



4 Seasons Home Inspection

150 Maple Avenue, #128, South Plainfield, NJ 07080

Bus # 1-877-547-7383 Fax# 908-222-8280 www.4SeasonsHI.com

Property Condition Assessment Report Summary



Address removed- example Scotch Plains, NJ

Prepared for: Client
Client address

Contact Person: Contact person

Inspection Date: December 01, 2011 10am

File Number: 1401_Client number file

Inspector: Linda Geczi, #24GI00061500, MET#12035 Radon, #28736B Termite

Weather: Clear, Cold 38-40° F

Inspection Property: Address example in Scotch Plains, NJ

Front facing Direction: Nw

Cc: Realtor, Coldwell Banker

Payment: Check #104

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, and are by no means complete. **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.

- **Site Topology and Drainage-** Negative grading around building, muddy, soil erosion and poor drainage around building and site. **Poor drainage** and **erosion** needs to be addressed around building and on property. Driveway should be replaced.
- **Roof/Gutters** - Roof was gable and asphalt shingle. Roof was older, possibly original to building. Plan and budget for replacement soon due to age or condition; **roof near or at end of life**. Typical life of asphalt ranges from 15-20 depending on the product installed and manufacturers and installers warranty. There was no access to roof structure. Scuttle in hallway above stairwell had secured or nailed cover as viewed from landing. Check plan to see details on roof structure and if access panel can be removed and accessed.
- **A/C compressor** - Should be maintained yearly by HVAC technician and ducts cleaned for good indoor air quality. Registers were dirty, and condensate drip marks on office ceiling tiles. Recommend removing ceiling tiles and insulate ducts to prevent condensate and potential mold.
- **Heating systems-** The Omni waste oil furnace for the open room had chimney and venting and possibly **backdraft concerns; corroded chimney, heat/scorch marks and soot** at connections. Have chimney, vent connectors and furnace evaluated and serviced before using furnace for **safety**.
- **Structure/Slab foundation-** Slab was undercut or recessed and siding overhangs the foundation; unconventional. The siding should be attached to a structural load bearing component (slab, girt, column, etc. as per the design specification or engineering plan).
- There were 2x4's visible around under the man doors and or under the siding in some areas. Check the design specifications or engineering plans to see why the wood was installed and to see why siding was overhanging the slab; possible workmanship or installation concern. There was approximately 2-3 inches of siding over hang where randomly checked. Wood should not be in contact with soil to avoid rot and attracting termite or other wood destroying insects.
- **Exterior cladding/siding *-** Siding had overhang or slab undercut approximately 2-3+ inches where checked randomly; limited access due to storage piled against building siding. Check Morton engineering or design plans and detail sheet for siding attachment. Typically siding weight should either be supported by slab foundation or integral to the support columns or other attachment points on a load bearing component in the building design. This was not visible or ascertainable due to storage, locked supply cages, lockers and inaccessibility to perimeter. Have verified with plans and or further evaluate to ensure siding was attached to a proper weight bearing component of building.*
- **Protection/barriers *-** Add bollards near door entrance in front by parking area, in rear right corner of building where damaged by trucks or equipment vehicles. Add precast concrete parking chocks or wheel barriers in front parking area to protect building from vehicular damage.

- **Electrical/Lighting-** Add more outlets where needed in office area to avoid over use of power strips or extension cords for fire safety. Use of power strips can be a fire safety hazard and not recommended. Recommend adding lighting around exterior of building, in hallway first floor by man door leading to open room or where needed to see mechanicals or equipment for safety. All exits, stair cases and doorways must be well lighted and emergency back-up lighting maintained in case of a power outage. Check all battery back-up power supply periodically to ensure proper function.
- **Fire and Life safety-** Discuss smoke/CO detectors with the local Fire Officials for recommendation for fire & life safety. Furnace room on 2nd floor should have a louver or vented door on closet. The Omni waste oil heater had flammable storage around it; fire hazard. Keep all storage away from the heating system. The Omni had leaking or oil spillage around unit; oily floor and absorbent material on floor among the clutter. The chimney was corroded and the vent connector had heat damage and soot; not drafting or back drafting suspected. The chimney and vent connectors need to be cleaned and evaluated for proper draft before using the heating system; **potential fire and carbon monoxide hazard.** Recommend an emergency shutoff below waste oil furnace on the main level or ground floor for quick access in an emergency. Chimney and HVAC Inspections should be performed by as per Local Township regulations and or the Fire Officials. Fire drills and posted fire exit routes should be posted and observed as per local rules and Township's Fire Officials. Practice fire drills with employees on a regular basis for safety measures.
- **ADA Accessibility-** Check with local rules applicable in Township.
- **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 Official's Office.** (see page 12)
- **Radon –** not performed.
- **Wood destroying organisms-** not performed. Clutter inside building limited access to perimeter. Check all areas for wood destroying organisms when building is accessible. Correct all negative grading, poor drainage and improve roof drainage gutter system; run too long.

Metal buildings have lower maintenance in general, however, they still need to be protected from water sources. Typical problems can be moisture problems, rust/corrosion, mold or fungus (finished areas). Always ventilate and check any areas where insulation and vapor barriers can be checked for moisture. There was a small access panel in hallway to office area; limited view of plastic vapor barrier and fiberglass insulation.

Mechanicals (HVAC, Waste oil furnace, Hot water heater, Plumbing, fixtures, kitchen components, etc.) will need repairs and or replacements at some point due to ageing and use. 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 as they break down or age.

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 especially where plumbing or water sources are concealed behind drywall or coverings.

The purpose of this Property Condition Assessment was to identify condition of building for the client. 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. It must be understood that a business was in operation at time of visit and access was limited due to perimeter storage, clutter, pad locked storage cages, etc. It is always recommended to inspect areas that were covered and inaccessible.

Items found at this general inspection should be further investigated in depth with licensed professionals in their fields of expertise. It is strongly recommended to obtain the original design or plans for the building for the engineered or specific qualified load carrying capacity for intended use. Obtain all original closed permits for building construction and retain with records for building. Ask if the Morton building has any warranty(s) in effect and transferrable.

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 assessment of the subject property was performed on December 01, 2011 at 10am. This **Property Condition Report** addresses general building conditions or items of interest (**structure, roof, exterior drainage, HVAC, among others**) that were visible at the time of inspection.

- The inspection was limited to the non-invasive evaluation of the visible and accessible portions of the building to check its general condition or overview.
- No other aspect or design check or any environmental aspect or code compliance check was part of this inspection.
- Anything else that may be mentioned herein, is incidental.
- Our maximum liability is the fee paid by you to us.

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. The building was occupied by a landscaping company. Business related equipment/machines, vehicles, landscaping supplies, storage, locked equipment cages, etc. were present in and around building. The interior perimeter was restricted and limited to access between storage, pad locked storage cages or items. Exterior of building had storage piled high against building in several areas. It is recommended to inspect all areas when items removed and accessible.

The building is a commercial building manufactured by Morton. The manufacturer's logo and name is mounted on the peak of the building. Morton has been around for over 100 years as a manufacturer of post-framed buildings. This building is basically a pre-fabricated steel or metal building that was designed for the customer for their application. Post-framed building came technology came about in the 1930's as "pole buildings" and were constructed mainly of round wood posts and used in the farming or agricultural industry mainly for small facilities and accessory buildings. In the 1970's to mid-1980's post-frame structures evolved into a finely tuned engineered building system which is now widely used in commercial and residential building applications. Morton has basic metal or steel building designs in several categories from which to choose a basic theme (farm/agricultural, residential homes, equestrian/barns, storage, garage, storage, commercial/office, etc.) and then it is customized for each client's needs. ***The building was designed with a specific purpose and should not be used for anything other than that without qualifying the load carrying capacity by Morton or a structural engineer to ensure the structural integrity that it was designed to achieve.***

It is recommended to obtain all documentation, design specs and drawings or engineering prints for the building and keep on hand for review especially for future use, changes or a new owner. Alterations and modifications should only be done by a qualified structural engineer or Morton representative and in accordance to local rules and buildings codes in New Jersey. Review the buildings plans with an engineer before setting up the business to understand the

limitations and scope of building design. **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 (buyer)
Realtor, Coldwell Banker

Subject Property Description - The subject property consists of an independent two story metal or steel pre-fabricated commercial building with an open floor plan with two commercial bay doors on the first level and office space on second floor. There is a loft or mezzanine built in rear of the first floor for storage and is where the Omni waste oil furnace is located. The building has approximately less than 2,000 SF. The metal building was constructed approximately 15 yrs. ago or mid 1990's. Obtain original closed township permits for exact date of build period and inspections performed to comply with local building codes. Parking area in front is mainly gravel or stone and exclusive to property. There are approximately 5-6 spaces available in front for vehicles. There is an asphalt driveway to right of building. There is a brick paver walkway to left that leads to the main entrance at front left corner of building. Obtain property survey for boundaries.

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

Site Topology and Drainage – The topology of the site is mainly level around building. There is some negative grading or low spots near foundation. The property has a gradual slope from the street side toward the rear right of property. There is a steep drop off and cavity at bottom of slope where plant material or shrubs were stored on the earth for the landscaping business. Recommend a guard rail across the drop off for safety. In the event of snow or darkness, this area may be a hazard for persons not familiar with the topography or contours of the property. The property was not fenced in and very accessible from the street. There was a lot of mud and ruts around property. Drainage is not adequate and machinery or vehicular traffic around building has created low spots for water to collect. If vehicles will be part of the business, it is important to have adequate drainage and driving surfaces (ex. Asphalt, concrete, gravel, etc.) to control water on property. The roof drainage is accomplished by gutters on both front and rear of building. Underground drains were visible on the right sides only. The gutter span or run is very long and would benefit by splitting the left and right sides with additional rain leaders having pitched to both right and left sides. Gutters as currently installed will see overflow and contribute to the water collection and mud around the building. Confer with a gutter installer and also for evaluation to see if upsizing will benefit the water collection and distribution away from structure. The underground drains appear to go to a drywell on property; not tested or confirmed. There was a drain in center of warehouse that should be further evaluated to see where it terminates and if allowed by local municipality codes. Some floor drains may be allowed if done by certain plumbing codes and permits depending on the

township and nature of business. Follow-up with municipality or township for specific rules for floor drains and environmental restrictions. Rainwater collection and distribution is viewed during a building inspection from the perspective of how they may affect the structure negatively. Buildings can typically experience adverse effects if grading is not pitched properly and drainage is poor. There was some surface rust on lower steel column just inside the rear right man door; possibly from water, deicers/salts or wetness from foot traffic at the rear man door. Keep column painted or sealed where most vulnerable to water or moisture contact. Correct all grading and drainage around building and property where needed. There was broken up concrete, piles of dirt or earth in left rear; safety hazard. Water was streaming off the pile of dirt and thick wet mud around property.



Figure 1 Concrete, debris, steep dirt or construction piles, water and mud; unsafe conditions and unsightly.



Figure 2 Property very muddy, poor drainage and erosion.



Figure 3 Thick wet mud or ruts around property from vehicles and poor drainage. Recommend stone, gravel or asphalt where for vehicular traffic. Drainage needs to be corrected; confer with a drainage/soils contractor or engineer.

Landscape – Landscaping is minimal surrounding the building; most located down the left side near the A/C compressor. Consider grass or other types of vegetation along with drainage measures to control mud, water and soil erosion on property. Landscaping can often benefit a company by “first impressions” when a client arrives at a company as well as potential clients, visitors, people passing by and its employees. General exterior housekeeping, clean property and impressive landscaping also contributes to the local environment and being a proud member of the community by improving the general perception of the business. Consider the exterior as part of the building and maintain its appearance and safety.

Parking, Curbs, Bollards and Driveway – There are approximately 5+ parking spaces immediately in front of the building on the gravel or stone parking area. There were no dedicated spaces for handicap parking observed or wheel chair accessibility to second floor. The wood parking chocks were bent over and loose. Consider precast concrete parking chocks or wheel stops in front to protect the siding or structure. The asphalt driveway to right of building butts up to the concrete apron in front of the two bay doors. Driveway is very worn, broken, rubble and covered partially with dirt and or gravel. Driveway condition is marginal/poor; plan on replacement. There is a brick paver walkway on left side of building

leading to the main corner entrance. Keep level for safety, maintain weed control to avoid lifting pavers and uneven surfaces. There was a need for a few more bollards around building; near front walk and rear right corner by the man door. The latter area had dented corner siding from mechanical damage or a vehicle. Consider security lighting around building (ex Mercury vapor lamps, etc.)

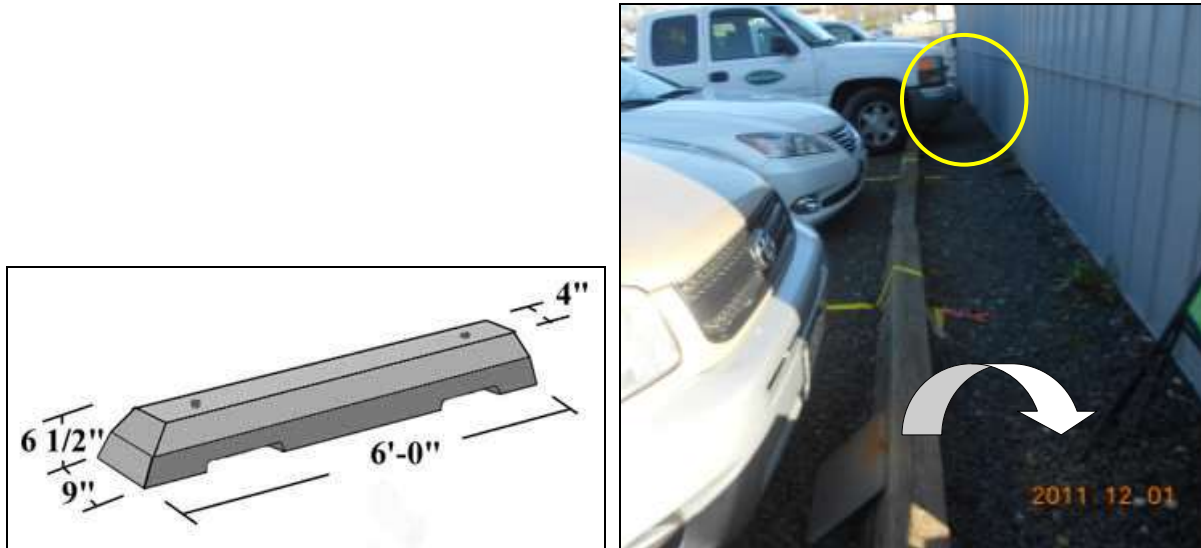


Figure 4 (A) Consider a precast parking chock to protect front of building. (B) Truck was very close to siding of building; wood wheel stops were leaning, failed and not performing as intended.

Roof – The roof structure (rafters, purlins, etc) was not accessible; scuttle in hallway to second floor had staples or fasteners visible on cover. A partial view from office storage closet indicated wood and corrugated metal form type decking above in ceiling where exposed. This may be a false ceiling below the roof structure. Check original plans and roof detail sheet. Check scuttle and see if it can be removed to check roof structure. Roof was gable and had one layer asphalt composite shingles (viewed from street with binoculars). Roof had granular loss, widening keyways, cupping, lifting and signs of old roof; near or at end of expected life. Recommend planning and budgeting for roof replacement at any time due to condition. Confer with a roofer for other options such as metal standing seam roofing. Typical life of a metal roof is approximately 40 yrs. and can be installed with heat deflecting coatings for reflection (~70%) and emittance (~90%) with certain products. This can reduce cooling loads and energy consumption in a building (Green energy friendly). Roof had a ridge vent and soffit vents. Improper ventilation can shorten life of roof.

Air Conditioning Systems – The A/C was for the office area and supplied by the Carrier weather maker HVAC system. The A/C compressor was manufactured approximately 2006. Typical life expectancy of these units is approximately 12-15 yrs. when maintained and serviced yearly. Ducts and or registers were dirty. Recommend having ducts cleaned professionally and yearly for good indoor air quality. There were condensate drip marks near ceiling registers on acoustic ceiling tiles. Recommend insulating ducts to avoid wet tiles and potential mold behind tiles.

Heating Systems –

#1 Omni Waste Oil Furnace:

The main work space or open floor on ground level was heated by an Omni waste oil furnace manufactured by Econo Heat Inc. Check with manufacturer for all warranty information on their website or call Econo Heat Inc. directly at 1-800-255-1363 located at

5714 E. First Ave
Spokane, WA 99212 USA
Phone: 800-255-1363
Fax: 509-534-1183

See separate attachments for the “Waste Oil Burner Manual” and Heater Instruction Manual” found on the manufacturers website or youtube video:

(<http://www.econoheat.com/support/equipment-manuals/>)

(<http://www.youtube.com/user/Econoheating>)

The oil tank for the Omni waste oil heater is located below the mezzanine just outside a locker room. The tank was oily from filling with funnels and spillage. Recommend having all residual oil remove off tank, floor or items where spilled. Use caution and all environmental care and rules for waste oil use and storage as per local municipality. Recommend a standard procedure in place for filling oil tank to avoid spills and environmental concerns. Oily surfaces are slippery and pose a hazard if on floor or walking surfaces. Recommend a float gauge for oil tank to avoid running low on fuel or spillage if overflowed.

The Omni unit was surrounded by clutter and flammable items (cardboard). Clutter and equipment blocked access to the unit especially the rear and sides. There was oil absorbent or cat litter type material on floor where oil had leaked. Recommend having all storage removed around furnace and the spill properly cleaned up as per customary environmental spill/safety procedures. No environmental aspect was performed in this general inspection of the property. Follow up with environmental contractor or inspectors for all environmental inspections and rules on chemicals, oils or environmental concerns. In general “waste oil” can be burned off or recycled as fuel for the waste oil burning furnace and as such would not be considered a hazardous waste. ***If discarded or mixed with any other substance, it is typically considered a hazardous waste and all environmental rules applicable as per NJDEP or local environmental laws.***

The pre-heater is used to maintain a constant viscosity (lower) and proper flow of oil inside the burner to stabilize the viscosity by heating the oil and air prior to entering the combustion chamber to a particular setpoint (patented design). Then air from the compressor on burner is mixed with oil prior to spraying out a nozzle. This allows for the oil to be atomized or broken down to a fine mist or atomization process. Refer to manual for detail about the burner and its components.

Operation- have technician or owners' maintenance personnel go over the operation and maintenance of the Omni furnace. Furnace was jump started by a worker to test the furnace; unit heated up fairly quickly. Refer to manual for jumping components on burner. Thermostat is located below on ground floor.

System is older; ask seller for exact age of unit and refer to the manufacturer's warranty on website or call them directly.

The chimney and venting had concerns. The metal chimney on exterior was very corroded or rusted. The vent connector to chimney had soot and heat scorch marks on vent and at seams. The vent connector was not pitched correctly; flat slope. System gives indication of poor venting, possible back drafting or possible blockage; ***potential fire and carbon monoxide hazard***. Recommend having chimney evaluated by a qualified technician or chimney contractor and obtain all specifications for height and installation from manufacturers. Recommend having this done and unit serviced before using for the current heating season for fire safety. Obtain all required permits for installed chimney and waste oil heater as per Local Township.



Figure 5 Metal chimney for the Omni waste oil burner was corroded. Have a chimney contractor evaluate. Vent connector off the furnace had heat/scorch marks and soot.

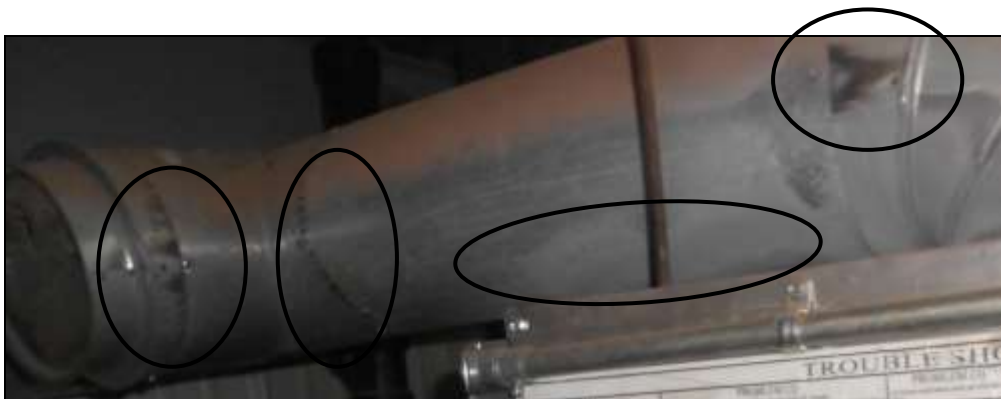


Figure 6 White hot spots and black scorch marks on vent connectors; gives indication of backdraft/improper drafting. Have chimney evaluated by a chimney contractor.



Figure 7 Vent connector was too flat; recommend a proper pitch for drafting.

#2 Electric Baseboard Heater:

The lower bathroom had an electric baseboard that was old or original and rusted. There was a lockout box over the thermostat; not accessible to test. Recommend replacing the resistance baseboard heater with an oil filled electric baseboard. Old unit was in poor condition and less energy efficient type than newer baseboards.

#3 Carrier Forced Air (Office Space):

The furnace was installed in a closet without proper ventilation. Have a louver door or vents installed for proper air flow. The system is approximately 12 yrs. old. There was rust or corrosion inside cabinet; may be leaking from cooling evaporator or condensate from vent piping; have evaluated by the HVAC contractor. Typical life expectancy is 20-25 when maintained and serviced regularly. System should be serviced/tuned now and yearly. Recommend maintaining a service contract for both heating and cooling. Have ducts cleaned yearly for good indoor air quality. The filter for the system is located in a removable grille adjacent to the furnace closet. There are typically 30, 60 and 90 day filters on market that are Alergen types and disposable. There are also washable types on the market and if installed should be washed and dried monthly. There were condensate water marks on acoustic ceiling tiles in the office area. Recommend insulating ducts and have cleaned yearly.



Figure 8 Corrosion or rust inside cabinet; have an HVAC contractor evaluate and service system.

Domestic hot water heater- The electric hot water heater was very old and past its life. Recommend replacing unit. Consider an electric water on demand system for point of use. Confer with a plumber or electrician for types, sizes and brands on market. Consider a timer on the hot water heater for energy conservation when to shut off during non-working business hours.

Structure and foundation – The Morton metal building was mainly constructed with steel “I” or “H” beams, steel girders, steel structural decking, corrugated metal form above the office (roof structure not accessible), etc. as designed by Morton for the purpose of the original owner. Beams and structural components were bolted. This building was designed for a specific purpose and use. Any other use would have to be qualified as to its load carrying capacity before using for another purpose. Obtain all closed permits for the building and Morton engineering plans and detail sheets. Obtain any building or manufacturer’s warranty on building components or structure if applicable and transferrable. Seal or paint all rusted structural supports where needed. Use bollards inside open area where vulnerable to vehicle or equipment damage. There was very limited access in building due to storage; vehicles, supplies, equipment, shelving, pad locked storage cages, lockers, etc. Recommend inspecting all areas when items are removed and made accessible. There was wood decking added to the left rear of the building to create a loft or mezzanine for the waste oil furnace by Omni. There was a bolt missing from the upper plate of an “I” beam column visible from the open floor area. Add bolt where missing and check all connection when items, storage removed and pad locked cages opened for access to all structure and perimeter. Bolts should be torqued to the manufacturer’s specifications; check detail sheet or bolt specifications from Morton documentation. The building slab was undercut or recessed and siding overhangs the foundation; not typically viewed with a slab foundation. There were 2x4’s visible around doors and or some areas where exposed. Have this wood detail checked on the Morton slab foundation detail sheet or slab foundation plan to verify purpose of these components; unconventional. ***Gives indication of poor workmanship, a short concrete pour or modified around the man doors for installation; unconventional.*** Wood should not be in contact with soil.



Figure 9 Missing bolt in top plate of the steel column. Add bolt and check all columns or connections to make sure bolts are installed and torqued to manufacturers or installation specifications.



Figure 10 Wood 2x4s facing out and several (7+) nailed together perpendicular to the front 2x4. There was siding overhang approximately 2-3 inches where randomly checked in between storage against building. Check the building plans for the siding overhang and wood used under doors or perimeter.

Building Exterior/Cladding/Siding – The building exterior walls were metal siding. Check the Morton engineering plans or drawings to see siding attachment to load bearing components. Some siding was cut out for a window and another for a fan or exhaust behind the Omni waste oil burning furnace.

Windows – The left middle window was added on the staircase after time of build or after siding was installed. Cutout was rough and lacked flashings ie: caulk; have properly flashed and sealed to maintain water tight seals. The windows in the building were thermopane windows. Check with the manufacturers to see if still under warranty and if transferrable. Do not force windows in closed or open positions to avoid damage to seals.

Building Interior – The interior office areas of the building are finished with carpeting possibly over concrete and steel decking. Steel decking was visible on first level from the open room. The surface mounted fluorescent lighting fixtures on the mezzanine by the Omni waste oil heater were hazardous; too low and at head height. Have recessed to avoid hitting head; safety concern. There were fluorescent lights in the offices. Ceiling or acoustic tiles had water or condensate stains on some near HVAC ductwork. Recommend insulating ductwork where needed to avoid condensate or potential mold if ongoing problem. Drywall compartmentalized the interior rooms on second floor. Interior offices were observed to be in good condition.

1. **Plumbing**- The building has limited view of sewer waste lines due to finished walls in offices, rooms or cages on first floor. Recommend replacing all rusted or corroded plumbing in lower bathroom, old style gate valves, fixtures, drains, fittings, etc where

needed. Only a licensed plumber should make repairs and upgrades to building. Shut off all exterior hose bibs where applicable in winter to avoid freeze damage to piping. The 1st floor bathroom should be heated in cold weather and pipe insulation on drains and supply lines for protection against cold and freeze damage. Water main is located in this bathroom. Recommend having the main gate valve replaced with a ball valve and an isolation ball valve installed after the meter. Cleanouts were not visible in building; limited access among the storage and cages. There is a double cartridge filter in on the 1st floor; change filters as per manufacturers recommendations.

2. **Bathrooms-**

- a. (1st Floor) Recommend replacing the electric resistant baseboard; old, inefficient and corroded. Recommend having the light and fan on same switch and add timer. Recommend drain pipe boots or covers should the heat in bathroom not be turned on during cold weather. It is always recommended to heat all areas where plumbing drains, supply lines or fixtures are active with water. If not in use, have winterized to prevent freeze damage and leaks. The plastic bath vent on exterior was broken; replace to keep out birds, drafts and rain.
- b. (2nd Floor) Recommend having the light and fan on same switch.

Main Open Room- There was a lot of storage, clutter, equipment, pad locked cages, trucks parked in bay doors, etc., limiting access to perimeter and to structure. Check all areas when items are removed. The mezzanine ladder was steep and narrow; typical maintenance ladder. Recommend a wider step ladder for safety and place a chain across the ladder to deter unauthorized personnel from climbing. Recommend a bollard in front of step due to vehicle traffic in bay area for added safety. There was mechanical damage to both overhead vinyl bay doors; use caution with vehicles and snow removal equipment. There is a floor drain in the center of main open room; further evaluate where it terminates and follow up with all local regulations for floor drains and impact on environment if not plumbed properly. There were gaps at bottom of the overhead bay doors; indication of slab settling. Recommend replacing all seals to make weather tight. Door saddle to open room from front entrance is a trip hazard; height difference or raised. Recommend having corrected by a carpenter. Recommend lighting in this hallway by door.

Electrical Systems – There was a 200 amp main load center located in the main entrance hallways on ground level. A sub panel was located in a closet on stairwell landing adjacent to the office doorway. Panels appear grounded. The sub panel had neutrals and grounds separated and isolated. Test all GFCI outlets on exterior periodically for safety as well as in bathrooms and kitchen. Secure all BX (metal sheathed) cables by the Omni waste oil heater where loose. Add junction boxes where wires capped and hanging, add GFCI outlets where potentially wet or damp for safety. Recommend adding lighting over the electrical panel for safety and work lighting for electrician. There was a blank permit sticker on panel; ask what this permit was for in building. Obtain all permits for building and retain with building papers. Recommend labeling all breakers not done and check to see if labels are valid where labeled. Add cover plates on switches, secure loose cables, add exterior security lighting for added measure of protection and safety around building. ***Lower bathroom did not have proper GFCI protection; all outlets in bathroom should be GFCI protected for shock safety.***

Emergency measures or back-up- 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.

Life Safety/Fire Protection –*Follow up with a certified fire suppression inspector and local Fire Officials for inspections and requirements for building.*

- Fire extinguishers should be mounted as per local Fire Officials.
- Emergency back-up lights, illuminated exit signs, smoke/CO detectors or any other life safety features should be discussed with the local Fire Officials and checked in accordance to local rules.

ADA Accessibility – The Americans with Disabilities Act (ADA), signed by President Bush on July 26, 1990, is landmark legislation to extend civil rights protection to people with disabilities. Check with local official and township for requirements in this 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 – No environmental inspection or evaluation was conducted in this general building evaluation. This inspection does not include a Phase I Environmental Assessment or Phase II or any other form of environmental evaluation. Often this may be a requirement from a bank or lender. Follow-up with an environmental engineering company for this type of inspection.

Mold** – Not visible or detected. Always check roof area for water leaks, mold or water as well as areas where insulated in office space. Check inside all access panels to see if moisture or water present behind walls periodically.

Wood Destroying Organisms – not inspected; inaccessible areas in open room. Check all areas when items removed for wood destroying insects.

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 Official'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 contact Morton company to qualify any changes or alterations to the original design.

END OF REPORT.