

**MJM HOME INSPECTION CO., INC.**  
**159 W. WESTFIELD AVE.**  
**ROSELLE PARK, NJ 07204**  
**LICENSE# 24GI00040400**  
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September 26, 2011

**Attention:** Joseph Delorio, Borough Administrator

**Location:** William Eastmond Pavilion East Main Street Manasquan, NJ

This report is to determine if the existing William Eastmond Pavilion building located on East Main Street in Manasquan, NJ can be partially used for the new construction plans or if the building should be demolished and start with a complete new structure. This will decide if either renovating or new construction would be cost effective. I have enclosed several photographs of different sections of this building. You will see the areas of concern are the structural conditions that are undersized and moisture damaged. The existing mechanicals are moisture damaged and undersized for this structure.

The new building will require ADA compliance along all electric, plumbing and fire systems to be installed according to existing building codes. This building was renovated in several areas with handyman style construction, the crawl space underside is open to the elements, and the floor is sand/soil causing damage to the underside of this structure as you can see in the attached photographs. The main beam system is moisture damaged, undersized and pier supporting columns are deficient. There is moisture damage to the floor joist system as shown in the attached photographs. The existing balcony is collapsing because the beam system is not extended into the floor system by the correct length. I cannot find one area of this structure which I can say you would want to use in your new building plan.

When standing on the second level of the building, the rear section of the building leans towards the ocean and the front section of the building leans towards the parking lot. This is an indication that the main beam is undersized with the floor joists being pocketed into the foundation showing movement in this building. Since this building is pre-1978, inspections for lead and possible asbestos that may be concealed will need to be completed. In conclusion, I would recommend removing this structure and starting from new to assure the new structure will be ADA compliant along with it being an energy efficient building.

If you have any questions or you require a more detailed inspection, please contact me at my office.

Thank You,

Michael Melango, President

## Inspector Qualifications:

- Over 30 years of building experience consisting of:
  - on-site building and construction of new homes and commercial buildings
  - over 1000 major projects to private homes
  - 30 years of renovations/alterations of existing structures
- Over 15 years as an inspector working for attorneys, realtors, mortgage companies and private buyers.
- Served on the Mountainside, NJ and Roselle Park, NJ planning and zoning boards for 10 years combined.
- Licensed by the Department of Community Affairs as a Construction Code Official, Sub Code Building Inspector and RCS Inspector, License #005577.
- Licensed by the Department of Law and Public Safety and Division of Consumer Affairs as a licensed Home Inspector, License number 24G100040400.
- State of New Jersey Licensed Radon Measurement Technician, License number Met11240
- State of New Jersey Department of Community Affairs, Division of Codes and Standards New Home warranty program certified as a registered builder, registration number 09562
- ASHI: American Society of Home Inspectors full member #243843