



4 Seasons Home Inspection

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Property Condition Assessment Report Summary



9876 Commercial Road, North West, NJ 12345

Prepared for: Mr. Robert Investor
Inspection Date: March 13, 2008 Thursday, 9am
File Number: IC0001_Investor_Robert_031308
Inspector: Linda Geczi, #24GI00061500, MET#12035 Radon, #28736B Termite
Weather: Clear, 38-48° F
Inspection Property: 9876 Commercial Road, North West, NJ 12345
Cc: Attorneys

Summary

Overall the building appears to be in satisfactory condition and in need of **continued maintenance and improvements** 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.

- **Roof** - Numerous patched areas, ponding and potential water infiltration areas noted. Have a roof maintenance plan or schedule in place for preventative measures. Plan and budget for replacement roof in near future. (see pages 5,6)
- **Site Topology and Drainage**- Negative grading around building, missing gutters on copper roof, as well as other potential water infiltration areas observed. No window well covers present. Rain, ice and snow will collect in well and infiltrate into basement (see page 2,3)
- **A/C small split unit compressors** - Lennox and Carrier are 20 and 10 years old respectively. Units are past and near end of life. Budget for replacements. Packaged units have mfg 2004 date and should be maintained yearly by HVAC technician. (see pages 4,5).
- **Wood destroying organisms**- Evidence of carpenter ant frass was observed in basement. Treatment by licensed pest company recommended. Structure in basement was finished; limited view of structure. (see page 12)
- **Structure**- There was indication of sloped flooring, stressed door framing along 1st and 2nd floor hallways. Possible wall(s) or closets removed in owner's executive office, which may have been structural components. There is a ridge and loose sub flooring in 2nd floor west side empty room. **Have a structural engineer or architect evaluate noted areas in full report to rule out structural concerns.** (see interior sections full report)
- **Exterior cladding (brick facing)**- EIFS "exterior insulation and finish systems" was removed from building at the time of brick face installation. Original EIFS trim just below the parapet walls still remains. Observation of newer structural rim or band joist in basement west wall was visible; indicates structural repairs were performed. **Recommend obtaining history and paperwork of all prior structural repairs, including those made at time of brick facing installation.** (see page 4)
- **Mold or mildew**- None observed where visible and accessible. (see page 12)
- **Electrical**- **Over use of power strips everywhere; fire safety concern.** Have licensed electrician address power needs. (see pages 10, 11).
- **Fire and Life safety**- **North wall exit door has jammed pushbar; this constitutes a serious fire egress hazard. Existing sprinkler system pipes are not properly secured in hallways and could easily be mechanically damaged. Inspection tags are expired on many components. Furnace room is very cluttered with flammable storage too close to gas fired furnace and hot water heater.** Inspections should be performed by as per local township regulations. (see pages 10,11)
- **ADA Accessibility**- (see page 11)
- **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.** (see page 12)
- **Radon** – Radon measures 6.0 (kitchen) and 7.6 (west wall office) in basement. Recommend follow up by a NJ licensed mitigation company. (see full radon report)

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.*

The purpose of this Property Condition Assessment was to identify general items of concern to 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. ***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 March 13, 2008, 9am. This **Property Condition Report** addresses general building conditions or items of interest (**structure, roof, exterior building brick cladding, mold, termite or 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. It is assumed that tenants are responsible for the installation and maintenance of interior finishes or usage of their space with regard to their business needs. **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
Robert Investor
Merry Realtor, brief introduction & left

Subject Property Description - The subject property consists of an independent two story multi-tenant office building complex containing approximately 6,000 SF. The building addition was constructed in 1988 and original structure build date unknown. The newest renovation occurred approximately 5 yrs ago in 2003 on exterior brick-faced cladding including many vinyl thermo pane windows. **Recommend obtaining all prior permits for building construction and renovations to ensure compliance with local building codes.** Parking lot is asphalt and exclusive to property.

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 slightly raised on south side and pitched or sloped towards the storm water collection system in the parking lot along Commercial Road. 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 inlets on the property and along the west parking lot curbing. The site's storm water system visually appears to be connected to the municipal collection system along Commercial Road; not confirmed. Roof drainage is accomplished through internal roof drains on the north side. Roof slopes gently toward the north parapet wall. The three roof drains appear connected to the storm drains, two on north side on one on east side; not able to confirm. There appears to be two abandoned or sealed scupper drains visible on north parapet wall (a bird perched inside). The copper roof off main entrance lacks a rain gutter and leader allowing water runoff onto ground below. Plastic black drainage tile and stones are positioned below; appears to be rain water collection arrangement. **Water may tend to collect against foundation thus a potential for water infiltration into basement.** There is no window well cover installed on south side building (photo # 17).

Topology of the site on north and east sides are sloped toward rear left corner of building. Rain water flows toward the rear asphalt driveway. Rocks are present on both sides to help control water flow and erosion on slopes. This area should be maintained. ***The passage door on north corner of structure is rusted along bottom edge; indicative of water runoff or high moisture in this area.*** 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 wet basements and attract wood destroying insect infestation as a result of negative grading, landscaping and negatively pitched soil against the structure.

The majority of site's Drainage appears adequate around the building. Aforementioned areas needing improvements should be addressed to avoid water infiltration, potential structural damage and wood destroying insects. There is no indication of past flooding of the parking lot, drives or structure. However, flood history should be obtained for this area. Water ponding on parking lot is possible where asphalt is settled or presents a flatter slope. Building has a sealed sump pump installed in lower west corner for dewatering purposes. Seal is present due to installed radon mitigation system; not able to test unit. ***(Refer to photos 1-8)***

Landscape – Landscape is minimal surrounding the building. Confer with a landscaping company for best recommendations for improvements and future needs.

Parking, Curbs and Drives – There are approximately 25+ parking spaces immediately surrounding this office building including designated handicap space in front of main door. There is no wheel chair accessible ramp present.

- Several areas of the drives surrounding the building are worn, settled, large cracks and in need of patch work and continued maintenance. Condition is ***marginal***. Plan and budget for new driveway.
- The surfaces of the parking spaces and drives are cracking from a normal aging process. Asphalt is older and in need of continued maintenance. It is recommended that the surfaces be repaired and top coated or sealed and re-stripped as paint wears off surfaces.
- Belgian block curbing surrounding parking lots are in satisfactory condition. Recommend using masking to protect blocks when parking lots are top coated, repaired and resurfaced to avoid unsightly staining.
- The concrete walks are in satisfactory condition. Use of sodium based salts may damage masonry; calcium based products to deice are recommended over the latter. Seal cracks as needed.
- There are several concrete crash barriers on south side of building. Spacing of barriers to either side of the gas meter is too wide and too close to the wall, and would not afford proper protection if a vehicle approached on an angle. ***Recommend adding another barrier to take up gap for added safety measure.***

(Refer to photos 9 & 10)

Building Exterior – The building exterior walls are covered with brick faced cladding in the past several years; approximately 5 years ago. Owners indicated they had paperwork for the installation and contact numbers. Brick faced cladding had numerous hairline cracks everywhere; typical of stucco-like systems. Recommend monitoring cladding and have brick face service company make repairs or maintain as needed. There were sections of older EIFS (“exterior insulation and finish systems” or often referred to as “synthetic stucco”) on top trim just below parapet wall. There were holes and water staining visible around cladding on structure. This type of cladding was originally on the building and replaced with the brick facing. **Recommend obtaining history of all damaged areas repaired prior to newly installed brick faced cladding.** There were newer rim or band joists as viewed by main electrical panels in basement. Since basement was finished, there was limited view of structure or repairs that may have been performed with new cladding. **EIFS has a history of problematic water entrapment and wood rot issues when improperly applied or installed.** Some of the basement foundation is visible below staircases or near main electric panels. Visible CMU walls (Concrete Masonry Unit, such as concrete block) were present in these areas. Building had wood framing structure above foundation. Finished areas prevented view of structure where finished or storage. No distress was noted or reported in any of the sidewall system. Brick faced cladding may need yearly or periodic maintenance. Parapet walls and coping should be properly maintained and in leak free condition to avoid water infiltration into interior walls or exterior cladding. **It is recommended to have an EIFS inspector evaluate the remaining trim and advise.**

There is an open vent on north side lower wall; appears to be a past dryer vent; not able to confirm. **If vent not in use, recommend sealing or capping off to keep out animals or rodents.** Exterior windows consist of thermo pane glass encased in aluminum or vinyl frames. Where tested, the exterior sealants were flexible and in very good condition. Exception noted on older original custom windows in main hallway. **Glass panes were broken and breeched thermo vapor seals; cut and safety hazard.** Heavy caulking was noted from interior. Recommend checking original building drawings for architectural details and vendor contact information if still in business. **Windows should be replaced.**

The metal door and framing on the north side of the building was corroded and should be considered for replacement to keep out water and insects.

(Refer to photos 11-16)

Air Conditioning Systems/Packaged RTU's – There are three roof top mounted packaged HVAC units (RTU's) serving the second floor rear, second floor front and first floor rear. There are two small split type A/C compressors serving first floor front and basement tenants. Visual inspection of the RTU's indicate two Rheem RTU's dated with 2004 manufacturing date. The other RTU is Carrier approximately 10 years old. The two small A/C compressors are Lennox and Carrier; approximately 20 yrs and 10 yrs respectively. **Both units have heavy rust and corrosion. The older Lennox is in very poor condition. Typically life expectancy these compressors is 12 years. Units are past and near end of life expectancy.** Plan for replacement units now. Recommend yearly HVAC service and duct cleaning prior to heating and or cooling seasons. **Electrical disconnects on all five units are rusted, corroded and some improperly secured or mounted; electrical safety concern. These should be**

evaluated by a licensed electrician. There are wooden landscape ties under both small split A/C compressors. These supports are dry rotted and not suitable for proper stability and mounting. Units should be kept level for proper operation to maintain manufacturer's intended fluid levels and operation.

- Black iron gas pipes are very rusted and corroded on the three packaged RTU's. These should be checked by plumber or HVAC technician.
- A/C split unit compressors should be on level pads that are designed for these units to maintain proper fluid levels. If compressors are replaced and proper supports installed, roof repairs will be necessary since they are tarred over or stuck to roof membrane.
- Insulation on split unit coolant lines are weathered, missing or torn and in need of replacement.
- A/C mode was not tested due to outside temperature (~38°F at time of inspection) to avoid damaging compressors.
- A/C compressors and packaged units should have maintenance contracts or plans and properly maintained to ensure proper operation and efficiency. Obtain any warranty on these units if available

(Refer to photos 18-22)

Roof – The roof is a flat design and older roofing material. The primary water proofing materials consist of single ply membrane adhered to structural roof decking supported by wood or engineered framing below. There was limited view of structure from the roof hatch on extension ladder.

The building has a two to three foot high parapet wall along the perimeter of the roof. The base flashing mainly consists of the same membrane materials as placed on the deck of the roof with recent asphalt rolled roof patching. The **roof, parapet and base flashings, penetrations and skylight curbing** had a patchwork of mixed rolled asphalt roofing material, tar and pieces of single ply membrane where repairs made. Patches indicate ongoing attempts to keep roof leaks under control at seams, interior drains, penetrations, RTU mounted mechanicals and parapet bases. There are systemic signs of ageing by viewed cracks, punctures, alligating, blistering, ponding (powdery water marks) and spot tarring where dried onto roof membrane. Roof will need **continual attention** to maintain in a **leak free condition**. Roof appears to have been maintained and patched to keep up with leaks. Maintenance inspections should be at least twice a year preferably in the early spring and fall. Roof drains should be checked monthly and at time of heavy rains to ensure proper drainage. Early detection, correction or repairs will help avoid costly repairs that can often cause internal structural damage. Often plastic bags, paper or other forms of free floating debris can catch wind and end up blocking the internal drains. **It cannot be emphasized enough the importance of drainage on a flat roof.** Ice formation in winter and ponding in heavy storms are often cause for leaks.

The roof is pitched towards north parapet wall where three internal drains are located. Drains had tree needles or debris around screens and depression in roof. There was indication of two sealed or abandoned scupper drains visible on exterior wall. Roof slope was checked

randomly by weighted balls to find flat slopes or depressions. There are a few points on the roof where “rainwater ponds” due to inadequate pitch to drains. Flat areas exist between roof drains and are potential areas for water ponding. There was heaviest patching is along the north parapet wall & base flashing, RTU curbing, Skylight curbing and plumbing penetrations. All of these areas should be monitored and maintained.

Internal roof drains are connected to the site’s storm drain system. The roof is accessed through a scuttle from the second floor hall and accessed only by a ladder. Scuttle hatch appears in satisfactory condition and tight fit. There were some areas on second floor interior offices that where water stained. Areas tested dry at time of inspection. Recommend monitoring all interior ceilings for potential leaks and have a **roof maintenance plan or schedule in place for preventative measures**. It had not rained in past 24-48 hrs. Plan and budget for replacement roof in near future.

****Flat roofs:** *There are many types of flat roofs on market. The most common types are rolled asphalt, single-ply membrane, multi-ply or built-up, and flat & horbar or seamed metal. Among some of more “Green Building” or energy savings light roofs is SPF (spray polyurethane foam) 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. They have low maintenance, long life, provide energy savings, resists 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.*

- RTU packaged units are mounted on curbing and heavily tarred with signs of cracking and Alligating. Monitor areas for leaks and patch or maintain in leak free condition.
- An old TV antenna is mounted on root and may not be in use. This device should be removed from the roof if it is no longer in use.
- All mechanicals if removed should follow up with repairs to areas where damaged.

(Refer to photos 23-33)

Building Interior – The interior areas of the building are finished with carpeted, ceramic tiled floors, wood flooring, surface mounted and recessed fluorescent lighting fixtures and drywall compartmentalized interior rooms. Ceilings are suspended acoustical tiles. Ceramic tile is placed on bathroom floors. All common area interior elements were observed to be in good condition. 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.

1. **Hallways:** There was evidence of “wet” sprinkler system and pipes visible in south side hallway. Sprinkler systems only in small section of building. The fire prevention system was not part of this building assessment. System had an old 2003 inspection tags in the basement mechanical/maintenance room by furnace. Pipes should be labeled and marked with red/white fire sprinkler identification if system is active. Clamps should be added for more pipe support. ***These lines are very close to hallway railings and may be mistaken for hand rails.*** Fire extinguishers have 2007 inspection stickers. Fire extinguisher at main entrance is not mounted and lying on floor; unsafe. Other offices did not have fire extinguisher in plain view, behind closets or under items and not current with inspection tags. ***Recommend following up with fire marshal for all fire safety related inspections needed for building and code compliance.***

Outlet by front entry ornamental tree has metal plug prong stuck in outlet; change outlet.

Consider motion sensed safety lighting added to hallways. Some hallways have switched lights and may pose a hazard if not turned on before entering stairwell.

Push bar at bottom of rear stairwell on north side was not operating properly. This door has keyed alarm; not able to test or open. ***This poses a fire safety egress hazard.*** There is heavy rust and corrosion and daylight around framing and bottom door. Stair molding on this staircase where corner turns should be trimmed to avoid catching foot. ***(Refer to photo 39)***

(Refer to photos 34-36)

Windows in hallway south side stairwells are cracked and pose a cut and safety hazard. Heavy caulking on older hallway windows. Windows need to be replaced. Newer vinyl windows are in most areas. Check to see if they are under warranty.

(Refer to photos 15,16)

2. **Bathrooms:** Half baths were satisfactory. Outlets had GFCI protection. 2nd floor bathroom GFCI outlet had reversed polarity; safety hazard. Have electrician correct and retest. Exhaust fans operated with light switch. Toilets secured. Hand dryers functioned. Bathrooms are not handicap accessible. Owners suite 1st floor had full bathroom with functioning shower; satisfactory.
3. **2nd Floor west side empty room-** Sub panel in this room, feeder breaker in main panel in basement (no spares). There is condensate or water stains on acoustic ceiling tiles; dry at time of inspection. Monitor for roof leaks. ***(Refer to photo 37)*** There is sub flooring movement when walked on carpeting along west wall by windows. Flooring below is particle board or strand board. Movement is greatest in this section where improperly secured to joists. Other areas of carpeting indicate uneven or butted joints where ridges formed along carpeting. Carpeting is secured or glued to flooring; not removed or evaluated below carpeting. There are wall mounted oscillating fans in room. Gives indication of possible inadequate air

circulation or ventilation. This is same as 1st floor empty room below. Recommend HVAC technician evaluate these rooms to ensure proper conditioning and air circulation. Obtain history or reason for installed fans form owner. **(Refer to photo 38)**

4. **2nd Floor Prime America Suite-** Skylights are located above this space. Monitor for leaks. There are no railings on stairs to upper offices; safety concern. Carpeted stairs are worn; non slip covering are recommended. Room upper level south side has condensate or water stains on acoustic ceiling tiles. There is sloped flooring in upper hallway extending from north to south along the three offices. The middle office doors swings on its own; indication of settling toward the hallway. Flooring has some squeaking or spring. All doors have uneven gaps around casing when closed; indication of structural settling. **Further evaluate by structural engineer to err on side of caution. (Refer to photos 40& 41).**
5. **1st Floor west side empty room-** Floor is over slab covered with carpeting. Sub panel in this room, feeder breaker in main panel in basement (no spares). There is a 1988 township permit on cover of sub panel. Filter for air handler is located on north wall. A/C compressor is above on north west corner of roof (Lennox, 20+yrs). Recommend cleaning all HVAC ducts yearly or as needed to maintain friendly environment. Staircase above the Lennox unit has rust on back of risers and treads; monitor. Heat is supplied by Rudd below in mechanical room. There was wall mounted oscillating fan(s) in room. See #3 above comments. **(Refer to photos 42&43)**
6. **1st Floor, Owners suite-** There is settling in hallway upper level; indication of structural settling. Hallway above also has similar observations. Further evaluate by structural engineer to err on side of caution. There was a wall or closet removed as viewed by flooring behind owners desk in executive office. There is a floor elevation difference noted in supply closet in office next to bathroom south east corner. **(Refer to photos 44&45)**
7. **Basement mechanical/maintenance room-** Recommend a self closure fire door for maintenance room. Door was open or ajar when arrived. There is a Rudd furnace in this room. Unit is approximately 20years old. Unit is same age as the front building addition. Unit serves basement offices and 1st floor west empty office. There is a 30 day paper filter (16x25x1) inside cabinet. Filter is very dirty. Recommend having ducts cleaned for healthy environment. Consider 90 day filters that are readily available in most home centers. Furnace has rust and signs of ageing. Unit does not have service tag on panel door. Metal ductwork goes through a broken out section of CMU wall in hallway where supply register added to heat area. Hole was punched out in non professional installation. Unit should be serviced yearly to maintain properly. **Room is very cluttered with flammable storage too close to gas fired furnace and domestic hot water heater.** Slop sink has mounted power strip too close to water source and is not GFCI protected.

Rudd domestic hot water heater is 20 years old and past its life expectancy. Typically, they last 10 years. Unit is a 40 gal heater that serves bathrooms and shower only. Recommend replacing unit to avoid damage if unit breaks. There are other gas fired "water on demand" water heaters types on market that are energy efficient and "Green" type products. These units only heat water when fixtures are used and do not require continual heat and store water. Kitchen in basement has a non working "insta-hot type" unit installed under counter and "no hot water source." See kitchen section. Moisture monitors are available to detect water in basement whether from accidental hot water heater break or by flooding due to rain water; confer with plumbing supply houses or security alarm companies that offer this feature.

(Refer to photos 46 & 47).

8. **Plumbing-** The building has limited view of sewer waste lines due to finished walls on all levels of building. There was some view of PVC material and cleanouts in basement or under sinks. There are plumbing cleanouts in basement storage room in tenants suite. There were copper supply lines to fixtures. All plumbing fixtures in the building were functional and are in satisfactory condition at time of inspection.

There was corrosion on plumbing off water meter by slop sink. Monitor all plumbing, fittings and fixtures for leaks and corrosion. Have plumber make repairs and upgrades as needed. There is a sewer ejector pump installed in basement kitchen. Unit must have power to operate. ***Consider adding a UPS (Uninterrupted Power Supply) or battery backup in case of power failure for preventative measures.*** Sink was clogged when tested. Sewer ejector pump was running and water did not drain properly and remained for some time. Recommend a plumber address and make needed repairs. There is plumbing in basement closet with drain valve near panel. A portion of pipe is pinned over; not tested. Further evaluate.

(Refer to photos 48-49)

9. **Basement Tenants Suite (Promotional Company)-** Push bar for tenants door is broken off or missing. Offices are cluttered with promotional items and stock items. The storage room on south wall corner was filled with shelving; not able to access perimeters. Main panels were located in a cluttered closet in north west corner of basement. It is recommended to maintain an adequate clearance to these panels for safety and emergency access.

Kitchen has CMU walled "window well" outcrop with mounted skylights. There is significant damage and cracks in this areas. Masonry is filled with expansion foam and cardboard in all holes or cracks. Structure has pulled away from building. **Exterior has been brick faced over deteriorated structure and is not as noticeable due to newer cladding. Recommend a structural mason or professional evaluate and advise on course of action.**

Sink in kitchen is clogged. Sewer ejector pump was running and water did not drain properly. Standing water remained in sink after a long period of time. Recommend a plumber address and make needed corrections. There is a broken ground pin stuck in an outlet on wall. Recommend an electrician change outlet for safety. There is no hot water to sink. The "insta-hot" type heating unit under sink is broken

and disconnected. Hot and cold faucets are now fed by cold water supply only. There are many power strips in this room and throughout building. **Overuse of power strips is a fire hazard potential Power should be added by permanently installed circuits and outlet devices by a licensed electrician.**

There are two shut off valves on wall along upper east side of kitchen. Valves may control water supply to hose bibb on exterior and the sink; not operated or tested.

Storage room on north west corner of this tenants suite contains the electrical main panels. There was clutter and computer equipment stored on floor and in closet. Recommend adequate access to main panels for emergency access. There is a sump pump in closet. Lid is made of plywood and sealed; radon mitigation is installed in building in kitchen. Pump was not accessible to test without breaking seals; not evaluated. If pump is changed, it would require resealing and testing to ensure proper fit.

Upper east side offices had enclosed window and installed window A/C unit. Some outlet covers were missing in offices; add where needed for safety.

(Refer to photos 50-55)

10. **Foundation and structure-** The building shell is formed with wood framing, beams and structural columns that are not visible due to finished areas. There is limited view of roof construction as viewed on ladder leading to the roof scuttle hatch. Engineered joists or structural members were partially visible between fiberglass batt insulation installed in the 2nd floor ceiling. Ductwork, electrical and plumbing were installed in ceiling at this location; limited view. Foundation was covered with drywall and compartmentalized into tenant suites. There was limited view of structure in furnace room, under basement stairwell, and near main electrical panels. There was broken CMU wall to left of Rudd furnace in maintenance room at base of stairs where supply register was installed in the adjacent stairwell.

Most of the building's structural elements were not exposed and are now covered by the building's interior finishes. Inspection on the condition of these hidden elements or components were not possible where covered. Slab flooring in front section appears to be in satisfactory condition however is covered with carpeting thus limiting view. The 2nd floor front room above this area has spring when walked on. There is particle board or strand board below that is not secured properly when tested. Some areas of sub flooring are not flush and ridges are visible on carpeting.

** There is indication of **newer rim or band joists** as viewed by electrical main panels in basement north west corner in closet. Ask if these and any other structural framing members were added or repaired at time of brick facing installation. Check with owners and / or installation company. **EIFS systems are known for their water entrapment.**

Electrical Systems –There are two main panels in the basement located in a closet on north west corner of building in tenants suite. Mains have 200 amp breakers and copper branch conductors. There is a 100 amp feeder breaker in each main panel for the two sub panels located on the 1st and 2nd floors in the west side newer addition. There are 50 amp breakers in

main panels for the RTU packaged units on roof top. Sub panels provide power for lighting, equipment and convenience outlets on each floor. Two separate meters are provided for each main panel. Individual suites are not metered. The service and distribution panels appear to be professionally installed and in satisfactory condition. There is some noted rust on meter pans on exterior; monitor. There are battery power back lighting in hallways at exits. These should be inspected and tested periodically. GFCI outlets were installed in bathroom. 2nd floor ½ bath has reversed polarity; correction needed. ***There is an over use of power strips throughout building. Recommend an electrician add circuits and outlets where needed for fire safety.***

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.

- Add covers on all outlets that are open; safety measure.
- GFCI outlets should be functional and tested monthly to ensure proper protection.

(Refer to photo 58)

Life Safety/Fire Protection – The building had partial evidence of wet sprinkler system. Life Safety/Fire Protection System was not evaluated. ***Follow up with a certified fire suppression inspector and local fire marshall.***

- Many fire extinguishers were improperly mounted or displayed and tags dated 2007; not evaluated.
- There were visible fire extinguishers (although not properly displayed), illuminated exit signs and smoke detectors in the building. Follow up with local fire marshall for inspections related to fire safety.

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. This building was completed prior to the implementation of the July 26, 1991 Americans with Disabilities Act. Since the building was constructed around 1988, 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 – There were no obvious visual concerns with any environmental issues. 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.

Mold** – No mildew odor was noted inside the building’s office areas, common areas or bathrooms. There were no visible defects such as leaking plumbing or roofing noted during this inspection that would contribute to mold growth. Air handlers and associated ductwork should be cleaned yearly for healthy environments and to avoid mold growth in ventilation ducts. Basement offices were visually checked for mold. There was no noted mold or discoloration in storage rooms or offices at time of inspection. **Dehumidifiers are recommended** to help control moisture in basement levels. 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. **** Recommend asking sellers if there was any mold issues when the old EIFS was removed and brick faced cladding installed. All paperwork and detailed work should be obtained from installer or owner if available.** There is still some remaining EIFS trim just below the roof parapet walls. Monitor areas for mold and water damage.

Wood Destroying Organisms – There was evidence of carpenter ant frass in the basement. See separate WDI form NPMA-33 and “Scope of Inspection”. Proper treatment should be done by licensed treatment company. Obtain paperwork and warranty when treated.

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 review the planned scope of work** and address the impact that compliance will have for the new buyer.



Photo # 1- (Topology) General slope toward Commercial Road toward parking lot drains. Arrows point toward two drains along Belgian block curbing.



Photo # 2- Parking lot drains along the Belgian block curbing south west corner.



Photo # 3- Parking drains along north west corner at Commercial Road and Park Place.



Photo # 4 - Two of the three internal roof drains along the north parapet wall. Notice scupper drains were sealed. See next picture #2



Photo # 5- Bird perched in one of two of the old scupper drains that were sealed as viewed on roof top.



Photo # 6- Copper roof drains onto ground below where stones and black drainage tiles is positioned. Drainage tile has flat pitch and tips upwards toward curbing. Drainage is not adequate and water tends to collect against foundation. Consider adding gutter and rain leader to improve water drainage.



Photo # 7- (Topology)- North east left corner of building. Drainage toward rear metal door that shows rust and corrosion.

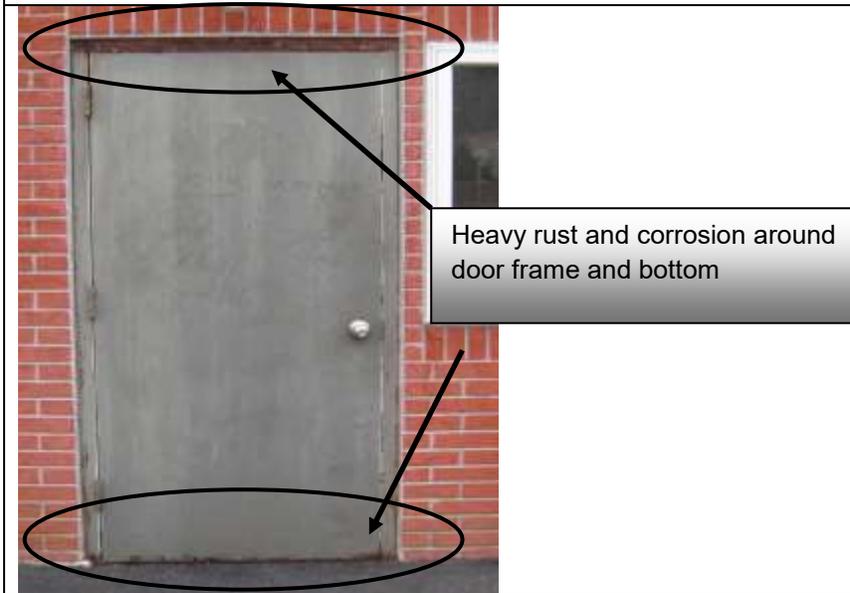


Photo # 8- Water drains toward metal door. Heavy rust and corrosion around door bottom and door frame.



Photo # 9- parking lot is worn, settled, large cracks and in need of patch work, top coat sealing and continued maintenance. This also lends its self to "curb appeal" for a business or complex.



Photo # 10- Crash barriers are close to the gas meter and building not affording optimal protection against accidental vehicle contact from oblique angle. Recommend a third barrier in front and between existing barriers.

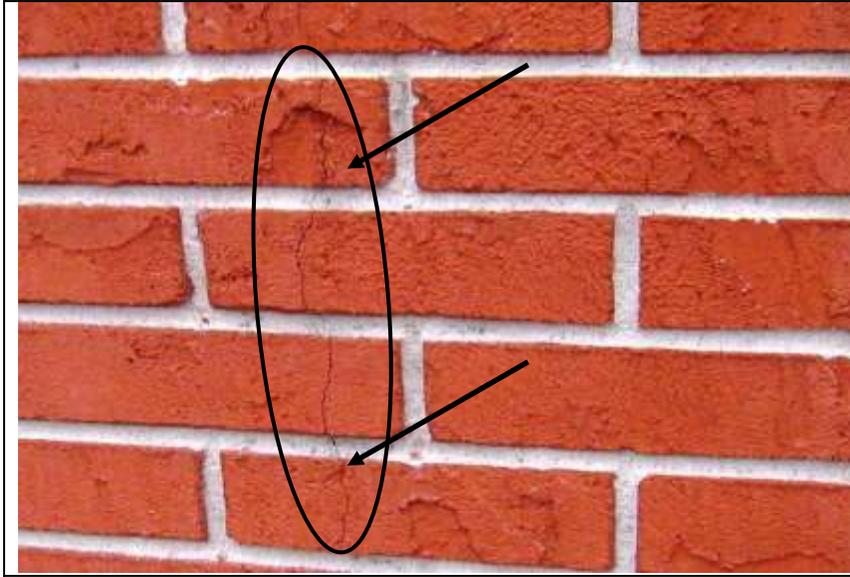


Photo # 11- Hairline cracks systemic throughout the brick faced cladding; typical of stucco-like cladding applications

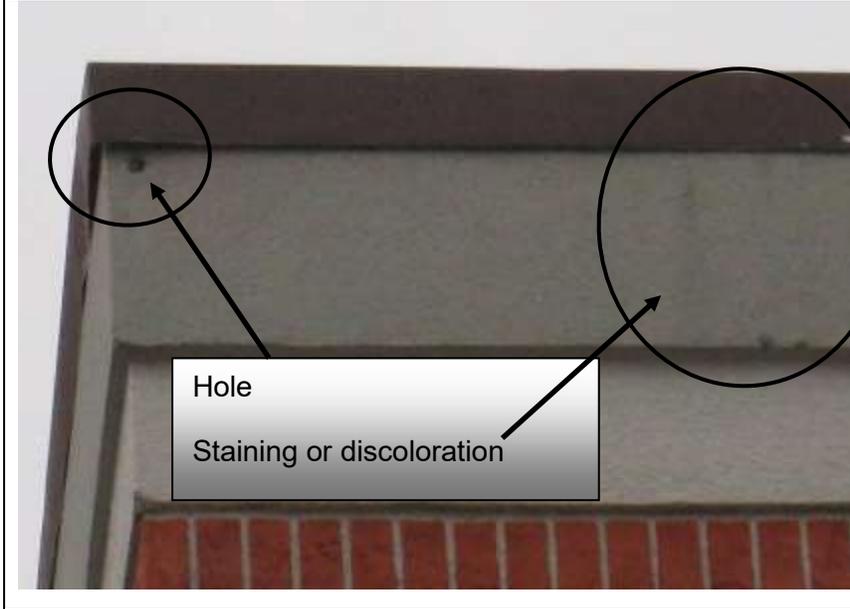


Photo # 12- There were sections of older EIFS ("exterior insulation and finish systems" or often referred to as "synthetic stucco") on top trim just below parapet wall. There was hole(s) and water staining visible around upper cladding.

This type of trim should be monitored for water intrusion and rot and promptly inspected.



Photo #13- Possible past dryer vent; not able to verify. Further evaluation needed. If abandoned and not in use, recommend properly sealing to keep out rodents, animals or insects.



Photo # 14- Cracked panes and vapor seal breaks. Presents a cut and safety hazard. Windows should be replaced.



Photo # 15 – Cracked glass as viewed from inside hallway south side parking lot. Safety cut hazard. Windows should be replaced where cracked and broken vapor seals.



Photo # 16- Heavy caulking and rust around inside of older windows. Recommend proper repairs or replacement.



Photo # 17- No window well cover installed. Rain, ice and snow will collect in well and infiltrate into basement.



Photo # 18- East side roof, Carrier (left) ~10yrs old and Rheem packaged unit (right) 2004 manufacturing date on unit. Units have very rusted gas supply lines and disconnects.



Rheem- Westside (front)

Photo # 19- Rheem packaged unit has very rusted gas supply lines and disconnects.



Carrier A/C south side

Photo # 20- Carrier A/C compressor south side; rusted and improperly mounted disconnect. Wood supports are rotted and unit is unstable. Unit is nearing end of its expected life(~10+yrs).



Lennox A/C north side

Photo # 21- Lennox A/C compressor on north side; rusted and improperly mounted disconnect. Wood supports are rotted and unit is unstable. Unit is past it's expected life (~20 yrs).



Photo # 22- Typical of the rusted disconnects on all RTU's and A/C compressors. Rusted black iron gas lines and fittings.



Photo # 23 & 24- Partial view of roof structure as viewed on ladder at roof scuttle opening peering through acoustic ceiling tiles. Insulation, was installed between decking and acoustic tiles (below-not visible in picture). Some black iron gas pipes, electrical and ductwork visible and covering framing.



Photo # 24- see above description.



Photo # 25- two of three internal roof drains. Heavy patching along the base flashing on north wall.



Photo # 26- Debris in depression around drain. Monthly inspections are recommended and cleanings to keep clear for proper flow.



Photo # 27- Patching along north wall



Photo #28- Numerous patching along north wall



Photo # 29- Membrane and asphalt rolled roof patching around internal roof drains and parapet wall

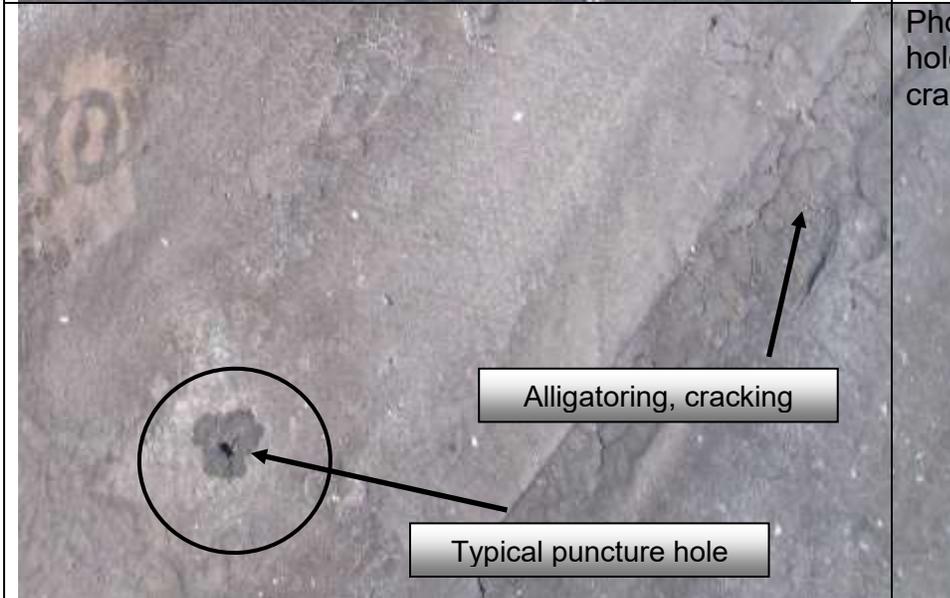


Photo # 30- Typical puncture hole and Alligating and cracking



Photo # 31- Tarring and patching around skylight curbing. Old TV antennae mounted on roof top.



Photo # 32- Typical of cracks on parapet walls



Photo # 33- Cracking and tarring around penetrations, seams, membrane



Fire extinguisher and hardware on floor

Stoop outside has smooth surface

Photo # 34- Fire extinguisher front entrance south side parking lot.

Stoop outside this door is smooth. Consider non-skid safety tape on treads



Photo # 35- 1st floor staircase. Sprinkler piping can be easily grabbed when ascending up to 2nd floor. Very similar to hand rail in color, size and convenient.

Avoid mechanical damage when moving heavy items or office furniture and equipment.



Rust and corrosion all around door frame and bottom

Photo # 36- Rust and corrosion top and bottom of metal door.

There was daylight showing door.

Door push bar was jammed and key alarm installed. Not able to open door; **Fire egress safety hazard.**



Photo # 37- 2nd floor west side empty room. Typical of ceiling stains found. Monitor rook for leaks.

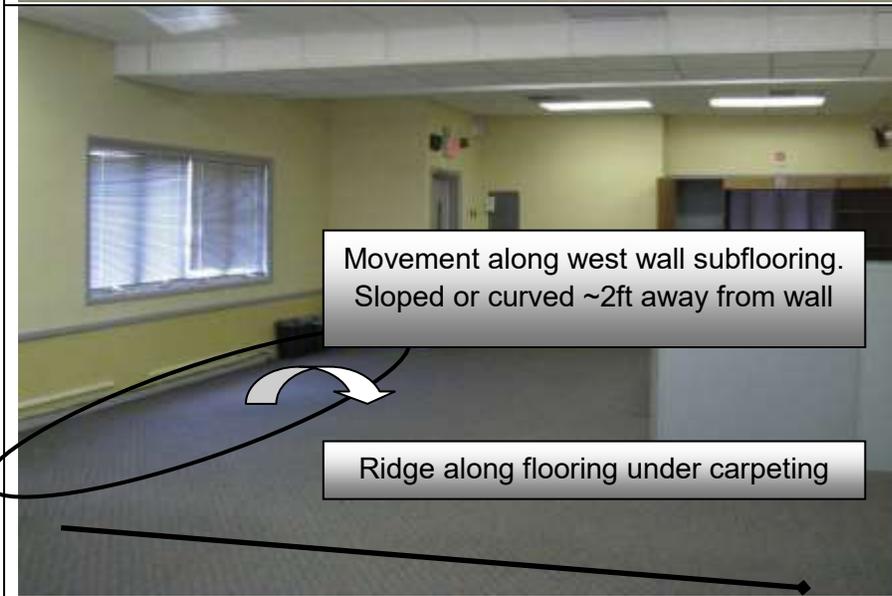


Photo # 38- 2nd floor west side empty room. Movement in sub flooring along west wall by windows. There is a curve or slope ~2ft away from wall. Not able to evaluate below carpeting.

Ridge along carpeting where particle boards join.



Photo # 39- 2nd floor north hallway. Trim sticking out around bend- trip fall hazard.

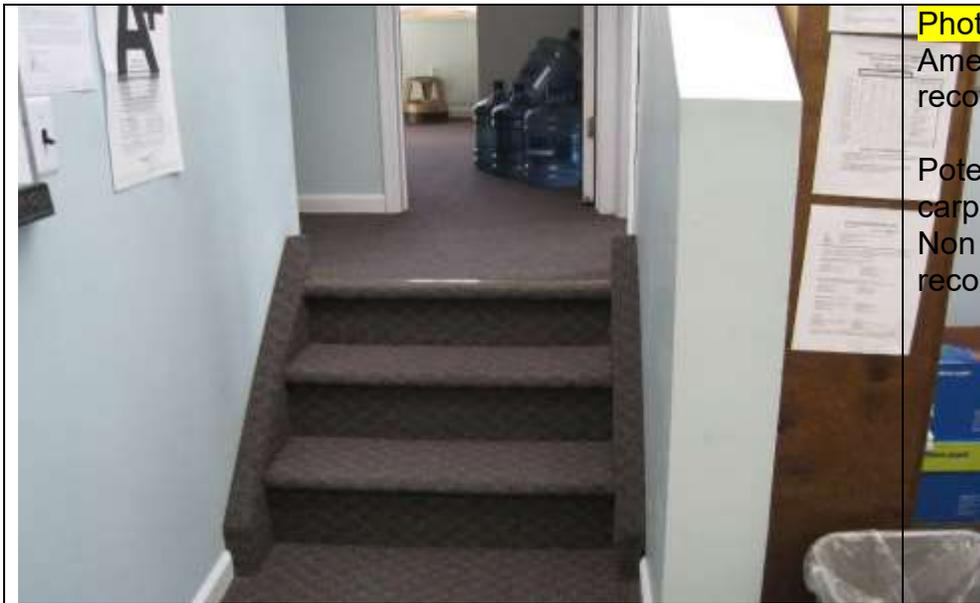


Photo # 40- 2nd floor Prime America. Hand railings are recommended for safety.

Potential slip hazard where carpeting worn on edges. Non slip covering are recommended.

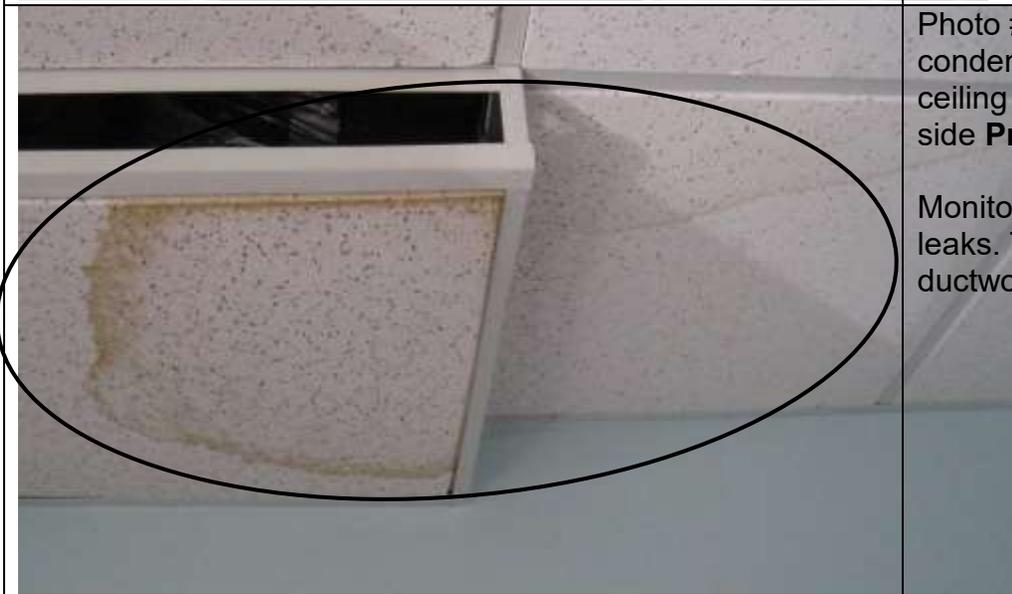


Photo # 42- Water or condensate stains on acoustic ceiling tiles in upper south side **Prime America** office.

Monitor for roof or penetration leaks. There is insulated ductwork as viewed in gap.



Photo # 43- Lennox air handler is located behind wall in open room, first floor. Stair case above has rust; monitor.



Photo # 44- 1st Floor owners executive office. Flooring gives indication of removed wall(s) or closet.



Photo # 45- 1st Floor owners suite south east corner office. Flooring elevation difference in storage closet.. Arrow indicates a step down into closet ~2 inches



Photo # 46- Rudd furnace, ~20 yrs old or installed at time of newest addition.

Room is very cluttered with flammables near gas fired furnace and domestic hot water heater. This is a fire hazard.

Slop sink has mounted power strip too close to water; **not GFCI protected.**



Photo # 47- Punched out hole in CMU wall behind Rudd furnace in mechanical room basement

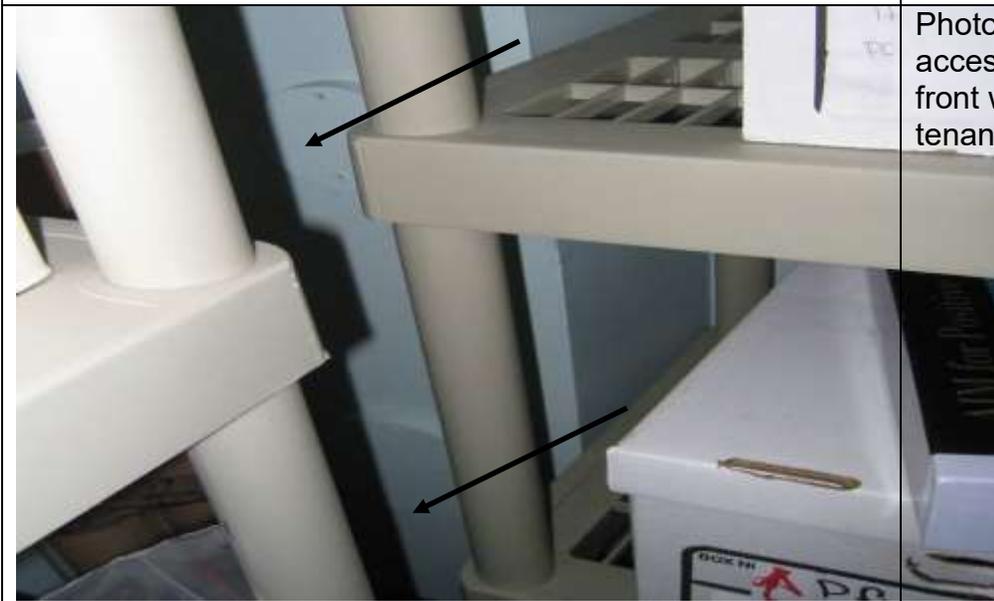


Photo # 48- Limited view and access to plumbing cleanouts; front west basement wall in tenants suite



Photo #49- Kitchen sink in basement (Promotional company Suite). Sewer ejector pump was running and water did not drain properly.



Photo # 50- Cluttered storage room. Apparent plumbing cleanouts on west wall between shelving; not accessible



Photo # 51- Heavy caulking around skylights. Cracks, gaps and sprayed expansion foam visible from interior kitchen



Photo # 52- Efflorescence, peeled paint; indication of water intrusion



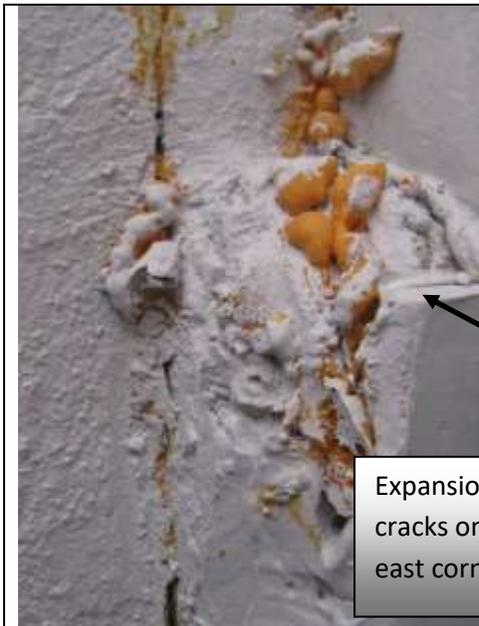
Photo # 53- close-up of #52 above



Photo # 54- Just inside skylight area by plant. Cardboard and foam oozing out of holes and gaps. Efflorescence and peeled paint.



Photo # 55- View inside window well where skylights filled with sprayed expansion foam. This is repeated on all skylights mounted onto window well



Expansion foam filled in masonry vertical cracks on window well skylights north east corner

Photo # 56- Cracks in masonry extends top to bottom in skylight window well



Photo #57- cracked top edge of CMU walls just below skylights. Filled with expansion foam

Structure has numerous cracks. Structural mason or professional should evaluate and advise of course of action



Photo # 58- Main electric panels In basement closet, inadequate clearance to panel. **Fire hazard.**

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