

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

- 1. Retaining Walls:** Block 1. Seal cracks to avoid further damage,
Refer to retaining wall at the left hand side of the building (loading docks)
- 2. Grading:** Minor slope Recommend the addition of fill dirt to improve grade

Exterior Surface and Components

- 3. Exterior Lighting:** Surface mount Improvement recommended

Common Spaces

- 4. Walls:** Exposed block Minor cracks noticed, cosmetic issues

Garage/Carport

- 5. LOADING DOCKS Garage Roof Structure:** Rafter Water stains present.

Electrical

- 6. Main building / 2 panels Electric Panel Manufacturer:** Square D 1. THE ELECTRICAL SYSTEM at this entire building must be re-inspected by a certified electrician. each panel must be label so the different zones are properly identified PRIOR to occupancy.
2. Current panels need to be upgraded

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

- 1. Walks:** Concrete /Cracked, Tripping hazard, Concrete pitted and chipped
- 2. Vegetation:** Grass, Trees, and Bushes /Tree limbs over hang the roof and should be cut back. Refer to the rear wall at the building on Chadwick St /Remove vine off bearing wall at rear part of the building.
- 3. Driveway:** Concrete /driveway needs to be paved. Refer to loading docks area at Braun St
- 4. Fire Sprinklers:** Beyond the scope of the inspection Not part of the inspection's scope. However, active leak noticed

Exterior Surface and Components

- 5. Front Face of Building on Marshall Exterior Surface Type:** Brick veneer Stress cracks, gaps of about 3/8" noticed. Consult a structural engineer prior to closing
- 6. Trim:** Not present
- 7. Fascia:** Wood Fascia is being wood water exposed all around the building. Wood rot noticed. Active water damages.
- 8. Windows:** Sealed Water filtration noticed. Most of the windows need to be replaced.
- 9. Exterior Exit door:** Needs to be repaired /Door not closing at all. Refer to door at the rear part of the building, located on Chadwick St. Remove branches from the entrance door.

Common Spaces

- 10. Stairs/Handrails:** Chadwick St Building Loading docks without stairs
- 11. Ceilings:** Exposed framing Evidence of water damages.
- 12. Floors:** Poured Floor shows evidence of active water penetration
- 13. Electrical:** 110 VAC outlets and lighting circuits Ceiling light bulbs not functional, Repair Ceiling light wiring, Painted over outlets, Secure loose outlets (Safety issue), Secure loose wiring, inoperative, exposed wiring, Suggest evaluation by licensed electrician

Roof

- 14. Main Roof Surface Material:** Appears to be Modified Bitumen 1. Roof shows major deterioration. The roof was covered with some gravel. No maintenance appears to be done in years. Water puddles noticed at different spots of the roof. Also, when observed from inside the building, active water filtration was noticed and many areas of the ceiling were damaged
2. The roof needs to be replaced by a roof contractor.
- 15. Building at the right hand side /Standing on Marshall Roof Surface Material:** Metal Metal roof appears to be in fair condition. However, some leaks were noticed at the time of the inspection. It needs to be repaired
- 16. Gutters:** Aluminum / Gutters loose, spikes or straps missing, Loose nails. Wrong pitch
- 17. Downspouts:** Aluminum /Missing downspouts. Water being discharge against the bearing walls causing damages

Garage/Carport

- 18. LOADING DOCKS Garage Loading docks Doors:** Wood Door panels need to be replaced. Opening mechanism not functional for most of the doors. Door guides missing, missing rollers and operating hardware.
- 19. LOADING DOCKS Garage Door Operation:** Mechanized
- 20. LOADING DOCKS Garage Exterior Surface:** brick Stress cracks
- 21. LOADING DOCKS Garage Roof:** Asphalt shingle Roof existing beyond design life
- 22. LOADING DOCKS Garage Electrical:** 110 VAC outlets and lighting circuits Ceiling lights not functional

Electrical

- 23. Main building / 2 panels Electric Panel Fuses:** Screw type Improper fuse size for circuit- requires correction, Loose fuses- properly resecure. Missing fuses
- 24. Main building / 2 panels Electric Panel GFCI:** At GFCI receptacles only Bathrooms, kitchen and sinks close to any wet areas should have working GFCI's outlets

Structure

- 25. Foundation:** Stone /Foundation wall at the Chadwick building settled. A row of bricks over the stone foundation settled as well causing steps cracks on the concrete wall. Repairs needed to avoid further damages.
/An engineer MUST provide repair estimates prior to closing
- 26. Bearing Walls:** Brick 1. Front face, on Marshall St.,: Bearing wall has vertical cracks and will require evaluation and repairs PRIOR to occupancy.
2. Bearing wall parallel to Braun St: Concrete wall buckled outwards about 1" inch. Major crack going through out the entire wall from top to bottom noticed. The inspector was able to see light through and the gap ranges from 3/4"-1".
Floor settlement at this specific area was noticed as well. About 3" off from floor building level. Inspection of this bearing wall was also done from outside the building. Standing at the corner of Braun St and Chadwick St., the inspector noticed water off the roof was being discharge all along the wall. Major cracks. Wall could collapse at any time. As it was mentioned to the buyers, a structural engineer must evaluate not only the ENTIRE

Defective Summary (Continued)

Bearing Walls: (continued)

- BEARING WALL around the building, but some columns affected by floor settlement.
3. Brick wall at the corner of Braun St and Marshall St., presented step cracks.
 4. Concrete block wall at the area where the spare tires are located: Step cracks noticed. The spare tires are providing a horizontal load to the wall. The tires did not allow the inspector to observe the entire wall. Tires MUST be remove. The entire wall must be repaired prior to occupancy.
 5. A structural engineer MUST evaluate all areas mentioned to the buyers at the time of the inspection. Buyer took additional pictures of the areas matter of concern. Major repairs must be done to assure the building is SAFE and structurally sound PRIOR to occupancy.
 6. Bearing wall at the right hand side of the building when standing on Marshall St., presented step cracks. Water discharge off the roof is causing major damages as well.
27. **Piers/Posts:** Steel posts /Steel column sunk due to floor settlement. Concrete floor cracked and settled about 3" from level. Truss beam supporting the roof lost proper pitch and alignment. A structural engineer MUST re-inspect, evaluate and estimate cost repairs PRIOR to closing.
 28. **Piers/Posts:** brick piers Brick columns at the front face of the building presented a variable gap from top to bottom. Columns were shifted outwards. A structural engineer MUST re-inspect, evaluate and estimate cost repairs PRIOR to closing.
 29. **Joists/Trusses:** Steel /Must be re-inspected by an engineer. Floor settlement noticed.
 30. **Joists/Trusses:** Solid wood A structural engineer is recommended to evaluate and estimate repairs at areas where roof leaks are present
 31. **Floor/Slab:** Poured slab /Settlement at some spots about 3" off level
 32. **Stairs/Handrails:** Wood stairs with no handrails

Checkmark Plus, Inc.

18:19 October 03, 2010

Page 4 of 15
Report 091310-1158

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address COMMERCIAL BUILDING ADDRESS
City CITY **State** New Jersey **Zip** ZIP
Contact Name Tim Tuttle / Attorney
Phone (201) 837-8855 **Fax** n/a

Client Information

Client Name CLIENTE NAME
Phone PHONE NUMBER **Fax** n/a
E-Mail EMAIL

Inspection Company

Inspector Name Herman Andrade, Mech Engineer, NJ Home Inspector Lic # 24GI00069800, NY Lic #16000031429
Company Name Checkmark Plus, Inc.
Company Address 679 Grant Terrace
City Teaneck **State** NJ **Zip** 07666
Phone (201) 287-0611 **Fax** (201) 287- 0610
E-Mail herman@checkmarkplus.com
File Number INSP #

Conditions

Others Present Buyer, Buyer's agent, Home Inspector **Property Occupied** Vacant
Estimated Age 1900's **Entrance Faces** Marshall St.,
Inspection Date DATE
Start Time 3:00 PM **End Time** 7:15 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 79
Weather Rain **Soil Conditions** Wet
Space Below Grade None
Building Type Commercial Building **Garage** Attached
Sewage Disposal Not within the scope of this inspection **How Verified** Please contact the City's Building Dept
Water Source Not within the scope of this inspection **How Verified** Please contact the City's Building Dept
Additions/Modifications Seller's property disclosure might be available to buyer
Permits Obtained Not part of the scope of the Home Inspection **How Verified** Please contact the City's Building Dept

Lots and Grounds

This inspection does not cover evaluation of soil, or stability of the land that the house is built on. Since the inspection is essentially visual, it does not assess the draining capabilities of the property, nor does it assess any underground piping, septic systems, or sewer service piping. Some areas that are build too close to the ground are inaccessible and excluded from the report. It is recommended that the buyer obtain information regarding prior foundation or structural repairs.

ANPNI M D

- 1. **Walks:** Concrete /Cracked, Tripping hazard, Concrete pitted and chipped
- 2. **Retaining Walls:** Block 1. Seal cracks to avoid further damage,
Refer to retaining wall at the left hand side of the building (loading docks)
- 3. **Vegetation:** Grass, Trees, and Bushes /Tree limbs over hang the roof and should be cut back. Refer to the rear wall at the building on Chadwick St /Remove vine off bearing wall at rear part of the building.



- 4. **Basement Stairwell:**
- 5. **Grading:** Minor slope Recommend the addition of fill dirt to improve grade
- 6. **Window Wells:** None
- 7. **Basement Stairwell Drain:**
- 8. **Exterior Surface Drain:**
- 9. **Driveway:** Concrete /driveway needs to be paved. Refer to loading docks area at Braun St



- 10. **Fences:** n/a
- 11. **Fire Sprinklers:** Beyond the scope of the inspection Not part of the inspection's scope. However, active leak noticed



- 12. **Parking Lot:** n/a

Lots and Grounds (Continued)

13. **Parking Lot Lighting:** Not noticed

Exterior Surface and Components

Areas hidden from view are not part of this inspection. Foundation commonly display minor cracks and do not imply any structural problem. If obvious structural flaws are present, we recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. Floor coverings may prevent identification of flaws, except in severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

ANPNI M D

Front Face of Building on Marshall Exterior Surface

1. **Type:** Brick veneer Stress cracks, gaps of about 3/8" noticed. Consult a structural engineer prior to closing



2. **Trim:** Not present

3. **Fascia:** Wood Fascia is being wood water exposed all around the building. Wood rot noticed. Active water damages.



4. **Windows:** Sealed Water filtration noticed. Most of the windows need to be replaced.

5. **Window Screens:**

6. **Basement Windows:**

7. **Exterior Lighting:** Surface mount Improvement recommended

8. **Exterior Exit door:** Needs to be repaired /Door not closing at all. Refer to door at the rear part of the building, located on Chadwick St. Remove branches from the entrance door.



Exterior Surface and Components (Continued)

9. **Exterior Electric Outlets:**
10. **Hose Bibs:** Gate During winter time shut off the hose bibs valve from inside the house and open the outside valve to avoid freezing of the piping
11. **Gas Meter:** SAFETY TIPS
 * If you smell gas, leave the house and call PSE&G at 1800-436-7734 from another location. Do NOT use your own phone, especially if the odor is strong.
 * Put out open flames and do not use matches, lighters or appliances.
 * Do not adjust thermometers or the controls on your appliances
 SOURCE: The Record, July 19, 2008 after a deadly gas explosion in Teaneck, NJ.
12. **Main Gas Valve:** Not visible or not present

Common Spaces

CARPENTER ANTS PREVENTION

A number of steps can be taken by homeowners to reduce the potential for future carpenter ant problems:

1. Correct roof leaks, plumbing leaks and other moisture problems which will attract carpenter ants.
2. Eliminate wood-to-ground contact such as where landscaping has moved soil or mulch up against the wood siding of a home.
3. Clip back tree limbs and vegetation touching the roof or siding of the house. Limbs and branches serve as "bridges" between carpenter ants nesting in a dead tree limb and the structure.
4. Seal cracks and openings in the foundation, especially where utility pipes and wires enter from the outside.
5. Stack firewood away from the foundation and elevate it off the ground. Never store firewood in the garage or other areas of the home, as firewood is a prime nesting area for carpenter ants.

ANPNI M D

1. **Entrance Door:** Fair Tips
 Caulk window and door trim, install weather stripping on doors and windows. To see if your weather stripping is good enough try this simple test. Insert a dollar bill into the opening and close the door or window. You should have to tug a bit to remove it. If it slides out easily you should replace the weather stripping.
2. **Stairs/Handrails:** Chadwick St Building Loading docks without stairs
3. **Ceilings:** Exposed framing Evidence of water damages.
4. **Walls:** Exposed block Minor cracks noticed, cosmetic issues
5. **Floors:** Poured Floor shows evidence of active water penetration
6. **Electrical:** 110 VAC outlets and lighting circuits Ceiling light bulbs not functional, Repair Ceiling light wiring, Painted over outlets, Secure loose outlets (Safety issue), Secure loose wiring, inoperative, exposed wiring, Suggest evaluation by licensed electrician
7. **Fire Extinguishers:** Part of the Certificate of occupancy
8. **Fire or Smoke Detectors:** Part of the Certificate of Occupancy
9. **Door Bell/Intercom System:** None

Roof

1. The inspector is not responsible for determining age of the roof nor the potential for future leakage. The inspector is not required to walk on the roof. The only way to know if the roof is water tight is to observe it during a prolonged rainfall.
2. Chimney was not inspected from inside. The inspection of the chimney is limited to a visual observation from the ground floor. Chimneys, fireplaces require an inspection from a Company with especial equipment such as cameras.
3. A chimney company should inspect the chimney prior to closing.
4. A qualified chimney company must provide service and cleaning once a year to AVOID any FIRE HAZARD

ANPNI M D

Main Roof Surface

1. **Method of Inspection:** On roof

Roof (Continued)

2. **Material:** Appears to be Modified Bitumen 1. Roof shows major deterioration. The roof was covered with some gravel. No maintenance appears to be done in years. Water puddles noticed at different spots of the roof. Also, when observed from inside the building, active water filtration was noticed and many areas of the ceiling were damaged
2. The roof needs to be replaced by a roof contractor.



3. **Type:** Flat

4. **Approximate Age:** Unknown

Building at the right hand side /Standing on Marshall Roof Surface

5. **Method of Inspection:** underneath the roof

6. **Material:** Metal Metal roof appears to be in fair condition. However, some leaks were noticed at the time of the inspection. It needs to be repaired



7. **Type:** Flat

8. **Approximate Age:** unknown

9. **Roof Water Control**

10. **Gutters:** Aluminum / Gutters loose, spikes or straps missing, Loose nails. Wrong pitch
11. **Downspouts:** Aluminum /Missing downspouts. Water being discharge against the bearing walls causing damages
12. **Leader/Extension:**

Garage/Carport

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

ANPNI M D

LOADING DOCKS Garage

1. **Type of Structure:** Attached **Loading area:** Acceptable

Garage/Carport (Continued)

2. **Loading docks Doors:** Wood Door panels need to be replaced. Opening mechanism not functional for most of the doors. Door guides missing, missing rollers and operating hardware.



3. **Door Operation:** Mechanized
4. **Exterior Surface:** brick Stress cracks
5. **Roof:** Asphalt shingle Roof existing beyond design life
6. **Roof Structure:** Rafter Water stains present.
7. **Service Doors:**
8. **Walls:** Exposed block Minor cracks noticed, cosmetic issues
9. **Floor/Foundation:** Fair condition
10. **Electrical:** 110 VAC outlets and lighting circuits Ceiling lights not functional
11. **Heating:** No heat
12. **Heating:** No heat

Electrical

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, regardless of how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during inspection, due to time constants. Any ceiling fans are checked for general operation only. Smoke alarms should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend consulting with the alarm monitoring company for further information.

ADDITIONAL TIPS

- Have older homes inspected yearly by a qualified electrician and fix problems immediately.
- Don't overload electrical circuits by plugging in too many appliances.
- Avoid attaching a two prong adapter to a three-prong plug, and inserting it into an outlet that's not grounded.
- Watch for loose, unattached wires hanging from the ceiling or suspended from the walls. Such wires indicate shoddy workmanship.
- Conduct self-tests such as resetting circuit breakers to make sure they will function properly
- Ensure access to fire escape through a window.
- Know your electrical circuit. Know which outlets and products are connected to each circuit. Label them!
- Immediately disconnect any electrical product if problems develop and have it examined by a competent professional.
- Follow manufacturer's instructions on what types of electrical connections are needed for all electrical appliances.
- Smoke detectors MUST be functioning and MUST be tested twice a month as part of a maintenance routine.
- Carbon monoxide detectors MUST be functioning and MUST be tested as part of a maintenance routine.

ANPNI M D

1. **Service Size Amps:** 100 Volts: 220 VAC
2. **Service:** Unknown Evaluation by a licensed electrician is recommended
3. **Ground:** Plumbing ground only
4. **Smoke Detectors:** These are part of the Certificate of Occupancy

Main building / 2 panels Electric Panel _____

Electrical (Continued)

5. **Manufacturer:** Square D 1. THE ELECTRICAL SYSTEM at this entire building must be re-inspected by a certified electrician. each panel must be label so the different zones are properly identified PRIOR to occupancy.
2. Current panels need to be upgraded



6. **Maximum Capacity:** 100 Amps
7. **Main Breaker Size:** 100/ 70 Amps



8. **Breakers:** Copper #0 available slots noticed at the panel for future electrical circuits
9. **Fuses:** Screw type Improper fuse size for circuit- requires correction, Loose fuses- properly resecure. Missing fuses



10. **GFCI:** At GFCI receptacles only Bathrooms, kitchen and sinks close to any wet areas should have working GFCI's outlets
Main building /1 sub- panel Electric Panel

11. **Manufacturer:** Square D
12. **Maximum Capacity:** No single main breaker exists



Electrical (Continued)

13. **Main Breaker Size:** 20 Amp Evaluation by a licensed electrician is recommended.
Tight access to the panel
14. **Fuses:**

Structure

Provided the basement is totally finished, the inspector will not be able to determine the condition of the structure behind the walls. This is noticed as concealed areas. Presence of structural damage, water filtration, termite damage, plumbing, electrical issues might be hidden.

ANPNI M D

1. **Structure Type:** Masonry
2. **Foundation:** Stone /Foundation wall at the Chadwick building settled. A row of bricks over the stone foundation settled as well causing steps cracks on the concrete wall. Repairs needed to avoid further damages.
/An engineer MUST provide repair estimates prior to closing



3. **Differential Movement:** No movement or displacement noted
4. **Beams:** Concealed
5. **Bearing Walls:** Brick 1. Front face, on Marshall St.,: Bearing wall has vertical cracks and will require evaluation and repairs PRIOR to occupancy.
2. Bearing wall parallel to Braun St: Concrete wall buckled outwards about 1" inch. Major crack going through out the entire wall from top to bottom noticed. The inspector was able to see light through and the gap ranges from 3/4"-1". Floor settlement at this specific area was noticed as well. About 3" off from floor building level. Inspection of this bearing wall was also done from outside the building. Standing at the corner of Braun St and Chadwick St., the inspector noticed water off the roof was being discharge all along the wall. Major cracks. Wall could collapse at any time. As it was mentioned to the buyers, a structural engineer must evaluate not only the ENTIRE BEARING WALL around the building, but some columns affected by floor settlement.
3. Brick wall at the corner of Braun St and Marshall St., presented step cracks.
4. Concrete block wall at the area where the spare tires are located: Step cracks noticed. The spare tires are providing a horizontal load to the wall. The tires did not allow the inspector to observe the entire wall. Tires MUST be remove. The entire wall must be repaired prior to occupancy.
5. A structural engineer MUST evaluate all areas mentioned to the buyers at the time of the inspection. Buyer took additional pictures of the areas matter of concern. Major repairs must be done to assure the building is SAFE and structurally sound PRIOR to occupancy.
6. Bearing wall at the right hand side of the building when standing on Marshall St., presented step cracks. Water discharge off the roof is causing major damages as well.



Structure (Continued)

Bearing Walls: (continued)



Structure (Continued)

6. **Piers/Posts:** Steel posts /Steel column sunk due to floor settlement. Concrete floor cracked and settled about 3" from level. Truss beam supporting the roof lost proper pitch and alignment. A structural engineer MUST re-inspect, evaluate and estimate cost repairs PRIOR to closing.



7. **Piers/Posts:** brick piers Brick columns at the front face of the building presented a variable gap from top to bottom. Columns were shifted outwards. A structural engineer MUST re-inspect, evaluate and estimate cost repairs PRIOR to closing.



8. **Joists/Trusses:** Steel /Must be re-inspected by an engineer. Floor settlement noticed.
9. **Joists/Trusses:** Solid wood A structural engineer is recommended to evaluate and estimate repairs at areas where roof leaks are present
10. **Piers/Posts:** Steel posts Most of the steel columns are acceptable.

Structure (Continued)

11. **Floor/Slab:** Poured slab /Settlement at some spots about 3" off level



12. **Stairs/Handrails:** Wood stairs with no handrails

Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping relating to water supply, waste, or sprinkler use is excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

To keep your faucets from leaking, preventive maintenance is the name of the game. Almost all faucets have an aerator at the tip of the faucet spout. An aerator mixes air and water for a smooth flow. You should clean aerators periodically, perhaps once a year, to remove mineral and debris buildup.

Leaks should be fixed immediately since they can quickly develop into a serious break. Temporary repairs are only temporary, and wrapping the pipe usually fails. If you find a fixture that is leaking, turn off the shutoff valve for that device. Then locate the leak. Try to tighten any fittings that leak. A quarter or half turn with a wrench might do the trick. Be careful not to over-tighten fittings. Another possible cause is that the pipes are undersized and the water velocity is too high.

Estimated faucet leakage rates

Drips

60 drops per minute = 192 gallons per month

90 drops per minute = 310 gallons per month

120 drops per minute = 429 gallons per month

ANPNI M D

1. **Service Line:** Needs to be re-inspected
2. **Main Water Shutoff:** Not accessible
3. **Water Lines:** re-inspect
4. **Drain Pipes:** Re-inspect prior to closing There was no water at the time of the inspection.
5. **Service Caps:** Not visible
6. **Vent Pipes:**

Heating System

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector.

ANPNI M D

Main Heating System

1. **Heating System Operation:** Not inspected /No gas available during inspection. Not inspected as it was mentioned to the buyers.
NOTES:
1. Inspector cannot determine how long this unit will last since this is a VISUAL inspection not a mechanical inspection
2. Unit could last 21-22 years based upon manufacturer and service provided
3. It is recommended to sign up for a worry free service at your local gas or utility service provider.
4. Cleaning/ maintenance recommended PRIOR to occupancy, ALL heating and cooling system needs to be operated and tested prior to closing, at the time of the walk through. It could malfunction between the inspection and closing period.



2. **Manufacturer:** Label not readable
3. **Type:** Industrial shop heaters **Capacity:** Unknown
4. **Area Served:** Whole building **Approximate Age:** Unknown
5. **Fuel Type:** Natural gas
6. **Unable to Inspect:** 100%
7. **Thermostats:** Individual
8. **Fuel Tank:** Unknown 1. Oil tanks are NOT part of the home inspection, Consult the City's building department and/or your attorney PRIOR to closing,
2. It is recommended to hire a company to determine if there is an underground oil tank in this property PRIOR to closing
3. No evidence of any oil tank noticed at the time of the inspection
9. **Tank Location:** Unknown
10. **Suspected Asbestos:** Not part of the inspection's scope

Final Comments

This Commercial building is about 32,000 SFT.
The inspector got on the roof at the back of the building using a ladder provided by a next door homeowner.
The electrical, plumbing and sewer system need to be repaired by certified contractors prior to occupancy.
Heat is provided by commercial heaters. Not gas available at the time of the inspection.
Structural issues were noticed, step cracks and brick walls with damages.
Major improvements must be done to this building to assure is structurally sound and safe prior to occupancy.
Tripping hazards must be corrected (safety).
This commercial inspection report does not contain rules and town regulation for this kind of business. The inspector from the Town may inspect and request some items not contain in this report. Fire escape, safety regulations, electrical issues might be needed according to the intended business to be developed in the building being inspected.
Buyer to consult with the town what is needed to conform with the specific business intended requirements PRIOR to closing.
This report contains a professional opinion of the property you are buying. It is NOT a warranty or insurance on this property. The inspection has been performed by a Mechanical engineer and NJ licensed Home inspector # 24GI00069800.
Issues considered marginal and/ or defective by the inspector are subject to the buyer's final decision after consulting with the buyer's attorney. This inspection is based on the inspector's professional opinion and the final request for repairs to be done on the subject property are not the inspector's decision.
The inspector has spent a reasonable amount of hours inspecting your future COMMERCIAL BUILDING . He has done his best to cover all the areas of major risk and concern.
Please notice that environmental inspection is NOT part of this Commercial inspection. Mold, asbestos, any gas or substance found at the property or outside the living space are NOT part of this home inspection
Radon Gas can be tested ONLY if requested by the buyer prior to perform the building inspection. Radon gas inspection is an additional inspection and there is an additional fee.