Inspection Report

Grand Depot Partners

Property Address:
32-34 North Union St.
Lambertville NJ 08530

32-34 N. Union St.

New Jersey Property Inspections

Howard Altman

24GI00105100

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ASSOCIATION OF LICENSED PROFESSIONAL HOME INSPECTORS
NJ-ALPHI
NEW JERSEY


AMERICAN SOCIETY
ASHI
OF HOME INSPECTORS
CERTIFIED
INSPECTOR

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Date: 12/18/2015	**Time:** 01:00 PM	**Report ID:**
Property: 32-34 North Union St. Lambertville NJ 08530	**Customer:** Grand Depot Partners	**Real Estate Professional:** William Barish Commercial Property Network

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:	**In Attendance:**	**Type of building:**
ASHI American Society of Home Inspectors	Customer	Commercial
Approximate age of building:	**Temperature:**	**Weather:**
Over 50 Years	Below 60 (F) = 15.5 (C)	Clear
Ground/Soil surface condition:	**Rain in last 3 days:**	**Radon Test:**
Damp	Yes	Yes

Termite:
Yes

1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:
Walked roof

Roof-Type:
Flat

Roof Covering:
Rubber membrane

Chimney (exterior):
Brick

Sky Light(s):
Six

Roof Ventilation:
Thermostatically controlled fan

Method used to observe attic:
Walked

Roof Structure:
Stick-built

Ceiling Structure:
2X8

Attic Insulation:
Fiberglass

Items

1.0 Roof Coverings

Inspected, Repair or Replace

(1) Roof was observed with standing water (ponding) this can lead to water leaks if not corrected. Recommend a roofing company evaluate and repair.

1.0 Item 1(Picture) Standing water

(2) Age is unknown for the asphalt tile roof. The roof does show signs of wear and may need to be replaced in the next 5 years. Recommend a roofing contractor further evaluate.

1.0 Item 2(Picture) Tiled roof

1.1 Roof Flashings

Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

The masonry chimney is damaged with cracks. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

1.2 Item 1(Picture) Needs re-pointing

1.3 Roof Ventilation

Inspected

1.4 Roof Drainage Systems

Inspected

1.5 Roof Structure and Attic (report leak signs or condensation)

Inspected

1.6 Firewall Separation Between Units In Attic

Inspected

1.7 Attic Insulation

Inspected

1.8 Ventilation Fans Thermostatic Controls (Attic)

Inspected

1.9 Visible Electric Wiring In Attic

Inspected

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Brick

Siding Material:
Full brick
Metal
Glass

Exterior Entry Doors:
Wood

Driveway:
Street Parking

Items

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

The Wood trim at the rear of building is exposed . Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

2.0 Item 1(Picture) Exposed trim

2.0 Item 2(Picture) Damaged wood

2.1 Doors (Exterior)

Inspected

2.2 Windows

Inspected

2.3 Foundation Walls and Mortar Joints
Inspected

2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
Inspected

2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)
Inspected

2.6 Eaves, Soffits and Fascias
Inspected

2.7 Plumbing Water Faucets (hose bibs)
Inspected

2.8 Polarity and Grounding of Receptacles on Exterior Walls of Inspected Structure
Inspected

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation:
Brick
Masonry block
Rock

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
2 X 8

Wall Structure:
Wood

Columns or Piers:
Steel lally columns

Floor System Insulation:
NONE

Items

3.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

3.1 Walls (Structural)

Inspected, Repair or Replace

(1) The foundation wall at the front, rear and sides of building are deteriorated with loose and missing mortar. Repairs are needed and The wall(s) may need reinforcement. A skilled masonry contractor should perform the repairs.

3.1 Item 1(Picture) Loose Mortar

3.1 Item 2(Picture) Loose mortar

3.1 Item 3(Picture) Loose bricks

3.1 Item 4(Picture) Loose mortar

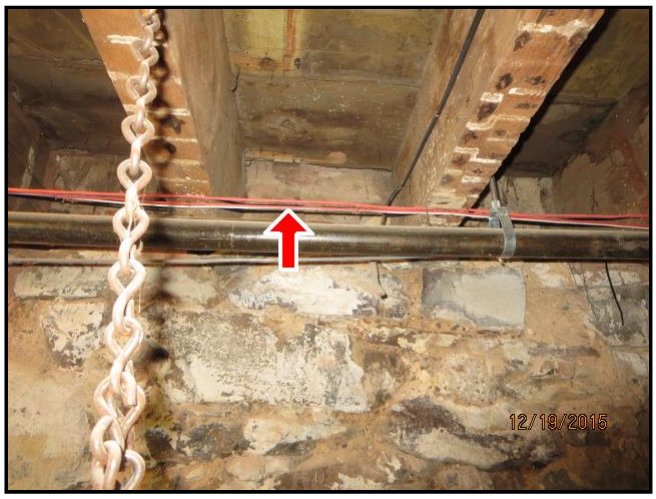
3.1 Item 5(Picture) Loose mortar

3.1 Item 6(Picture) Loose rock

3.1 Item 7(Picture) Loose mortar

(2) Some tops of basement walls are missing Fire block insulation. Fire blocks help to prevent fire and smoke from traveling up the walls. Recommend a qualified person further evaluate and install

3.1 Item 8(Picture) Missing fire block



3.1 Item 9(Picture) Missing fire block

3.2 Columns or Piers
Inspected

3.3 Floors (Structural)
Inspected

3.4 Ceilings (Structural)
Inspected

3.5 Insulation Under Floor System
Not Present

3.6 Vapor Retarders (on ground in crawlspace or basement)
Not Present

3.7 Ventilation of Foundation Areas (crawlspace or basement)
Not Present

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into building):
Not visible

Plumbing Water Distribution (inside building):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC
Cast iron

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
Tankless

Water Heater Location:
Utility Room

Items

4.0 Plumbing Drain, Waste and Vent Systems
Inspected

4.1 Plumbing Water Supply and Distribution Systems and Fixtures
Inspected

4.2 Hot Water Systems, Controls, Chimneys, Flues and Vents
Inspected

4.3 Main Water Shut-Off Device (Describe location)
Inspected

The main shut off is the lever located in the basement. This is for your information.

4.3 Item 1(Picture) Main water shut off

4.4 Fuel Storage and Distribution Systems (interior fuel storage, piping, venting, supports, leaks)

Inspected

4.5 Main Fuel Shut Off (Describe Location)

Inspected

The main fuel shut off is at gas meter outside

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Commercial space 1st floor

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Wood

Interior Doors:
Wood

Window Types:
Thermal/Insulated

Items

5.0.A Ceilings
Inspected

5.1.A Walls
Inspected

5.2.A Floors
Inspected

5.3.A Doors (Representative Number)
Inspected

5.4.A Windows (Representative Number)
Inspected

5.5.A Counters and a Representative Number of Cabinets
Inspected

5.6.A Outlets and Wall Switches
Inspected

5.7.A Steps, Stairways, Balconies and Railings
Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . Commercial Space 2nd floor

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Wood

Interior Doors:
Wood

Window Types:
Thermal/Insulated

Items

5.0.B Ceilings

Inspected, Repair or Replace

The Sheetrock on the ceiling reveals a water stain indicating a leak still exists at the 2nd floor ceiling . The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified contractor should inspect and repair as needed. This leak maybe the results from standing water on the roof.

5.0.B Item 1(Picture) Water stain

5.1.B Walls

Inspected

5.2.B Floors

Inspected

5.3.B Doors (Representative Number)

Inspected

5.4.B Windows (Representative Number)

Inspected

5.5.B Counters and a Representative Number of Cabinets

Inspected

5.6.B Outlets and Wall Switches

Inspected

5.7.B Steps, Stairways, Balconies and Railings

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Rest Rooms

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Tile

Bath Exhaust Fans:
Fan with light

Dryer Power Source:
None

Dryer Vent:
None

Items

6.0 Ceilings
Inspected

6.1 Walls
Inspected

6.2 Floors
Inspected

6.3 Doors (Representative Number)
Inspected

6.4 Windows (Representative Number)
Not Present

6.5 Plumbing Supply, Fixtures
Inspected

6.6 Plumbing Drain, Waste and Vent Systems
Inspected

6.7 Outlets and Wall Switches
Inspected

6.8 Venting Systems
Inspected

7. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Overhead service

Panel capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
Cutler Hammer

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
BX

Items

7.0 Service Entrance Conductors
Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Inspected

7.2 Brand Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage
Inspected

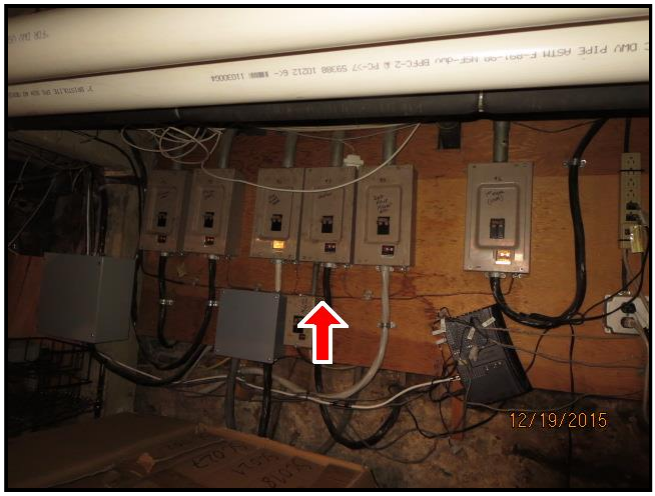
7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Inspected

7.4 Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure
Inspected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)
Inspected

7.6 Location of Main and Distribution Panels
Inspected

The main panel box's are located at the basement.



7.6 Item 1(Picture) Main Shut off for each panel

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Cooling

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas
Electric

Number of Heat Systems (excluding wood):
Five

Heat System Brand:
CARRIER
TRANE

Ductwork:
Non-insulated

Filter Type:
Disposable

Filter Size:
N/A

Types of Fireplaces:
None

Number of Woodstoves:
None

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
CARRIER
GOODMAN
TRANE

Number of AC Only Units:
Five

Items

8.0 Heating Equipment

Inspected

All five Heating systems were working at time of inspection. The age of the furnaces range from 2000-2009, life expectancy is 15-25 years.

8.0 Item 1(Picture) Gas Furnace

8.0 Item 2(Picture) Gas furnace

8.0 Item 3(Picture) Gas furnace

8.0 Item 4(Picture) Gas furnace

8.0 Item 5(Picture) Electric furnace

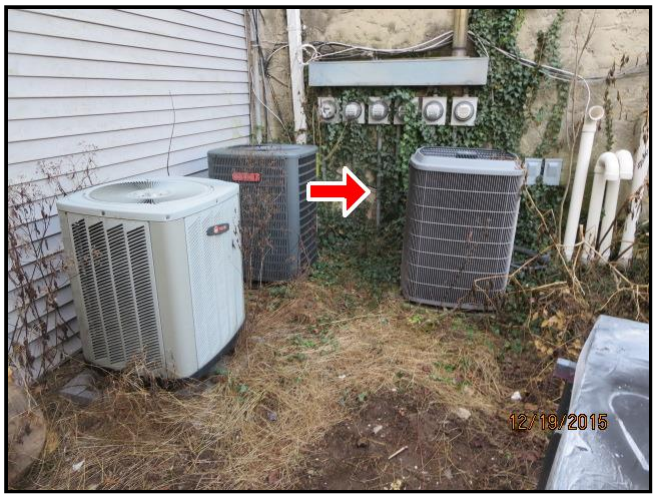
8.1 Presence of Installed Heat Source in Each Room

Inspected

8.2 Cooling and Air Handler Equipment

Inspected, Repair or Replace

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s). There are 5 condensers 4 are within the life expectancy of 8-15 years, 1 Condensers is from 2000 and will need to be replaced in the next 2-5 years cost will be around $4,000



8.2 Item 1(Picture) Old unit

8.2 Item 2(Picture) Roof top units

8.3 Presence of Installed Cooling Source in Each Room

Not Inspected

8.4 Normal Operating Controls

Not Inspected

8.5 Automatic Safety Controls

Not Inspected

8.6 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Inspected

8.7 Chimneys, Flues and vents (for fireplaces, gas water heaters or heat systems)
Inspected

8.8 Solid Fuel Heating Devices (Fireplaces, Woodstove)
Not Present

8.9 Gas/LP Firelogs and Fireplaces
Not Present

9. Apartment

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Wood

Interior Doors:
Wood

Window Types:
Thermal/Insulated

Heat Type:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
Mitsubishi

Ductwork:
Non-insulated

Filter Type:
Disposable

Filter Size:
N/A

Types of Fireplaces:
Vented gas logs

Operable Fireplaces:
One

Number of Woodstoves:
None

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
MITSUBISHI

Number of AC Only Units:
Two

Bath Exhaust Fans:
Fan with light

Dishwasher Brand:
KITCHEN AIDE

Disposer Brand:
NONE

Exhaust/Range hood:
VIKING

Range/Oven:
VIKING

Built in Microwave:
FRIGIDAIRE

Trash Compactors:
NONE

Dryer Power Source:
None

Dryer Vent:
None

Electrical Service Conductors:
Overhead service

Panel capacity:
100 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Items

9.0 CEILINGS
Inspected

9.1 WALLS
Inspected

9.2 FLOORS
Inspected

9.3 DOORS (REPRESENTATIVE NUMBER)
Inspected

9.4 WINDOWS (REPRESENTATIVE NUMBER)
Inspected

9.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS
Inspected

9.6 PLUMBING SUPPLY, FIXTURES IN THIS UNIT
Inspected

9.7 PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT
Inspected

9.8 VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)
Inspected

9.9 OUTLETS AND WALL SWITCHES
Inspected

9.10 DISHWASHER
Inspected

9.11 RANGES/OVENS/COOKTOPS
Inspected

9.12 RANGE HOOD
Inspected

9.13 TRASH COMPACTOR
Not Present

9.14 FOOD WASTE DISPOSER
Not Present

9.15 MICROWAVE COOKING EQUIPMENT
Inspected

9.16 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Inspected

9.17 HEATING EQUIPMENT
Inspected

9.18 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM
Inspected

9.19 COOLING AND AIR HANDLER EQUIPMENT
Not Inspected
The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

9.20 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM
Not Inspected

9.21 NORMAL OPERATING CONTROLS
Not Inspected

9.22 AUTOMATIC SAFETY CONTROLS
Inspected

9.23 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Inspected

9.24 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)
Inspected

9.25 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)
Inspected

9.26 GAS/LP FIRELOGS AND FIREPLACES
Inspected

9.27 SERVICE ENTRANCE CONDUCTORS
Inspected

9.28 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

9.29 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

9.30 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

9.31 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

General Summary

New Jersey Property Inspections

27 Neshanic Dr.
Ringoes NJ 08551
908-642-2112

Customer
Grand Depot Partners

Address
32-34 North Union St.
Lambertville NJ 08530

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing, Roof Structure, Chimneys, and Attic

1.0 Roof Coverings

Inspected, Repair or Replace $1,000 - $2,500

(1) Roof was observed with standing water (ponding) this can lead to water leaks if not corrected. Recommend a roofing company evaluate and repair.

1. Roofing, Roof Structure, Chimneys, and Attic

1.0 Item 1(Picture) Standing water

Inspected, Repair or Replace $5,000 - $10,000

(2) Age is unknown for the asphalt tile roof. The roof does show signs of wear and may need to be replaced in the next 5 years. Recommend a roofing contractor further evaluate.

1.0 Item 2(Picture) Tiled roof

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace $501 - $1000

The masonry chimney is damaged with cracks. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

1. Roofing, Roof Structure, Chimneys, and Attic

1.2 Item 1(Picture) Needs re-pointing

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace $250 - $500

The Wood trim at the rear of building is exposed . Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

2.0 Item 1(Picture) Exposed trim

2.0 Item 2(Picture) Damaged wood

3. Structural Components

3.1 Walls (Structural)

Inspected, Repair or Replace Detailed quotation required.

(1) The foundation wall at the front, rear and sides of building are deteriorated with loose and missing mortar. Repairs are needed and The wall(s) may need reinforcement. A skilled masonry contractor should perform the repairs.

3. Structural Components

3.1 Item 1(Picture) Loose Mortar

3.1 Item 2(Picture) Loose mortar

3.1 Item 3(Picture) Loose bricks

3.1 Item 4(Picture) Loose mortar

3. Structural Components

3.1 Item 5(Picture) Loose mortar

3.1 Item 6(Picture) Loose rock

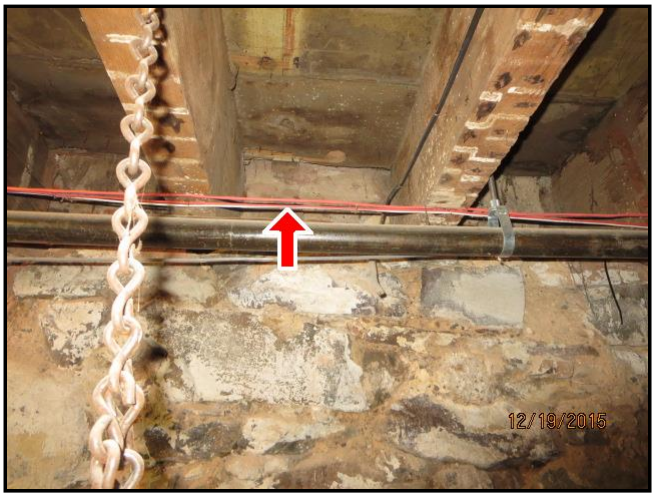
3.1 Item 7(Picture) Loose mortar

Inspected, Repair or Replace $2,501 - $5,000

(2) Some tops of basement walls are missing Fire block insulation. Fire blocks help to prevent fire and smoke from traveling up the walls. Recommend a qualified person further evaluate and install

3. Structural Components

3.1 Item 8(Picture) Missing fire block



3.1 Item 9(Picture) Missing fire block

5(B). Commercial Space 2nd floor

5.0.B Ceilings

Inspected, Repair or Replace $1,000 - $2,500

The Sheetrock on the ceiling reveals a water stain indicating a leak still exists at the 2nd floor ceiling . The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified contractor should inspect and repair as needed. This leak maybe the results from standing water on the roof.

5.0.B Item 1(Picture) Water stain

8. Heating / Cooling

8.2 Cooling and Air Handler Equipment

Inspected, Repair or Replace $2,501 - $5,000

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s). There are 5 condensers 4 are within the life expectancy of 8-15 years,

8. Heating / Cooling

1 Condensers is from 2000 and will need to be replaced in the next 2-5 years cost will be around $4,000

8.2 Item 1(Picture) Old unit

8.2 Item 2(Picture) Roof top units

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building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

New Jersey Property Inspections
27 Neshanic Dr.
Ringoes NJ 08551
908-642-2112
Inspected By: Howard Altman

Inspection Date: 12/18/2015
Report ID:

Customer Info:	Inspection Property:
Grand Depot Partners 29 Emmons Dr. Princeton NJ 08540 **Customer's Real Estate Professional:** William Barish Commercial Property Network	32-34 North Union St. Lambertville NJ 08530

Inspection Fee:

Service	Price	Amount	Sub-Total
Radon / Termite	300.00	1	300.00
Commercial Inspection	1200.00	1	1200.00

Tax $0.00
Total Price $1500.00

Payment Method: Check
Payment Status: Invoice Sent
Note:

IMPORTANT READ:
First, we have a tour that will help you decide whether or not you want to use the:
1. Agreement File 1, 2
2. Disclaim File
3. Misc button the attach agreement.

Watch this tour to eliminate confusion:
http://www.homegauge.com/tours/agreement.html

Explanation below:

Your client contract agreement can be placed by you in one of the above files and it depends on how you want to use it in the report as to which file you should use.

1. Disclaim File: If you place your contract agreement in the Disclaim file it will:
   a. Automatically populate the customer info for you
   b. Automatically insert the agreement in-line inside the report.
   c. Use this Disclaim file if you plan to use the "Force Agreement" online at our uploaded report.

2. Agreement File 1 or 2: If you place your client agreement in the "Agreement" File (1 or 2)
   a. You will select it each inspection under the MISC button in the software and click ATTACH.
   b. When you have multiple contract agreements (i.e. Commercial, Mold etc) You will need to attach at each inspection (under MISC button) which file you want for that inspection.

NOTE: If you choose "Disclaim" file for your commonly used agreement (preferred) then when you have an inspection requiring a different agreement and attach it under MISC button it will override the Disclaim file and the Disclaim file will not be used or displayed for that report, which is intentional as you are wanting a different agreement for that report.

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.