bathrooms & kitchen) and some side wall flashing were found at the rear raised roof. Mechanicals or A/C condensers were not installed on roof top.

Roof flashing details are typically not designed to absorb thermal or other building movement due to thermal expansion characteristic of common building materials (concrete, mortar, etc). As a result, separation can occur when two or more different materials expand or contract differently. Flashing and counter flashings are used to seal junctures. Sealants and caulks are generally not recommended because they break down with the sun's UV rays and crack. However, many flat roofs use these on installation and must be checked yearly. There were cracks and separations on tarred flashings on roof that need to be sealed to ensure water tight seals. Sealants typically dry out, crack and breakdown with UV from the Sun and must be monitored yearly and repaired. Flashing is very critical on a flat roof and must be properly maintained.

Metal decking was partially visible where acoustic tiles were lifted in front offices and in the rear section building beyond the general office areas. All scupper drains and front gutter were clogged and filled with leaves, pine needles; roof drainage was not functioning at time of inspection. Many sections of roof had accumulated leaves or piles which were retaining water and moisture against the roof. All forms of vegetation or organics must be removed from roof to avoid water retention and clogged scuppers or drains.

The flat roof had separated or lifted seams, fish mouths, considerable ponding water, cracked tar at seams, some punctures or digs, cracked tarred side wall flashings at junctures

or corners of building. There was considerable deep piles of leaves, pine needles and twigs on roof. All scuppers and gutters were packed with leaves and needles, preventing drainage and should be professionally cleaned and maintained. Recommend trimming back or removing trees too close to roof and structure. Check with township if any rules about cutting down trees. Rule of thumb is to inspect roof monthly. Inspect roof at least yearly or with each season to monitor conditions of roof with weather changes. Winter can often cause icing and scuppers can become plugged up; make sure they are draining when the snow and ice melt. Ice formation in winter and ponding from melting snow are common causes for leaks. Have a yearly roof maintenance plan or schedule in place for preventative measures. Cedar shake roof in front of building is past its life and should be replaced.

Water infiltration was noted in the rear south east corner of building as viewed in Lab #2 and appears to have been ongoing. The metal coping or trim around perimeter had some separations and tarring; have them secured properly. These flashings need to be evaluated and repaired along with other defects on roof to keep an impervious water tight membrane on roof.

Side note FYI : There is “Green Building “ roof technology that is gaining more interest, called SPF. It is an energy savings light weight roof made of spray polyurethane foam (SPF) which can last upwards of 30 years and can be easily recoated (renewable system). These roof systems are a seamless blanket of protection against the weather elements that can easily conform around mechanicals, bends, parapet walls, plumbing penetrations, etc. They have low maintenance, long life, provide energy savings, resist moisture & wind uplift and impact damage. SPF is also a renewable system that can be repaired easily and recoated indefinitely. It can be applied over existing roof coverings, eliminating tear-off construction debris and disposal in landfills. Confer with “green roof” companies for further information and potential tax credits. Check with accounting tax laws for qualifying “Green” building products and systems. “Green” building components often apply to other systems such as hot water heaters (water-on-demand systems), HVAC, windows and other building improvements. Confer with suppliers, manufacturers and tax accountants for current “Green Building” technology and tax credits.

Chimney

(photo 32-33)

There are 3 flues in chimney, two not in use and one used for boiler heating system. There was evidence of cracks on top section flue, cracks inside flue, discoloration, efflorescence (water entry) and deterioration. Gives indication of possible prior oil fuels used in building. Obtain all paperwork for removed oil tanks or any mitigation if underground tank removed prior to closing. View of flue limited to a few feet inside flue. Recommend a chimney contractor evaluate for a liner and any other masonry repairs to ensure fire/life safety. Recommend a single rain cap with spark arrestor across all three flues to keep out water and birds, squirrels or raccoons.

Building Interior

The interior areas of the building are finished with tiled square flooring, convenience lighting in offices, and drywall compartmentalized interior rooms. Ceilings are suspended acoustical tiles. All common area interior elements were observed to be in good condition with normal wear and tear. Front U-shaped offices around front section of building had removed carpeting and removed baseboard trim. Original floor tile squares visible. It is assumed that tenants are responsible for the installation and maintenance of interior finishes in their leased spaces unless otherwise disclosed to potential buyer. Follow up with sellers for owners responsibilities to tenants.

Fire Extinguishers, CO/Smoke detectors:

The fire prevention system was not part of this building assessment. There were visible fire extinguishers mounted throughout the building. Recommend following up with fire marshal for all fire safety related inspections needed for building and code compliance. There were recent tags on fire extinguishers indicating prior inspections.

Windows

Windows are original and a second pane or glazing was added to the interior of most windows for added draft protection. These are large panes of heavy glass held in place with taped adhesive and tacked in place with some pieces of common ¼ round wood molding. Windows are discolored, dirty and cannot be cleaned easily with installed second glazing. Single pane glazing tends to be drafty and less energy efficient than today's modern windows. Have window installer evaluate all windows for replacement costs. Front entrance doorway closes hard when released after opening; hand / finger safety concern. Recommend upgrading front door and glass assembly due to water entry and old age. Check with window manufacturers and tax accountants for any available tax credits for "Green Building" installations.

Bathrooms

There are two restrooms, a Women's and Men's bathroom located just past the general office area. Bathrooms were older and satisfactory. There were double stalls or urinals in bathrooms. Recommend adding GFCI protected outlets in bathroom. Exhaust fans operated with a hallway timer located adjacent to Men's room. Toilets were secured. Hand towel dispensers takes C-fold paper towels. Bathrooms are not handicap or ADA accessible.

Kitchen

Sink has corrosion on piping supply lines as viewed under sink in cutout. Plumbing access panel is located on other side in hallway. Shut off valve for cold water and

hot water are located in the Men's room behind the electric hot water heater. Cold shutoff gate valve is inside the panel cover and hot water shut off on the tank.

Plumbing

(photo 34)

Water main shut off, hot water shut off and kitchen cold water shutoff are located in the Men's room behind the access panel by the hot water heater. Hose bib on exterior east side building did not have water when tested. Main line has copper piping. There was galvanized plumbing observed at the slop sink in mechanical room. This material tends to corrode from inside out and may restrict water flow and cause rusty water and discoloration on fixtures and pipes. Recommend upgrading this type piping where possible. Galvanized and copper or any two dissimilar materials should not be joined together without a dielectric union to avoid galvanic corrosion.

The building has a limited view of sewer waste lines due to finished walls on all levels of building. There is plumbing to both bathrooms, slop sink in Mechanical equipment room and kitchen. Hot and cold water were working in bathrooms and kitchen fixtures. The hot water to slop sink in Mechanical room was not working; piping appears to be sub slab and abandoned. There are insta-hot type units or mini boilers that can provide remote hot water to an area that cannot be piped easily due to slab or finished areas. Some copper plumbing had corrosion, older gate valves, cast iron waste pipe and should be upgraded where corrosion or rusted. All shut off valves should be tested and replaced if not operating. Ball valves are recommended over gate valves where possible. Only have a licensed plumber make upgrades or repairs to plumbing.

Electric hot water heater was installed in April 2004 has 30 gal capacity and is a Bradford White brand. Hot water is used only for bathrooms and kitchen areas. There is a shut off ball valve on cold water piping above tank. TPR valve present and extension pipe off unit for safety. No bonding wire present between the inlet copper pipe providing cold water and the copper pipe discharging hot water from the water heater. Some townships in New Jersey may require this "Bonding Wire" which is typically a heavy gauge copper (approx #6 standard) and fastened with brass clamps on each pipe.

Gas meter and shut off located behind the boiler in the mechanical room.

Heating system

(photo 35)

There is a Utica boiler in mechanical room providing baseboard heating to the building. Equipment is approximately 10 yrs old and connected to the rear wall chimney. (See chimney section). Some of the zones valves were not functioning and most of the thermostats in offices around the U-shaped hallway were damaged, some removed and old. Recommend having a boiler technician service boiler and distribution system. All zone valves should be inspected and repaired or upgraded where not functioning. Recommend upgrading thermostats in rooms and replace where missing. Heating system and cooling systems should be serviced prior to each season to avoid downtime due to system repairs. There were visible copper oil lines behind the boiler; obtain all paperwork and permits for removed oil tanks on property before closing. There was condensate or water drip marks on rear wall behind boiler around the vent connector to chimney. This could be an indication of water entry and or possible back draft concerns. Recommend having chimney swept and all leaves and debris removed.

Foundation, structure, interior walls

(photo 36)

The building shell is constructed with CMU or cement blocks. Most of the interior was covered with drywall or wallboard. The front end of building had offices in a U-shape around the general office, bathrooms and kitchen. Some ceiling tiles were lifted where water or moisture stains were found and metal corrugated roof decking was visible. Decking was also visible in rear of building in the Mechanical or Lab areas. Foundation is slab-on-grade and covered in many areas with stick down tiles. Areas in rear of building had slab exposed and appeared satisfactory. Equipment, machines, storage, supplies, cabinets and Lab set-ups were in rooms and limited view of slab. When setups removed, inspect all areas for cracks or defects. The openings down the two U-shaped hallways were enclosed to the general office area. Access is only by going through the Men's and Women's rooms. This may have been changed in past to separate the businesses or tenants. There were other walls removed in the office areas from prior tenants; imprints were visible on tiled flooring. Walls can be removed or erected to fit the business needs. Only use a qualified licensed contractor when changing walls or compartmentalizing offices to avoid damaging electrical, heating and cooling utilities.

There was active water infiltration detected on lower drywall in front vestibule. Corrections are needed as discussed earlier. Recommend further evaluation by a structural carpenter or qualified contractor to rule out hidden mold, water or wood destroying insect damage. Building had prior termite history. Obtain all records for any repaired damage associated with wood destroying insects before closing. There was heavy efflorescence (white salts) on walls coming from roof in rear SE corner Lab #2.

Water infiltration, mold or moisture

There was indication of condensate on ceilings in general office, and office #6 (bottom of U-shape row of office along the north side of building. Ceiling tiles were tested and dry at time of evaluation. Some ceiling tiles are located near the piping for the Valance cooling system. Recommend having tiles removed and check for loose or missing insulation to avoid condensation, mold or mildew when A/C in use. Areas where there was no piping from A/C should be evaluated for roof leaks. There were some defects on roof that could present leaks (lifted seams, punctures, cracked tar, etc) as discussed in roofing section. There was water infiltration in front entrance that was mentioned above in previous section. Water leaks and condensation should be corrected as needed to avoid mold or unhealthy indoor air quality. Recommend dehumidifiers in areas where needed and properly drain condensate tubing away from structure is piped to exterior. The use of dehumidifiers can help lower costs of air conditioning in warm weather, control and avoid conditions for mold growth and reduce musty smells from humid air.

Electrical Systems

(photo 37-39)

Service cable is located near the receiving dock from across the parking lot. Recommend having a licensed electrician verify all clearance requirements.

There is only one service meter to building, two main disconnects; one 200 for single phase and one 200 amp disconnect for 3-phase power. There were four sub panels; sub in mechanical equipment room across from main disconnects, sub in the shipping area, sub in Lab #1 and sub located in hallway adjacent to Men's room.

There are battery power backup lighting in hallways at exits. These should be inspected and tested periodically or as per local authority. GFCI outlets recommended in bathrooms, kitchen, slop sinks, wet areas and exterior for safety.

There is an electrical timer located up high on wall in receiving dock for the exterior lighting. This is a pin type and can be changed to fit needs or adjust for Daylight savings time.

Power requirements for building, processes or specific business needs was not analyzed or calculated. It is assumed each tenant or occupant is responsible for hiring a commercial electrician to determine their power requirements needed to run their business operation, manufacturing, computers, phones, or specialized equipment.

There are no emergency generators or switching control should the primary service fail or be interrupted to the building. This may result in loss of computers, phones or other devices used in day to day business operations. It is recommended to plan on power loss during heavy storms or brown outs. UPS (Uninterrupted Power Supply) devices are often used as well as surge protectors and line conditioners. Confer with a licensed electrician for best recommendations and needs to protect business operations and equipment. Separation of

electrical usage for each area or tenants areas is not part of assessment. Follow-up with electrical company for usage charges and metering.

Life Safety/Fire Protection

Life Safety/Fire Protection System was not evaluated. Follow up with a certified fire suppression inspector and local fire marshall as required by Law.

- Fire extinguishers were mounted or displayed with recent inspections tags; equipment not evaluated.
- There were illuminated exit signs, back up lighting and some smoke detectors in the building. Follow up with local fire marshall for inspections related to fire safety equipment requirements.

ADA Accessibility

The Americans with Disabilities Act (ADA), signed by President Bush in 1990, is landmark legislation to extend civil rights protection to people with disabilities. This building was completed prior to the implementation of the 1991 Americans with Disabilities Act. Since the building was constructed in the 1970's, there may be deficiencies in building and property relating to this act. Major modifications to the building's interior may require compliance with aspects of the code in the future. Check with local official and township. The ADA accessibility and compliance was not part of this inspection.

“**Code inspection**” pertaining to national and local building and fire safety codes are not part of this general building inspection or assessment.

Environmental Concerns

The inspection was a non-invasive visual inspection of accessible areas at time of visit. There is a concern for concealed mold possible behind drywalls in the front vestibule where moisture or water was detected with pin meter. Recommend section of wall be opened up to rule out mold concealed within walls and wood destroying insects.

This inspection does not include a Phase I Environmental Assessment or Phase II or any other form of detailed technically exhaustive environmental evaluation. Often this may be a requirement from a bank or lender. ***Phase I & II Site Evaluation*** should be discussed with Attorney and or the lender to see which apply to this property. Below is a brief description of these environmental evaluations.

Phase I & II Site Assessments

During the 1980's the Federal government and many states enacted legislation placing environmental liability on property owners. Environmental liability typically results from potential, current, or past releases of oil or hazardous materials that present risks to human health, public safety, or the environment. With the growing awareness of environmental issues and the enactment of these laws, greater incentives now exist for the assessment of environmental impacts associated with past and current operations and practices at facilities

and properties. There are Engineering companies that specialize in these environmental assessments in New Jersey. Site investigations can vary greatly in scope and complexity. Most site assessments fall into two categories: ***Phase I or Phase II Site Assessments***.

Phase I Site Assessments identify recognized environmental conditions, such as a release of hazardous waste, which may impact continued use or planned development of a site. Phase I's are often requested by lending institutions as part of a loan application, by developers prior to selection of a property, or by others involved in real estate acquisitions or transactions. This initial phase of work provides the client with preliminary information on potential environmental liability associated with the site.

On November 1, 2005, the EPA issued the final "All Appropriate Inquiries" rule. This new federal rule provides details on who is qualified to perform Phase I environmental site assessments and changes the current market practice for Phase I environmental site assessments (ASTM E 1527-00). The American Society for Testing Materials (ASTM) released the new current market practice standards (ASTM E 1527-05) on November 18, 2005 to incorporate the requirements of the EPA final rule. For more information about the standard visit www.astm.org/DATABASE.CART/PAGES/E1527.htm.

These new requirements became effective as of November 1, 2006. Buyers and lenders are at risk if the Phase I Assessment that is accepted is not up to the current standard. It is strongly recommended to hire or work with an Environmental Engineering firm that is up to date on these new regulations and requirements they will help you meet the latest regulatory requirements.

Phase II Site Assessments are conducted to delineate the type, concentration, and extent of chemicals in soil, soil vapor, and groundwater. This could include more detailed characterization of site conditions through hydro geologic investigation, environmental monitoring, and assessment of the risks posed by site conditions, and establishment of clean-up criteria. This allows the potential risk at a given site to be assessed and a regulatory agency to decide whether remediation is needed. A Phase II can also provide valuable information for the development of a risk or exposure assessment model, risk-based corrective action, and the design of a remediation system, if needed.

Mold- concern*

No mildew odor was noted inside the building's office areas, common areas or bathrooms. Plumbing corrosion and rusting was noted in the access panel in the hallway behind the restrooms. Water from plumbing leaks, roof or gutter leaks and water infiltration at the slab or grade level is at risk for mold. The front doorway or entrance was not water tight and water was detected on adjacent drywalls. **There is always a high potential for mold concealed within damp walls or finished surfaces. *Interior walls in the lobby area should be evaluated for hidden mold for health reasons and indoor air quality.** It is critical to correct all water leaks and their sources before establishing offices, warehouses, setups and business functions to avoid downtime should walls, ceilings and partitions need to be opened up to remediate and mitigate mold and water damage. Water entry will also attract wood destroying insects or organisms. The building had prior history of termite and current evidence of carpenter ants.

There were no air handlers and associated ductwork and concerns for mold associated with these systems. Dehumidifiers are recommended to help control moisture throughout building and especially in rear past the finished offices. All condensate tubes should be properly drained to exterior and extend piping away from slab foundation. Mold can grow behind walls and in concealed areas not visible during a non-invasive visual inspection. It is imperative to observe proper grading on exterior to reduce the chance of water infiltration into the structure.

Wood Destroying Organisms

There was evidence of carpenter ant frass and dead bodies in the front vestibule and front offices. There were numerous drill marks visible on the slab floor in front section of building. This is an indication of prior termite history in the building. Exterior conditions are very conducive to wood destroying insects or organisms. See “**Site topography and Drainage**” section. See separate WDI form NPMA-33 and “Scope of Inspection”. Proper treatment should be done by licensed treatment company. Obtain paperwork and warranty from treatment company. If any termite tubes present in walls when opened, have treatment company evaluate and treat.

Code Compliance

This Property Condition Assessment is not a code compliance review. It is assumed that the building was or will be in compliance with all applicable New Jersey codes when it receives its **Certificate of Occupancy** from the local Building Department and **Fire Marshall’s Office**. Often older buildings typically may not have to comply with newer versions of the building codes if they remain occupied and do not change the type of occupancies; check with local authorities for their rules. Should major renovations be planned for this building it is recommended that an **architect and or engineer review the planned scope of work** and address the impact that compliance will have for the new buyer.

Photo Gallery



Photo # 1- (Topology) General slope downward from rear or east property toward Russo Place. Water draining toward rear of building, and parking lot on north side and around south corner of building. Arrows indicate general flow or drainage.



Photo # 2- Grading and water runoff onto north parking lot and rail road tie retaining walls. RR ties were leaning, failed, and infested with insect damage. There was no railing or lighting on steps; safety concern.



Photo # 3- Water drainage from east end property contributing to failed and rotted rail road ties.



Photo # 4 – Rotted RR tie steps; no railings and lighting over steps. No railings along RR tie retaining walls.

Wood in contact with soil not recommended. Water damage and wood destroying insect damage observed.



Photo # 5- RR tie retaining wall leaning or failed. Wood ties on property were rotted and had insect and water damage.



Photo # 6-.Gentle slope from east to west toward Russo Place.

No observed drains or storm drains on parking lot.



Photo # 7- Observed storm drain just past SW corner of building along Russo Place.

Sanitary sewer manhole next photo.



Photo # 8- Manhole cover indicating "Berkeley Heights Sanitary Sewer" just beyond the storm drain.



Photo # 9- Parking lot has settling or drying cracks and faded parking space markings.

Fill & seal cracks, top coat seal for continued maintenance. This also lends its self to "curb appeal" for a business or complex.



Photo # 10- Grading pitched from S to N along right and front sides of property. Water drains close to building.

Moisture detected inside front entrance on lower walls in vestibule.



Photo # 11- Close-up of #10 indicating water entry into the front entrance at slab foundation and door frame assembly.

Recommend upgrading glass door assembly and seals to correct water entry.



Photo # 12- Landscape curbing or borders and stones against front entrance.

Water will retain against slab foundation and infiltrate interior. Conditions conducive to water damage, mold and wood destroying insects or organisms.



Photo #13- Same area as #12 above depicting 3 condensate tubes from the Valance cooling system.

These tubes are all around building discharging close to building when used in hot weather and when wood destroying insect activity is higher. Recommend a solution to tie into a drain system to keep water away from slab foundation and front entrance.



Photo # 14- SE corner of building looking toward Russo Place on right side of building. Grading knee deep in leaves and grading pitched toward rear door by print shop/mail room.



Photo # 15- South side depicting RR tie retaining wall leaning and WDI damage.

There were no visible drains in recessed area and rain leaders from scuppers discharging into area against slab foundation.

Condensate tubes discharging into area along with scuppers.

Conditions **very conducive** to water infiltration and WDI infestation.

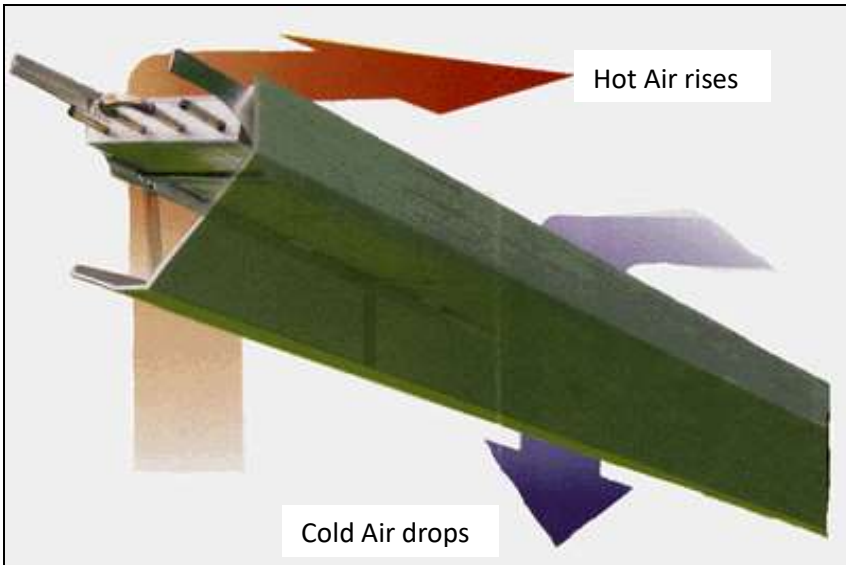


Photo # 16- Typical design of a Valance cooling system used in conjunction with the Trane Odyssey split cooling system

Location of Valance allows for natural convection; cold air drops and hot air rises.

System has condensate drip tray that helps dehumidify the air during operation.



Photo # 17- West side or front, overhanging pine trees, leaves and pine cones.

Have trees cut back or removed away from structure. Check with township to see if there are any rules about trees.



Photo # 18- Cracked tar on side wall flashing where front section meets rear raised flat roof.

Piles of leaves along juncture.



Photo # 19-. Deep piles of leaves along south wall or right side. Deep piles of leaves below among the dense trees.

Dotted line are leaves on ground, and solid line depicts leaves on roof.



Photo # 20- Leaves and dirty scuppers.



Photo # 21- Clogged scupper and cracks on tarred flashings.



Photo # 22- Clogged scupper



Photo # 23 – All scuppers were clogged with leaves and tree debris.



Photo # 24- Leaves and water ponding.



Photo # 25- Water ponding on roof.



Photo # 26- Water ponding on roof.



Photo # 27- Typical example of lifted seams; water entry points.



Photo #28- Typical example of puncture, digs or holes; water entry points.

Foot traffic should be monitored on roof; no deep work boots treads that can puncture or damage a roof. Often stones stick in bottoms of work boots.



Photo # 29- Typical of split or open seams on metal flashing; water entry points.



Photo # 30- Example of tarred flashings; vulnerable areas for leaks.

All flashings must be checked and maintained leak free.



Photo # 31- Juncture where lower flat roof meets side wall of upper flat roof. Have all tarred flashings checked to ensure no leaks. Tarring not recommended in place of a metal mechanical installed component.

Tar cracks with Sun's UV rays and allows water penetration.

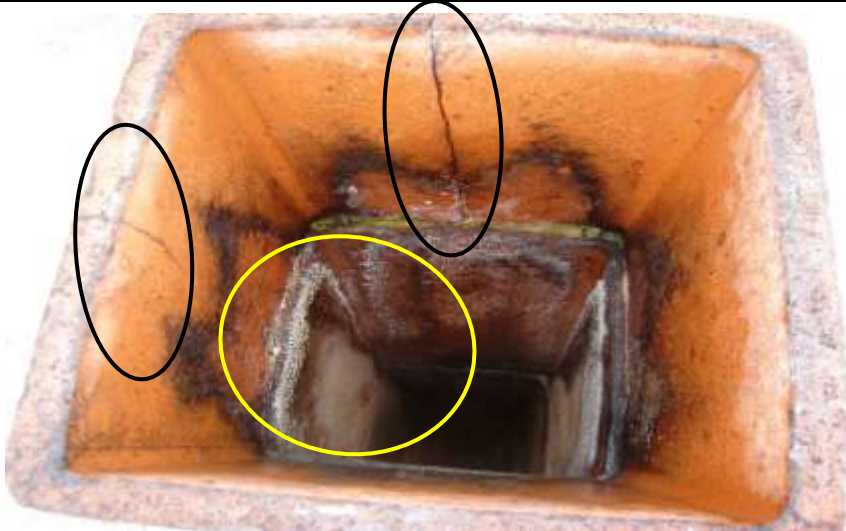


Photo # 32- Cracks, efflorescence(water entry), discoloration and deterioration inside active flue for boiler.

Have chimney contractor evaluate for liner and all masonry repairs.

Recommend a single rain cap across all three flues with spark arrestor to keep out birds, squirrels and raccoons.



Photo # 33- Three chimney flues, 1 in use for gas boiler.

Recommend a chimney contractor evaluate for liner and all masonry repairs.



Photo # 34- Men's room plumbing access panel. Water main tagged with ID card (orange & white). Other shutoff valves service the kitchen and hot water heater.

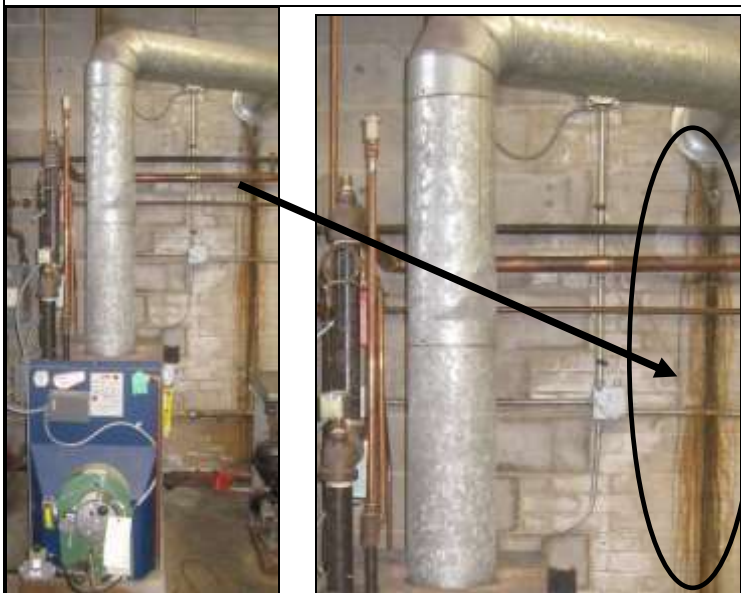


Photo # 35- Condensate drip marks below vent connection to chimney from boiler.

Indication of chimney water infiltration and or back draft concerns. Have chimney sweep clean and chimney contractor evaluate for liner and proper drafting.



Photo # 36- Heavy efflorescence in rear SE corner of building; indication of water infiltration from roof, gutters or flashings. Have roofer evaluate and make all repairs.



Photo # 37- Disconnects for Trane split single and dual compressor outside in fenced area on east rear wall.



Photo # 38- Main electrical meter and 1 and 3 phase 200 amp disconnects for building.

Sub panel in same room, some CB's (circuit breakers) not in use; panel serviced the Lab areas and associated testing equipment.



Photo # 39- Sub panels in receiving dock area and office hallway.

ABOUT THE AUTHOR

Linda Geczi prepared this report. Geczi, is owner of 4 Seasons Home Inspection, LLC, based in central New Jersey. Linda Geczi is a licensed New Jersey Home Inspector. She holds a Master's Degree in Engineering from Rutgers University, College of Engineering and has worked for top major engineering firms around the country. She has over 18 years experience in the field of Engineering in specialty of Materials Science & Engineering. Background spans the in-depth understanding of materials in the areas of design, mechanical testing, materials strength & failure analysis across the board from government, private industry and academia sectors.

She has been involved with the inspection business in New Jersey since 2003. Linda is on the board of directors of NJ ALPHI, Association of Licensed Professional Home Inspectors and was appointed to position of Government Liaison. She serves as an education assistant on the education committee where she conducts seminars and helps train other professionals so they can maintain their continuing education requirements for licensing. She is hired as an expert witness by sellers, buyers and attorneys in the area of home inspection.

Professional degrees and Technical Licenses:

Masters of Science Engineering, Rutgers University .
Home Inspection Lic. #24GI00061500
Radon Measurement technician # MET12035
Pesticide Applicator License #28736B

Affiliations and Credentials:

Board of Directors, ALPHI - Association of Licensed Professional Home Inspectors
Government Liaison, NJ-ALPHI
Educator, New Jersey ALPHI Education committee since 2006
Associate Member ASHI, American Society of Home Inspectors



END OF REPORT.