



MJM Home Inspection Company, Inc.
159 West Westfield Avenue
Roselle Park, NJ 07204

#24GI00040400

MJM HOME INSPECTION Co. Inc.



William R. Eastmond Pavilion.



Balcony leaning due to non compliant framing system.



Continued moisture damage.



Floor beams damage at bearing points by moisture due to unconditioned space.



William R. Eastmond Pavilion



Handyman style deck construction not code compliant.



Galvanized water lines, outdated rust from interior of pipe slowing water pressure to the supply areas.



Damage plumbing with more temporary supporting.



Continue moisture damage to components in crawl space. There many temporary supports in place.



Dry rotted lintel system, requires replacement.



Out dated plumbing system all piping shows signs of moisture damage.



Unvented soffit moisture damage to plywood.



Single block pier for supporting main beam approximately 45 lf. Pie footings should be placed approximately every 72" center to center. Galvanized drain lines in an unconditioned space.



Foundation floor has no vapor barrier causing moisture damage to the floor beams, girder and piping systems



Wall fill in no expansion. The wall is moving outwards because there is no connection to the pier and expansion is not in place.



Undersized balcony framing and the beam projection into the building should be 3 x the length of the projection, existing condition does not meet this criteria.



All lintel supports dry rotted require replacement.



Additional moisture damage.



Walls were filled in between piers without expansion process causing stress cracks.



Main beam undersized dry rotted where it pockets into block wall with no additional support base. The beam is undersized for the live load of this building. Water staining on every component.