

LOCKATONG ENGINEERS

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July 6, 2007

Mr. Thomas Hunt
T & L Hunt Builders
202 Hopewell-Princeton Rd
Hopewell, NJ 08525

Re: Proposed repairs, Nevins residence, 1 Silverthorne Lane, Belle Meade, NJ

Dear Mr. Hunt:

Upon further review of conditions at the referenced site, findings and recommendations for repair are itemized below. With this list and the benefit of your own observations, you should be able to estimate the cost of repairs and reconstruction.

Since the last report on the site, I returned to perform a more complete inspection of the attic. Significantly, I found modified trusses at both right and left sides of the roof framing. Please incorporate the costs for correction of this defect in your estimate.

All construction, plumbing, HVAC, and electrical plans that were submitted for this house are mirror image and incomplete, in that they do not represent the house orientation and there are specific options chosen for this house that have not been shown. We recommend a complete set of plans be obtained from the builder to represent the house that was to be constructed. Further, options ordered by the owner were added to the base model. That document should be obtained to provide equivalent finishes, appliances and fixtures to those specified in the contract with the builder.

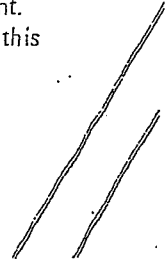
FINDINGS AND RECOMMENDATIONS FOR REPAIR

Foundation:

1. Basement out of level. Confirm level condition when owner's belongings are moved out. Apply self leveling compound if floor found to be uneven greater than $\frac{1}{4}$ " in 32" or if slope is in excess of 1/240 of room width.
2. The maximum unbalanced fill depth of 7" was exceeded in the front wall of the basement. We recommend carbon fiber reinforcement be applied to the front surface to strengthen this area. Also see "site" for recommendations or regarding.

LICENSED
PROFESSIONAL
ENGINEERS

BUILDING INSPECTIONS & DIAGNOSTICS
FACILITY ENGINEERING
ENVIRONMENTAL CONSULTING/INVESTIGATIONS



3. While excavation is open, repair all foundation cracks especially those in front and left rear walls where water is entering the basement
4. The lack of satisfactory foundation water proofing will require that the walls be exposed for application of the correct waterproofing material.
5. The outside entrance to the basement floor was cracked and drooped. We recommend cutting back the floor to determine if there is a footing. Pour footing if required, replace existing floor drain piping, drain cover and pour new section of floor.
6. Cracks in the foundation and beam pockets should be repaired by injecting low viscosity epoxy resins into the cracks. Only epoxy resin conforming to A.S.T.M. Specification C881, Epoxy Resin Base Bonding Systems for Concrete, Type 1 or 2 of viscosity grade 1 should be used.
7. Bulge in right side wall as the result of possible form tie failure. We recommend that this section of wall be demolished and replaced.
8. Cold concrete joint at garage stem wall. We recommend injection of epoxy in the joint and parge.
9. Cracked foundation wall at brick veneer overhang at ends of wall. We recommend the foundation walls be repaired in these areas, the bricks reset and pointed, and a support be provided to support the overhanging bricks in these areas. Criterium Lockatong Engineers has submitted a design for this support.

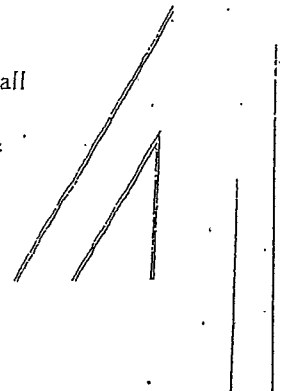
Girder, joist and floor:

10. In the basement the main girders were placed off center and not correctly grouted into masonry pockets in the walls. These girders should be reset so they are equally spaced in the supporting pockets, making sure they are shimmed and grouted correctly. Pockets in some of the masonry walls will require crack repair prior to setting the girder.
11. Ridge in the family room. When this and all the girders are reset their elevations should be verified. The girder under the family room is too high in relation to the other supporting members. It is probable that the other girder that supports the other end of the floor joists in the family room is low. We recommend the establishing the correct elevation for all girders in this house to include the one affecting the family room. Once the girder elevation has been established. The floor and sub floor will require removal, the floor joists to be inspected and blocked as required. The sub floors in the lower level were not attached to the floor joists correctly and there were 1/8" plus separations between the sub floor and joist in many places. The sub floor and floor to be replaced.
12. There were many joists found to be twisted out of their vertical plane. This was caused by the lack of blocking being used at the end of the joists where they bare on the wall or girder. Block joists or replace those that can not be brought back to plumb with blocking
13. There are joists with less than 3" bearing on girders. We recommend these joists be repositioned to provide 3" bearing area. If that is not possible they should be replaced with joists of the correct length to provide the required bearing area contact on the girder.

14. Cracks were observed in ceramic tile floor through out the house. Cracks have continued to develop in the kitchen. We recommend these floors be replaced after the underlying sub floor issues are addressed.
15. Areas of tile on the second floor are cracked indicating inadequate framing. Open first floor ceilings in these areas for inspection. At a minimum, add blocking.
16. In the case of the Conservatory, the cement board had been stapled instead of screwed and a second layer of tile had been laid over the first. Other areas where tile was cracking can be traced to sub floor issues. It is our recommendation that these sub floors be replaced, making sure they are secured level to the joists with adhesive and screws.

Framing:

17. The header over the basement entry is not being supported by the masonry wall. We recommend this header be reset in the masonry wall and shimmed correctly to make sure all the loading over the header is transferred to the wall instead of the surrounding wood framing.
18. Roof framing is primarily an engineered truss system, At right and left hips, it appears trusses have been modified to be used as stick framing. Consult framing plan and rebuild as designed without modified trusses.
19. The header over the right rear basement window is missing; a steel angle has been used in its place. The steel angle should be removed and a header for this window installed.
20. The minimal wall support of the stairway and wall should be replaced with a 2x 4 bearing wall. Based on the foundation floor thickness, a footing will not be required. This framing deficiency may extend into the garage wall above. Open garage wall and reframe as necessary
21. The stud walls supporting the girders and joists on either side of the chimneys for the Conservatory should be replaced with columns on proper footings and girders.
22. The Dining and living room openings do not line up as indicated on the plan that the house was purchased from. The opening for the dining room will require relocating, to align it with the living room.
23. The rear wall in the family room droops to either side of the center constructed fireplace. We believe the wall and roof framing is the underling problem. We recommend the wall be dismantled to evaluate the extent of the framing repair. The framing is to be reconstructed to represent the plans for this area. This may require the reframing the wall and roof. If roof shingles must be replaced it will require new roof shingles to provide shingle color continuity over the entire roof.
24. The 2nd story stair landing was not level and drooped toward the family room in excess of 1". We recommend this landing be rebuilt to the extent that the surface is level. The floor in this area will require replacing and or refinishing after the landing has been repaired.
25. The rear wall in the kitchen is not in alignment with the skylights. We recommend the wall be dismantled to evaluate the extent of the framing repair. The framing is to be reconstructed to align the wall surfaces and skylights. This may require the reframing the



wall and roof. If roof shingles must be replaced it will require new roof shingles to provide shingle color continuity over the entire roof.

26. Chase around the front chimney in the Conservatory is twisted and crooked. We recommend this chase be demolished and rebuilt square and plumb.
27. Walls in master bathroom are flared. We recommend reframing, reinstallation of drywall and painting these walls.
28. Misalignment of front door. The door is misaligned and has at this point a permanent set making it impossible to correct. We recommend this door and respective framing be replaced.
29. Bowed skylight in the master bedroom. We recommend the skylight be replaced after framing is inspected and corrections made.
30. Inspect all interior walls and ceilings: Bows that exceed $\frac{1}{4}$ " in 32" or walls out of plumb greater than $\frac{3}{4}$ " per 8 feet are to be removed, framing corrected and resurfaced. Locations where corrections to meet these criteria have been made with drywall compound are not acceptable. The underlying framing defects are to be corrected.
31. Check level, plumb and head elevation of all windows and doors. Remove, reframe and reinstall as necessary.

Mechanical, HVAC:

32. Heating and cooling load analysis was performed on the house and it was found that inadequate cooling was installed. First floor load is calculated as 5 tons and according to the manufacturer's model number, only 4 tons is supplied. In addition, normal practice is to oversize the compressor compared to the coil. This may not be the case for the second floor unit. Replace first floor condenser and inspect size of second floor unit. Install correctly size evaporator coil and outside condenser.
33. Vent natural draft water heater in separate flue from power vented furnaces

Plumbing:

34. Overflow drains missing in upstairs sinks. We recommend these over flow drains be drilled as per manufacturer's instructions or the sinks be replaced.
35. Plumbing fixtures not as specified. Install the correct plumbing fixtures.
36. Toilets not working correctly, 1-1st floor and 1-2nd floor. Check piping and location of waste stack vents, repair if required. Replace toilets if defective.
37. Correct master bath Jacuzzi drain that leaks through ceiling below.

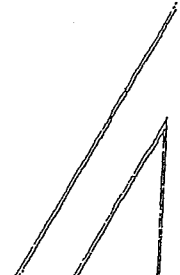
Electrical:



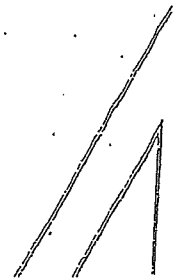
38. Septic tank alarm. Check wiring and water tightness of boxes to eliminate nuisance GCFI trips
39. Replace missing covers on electrical boxes in attic.
40. Crooked outside basement light. Re-install light level and caulk.
41. Correct intermittent continuity lighting circuit master den.
42. Exposed conduit at rear of house. The exposed conduit at the rear of the house is part of the sprinkler system. After grading has been completed the sprinkler system will require reinstallation along with the wire and conduit that is currently exposed

Finish:

43. Non-uniform stain and incorrect location of newels on main staircase to 2nd floor. The staircase newels must be repositioned correctly. The staircase and floor will require sanding and staining.
44. Loose rear stair handrail. Hand railing on rear stairs should be secured correctly by installing blocking in the wall to support the necessary loads imposed during use.
45. No vapor barrier in the attic ceiling. We recommend the existing loose insulation be removed from the attic, a polyethylene moisture barrier installed and 8"-12" of bat insulation be placed in the ceiling. The soffit baffles should be repositioned, making sure that the soffit vents are not blocked.
46. The inoperable attic fan should be repaired or replaced making sure it is wired through a temperature and humidistat to control the temperature and moisture in the attic.
47. Uneven trim on 2nd floor closet doors. We recommend this trim be reinstalled and or replaced if required.
48. Window stools on 2nd floor windows in the front wall have their stools installed incorrectly. We recommend that these stools be removed and fitted correctly. It may be necessary to replace them if an acceptable repair cannot be made.
49. Stains on the ceiling and premature rusting of recessed ceiling lights at the center of the house on the 2nd floor. We feel the moisture that has created the staining of this ceiling and the premature rusting of the lights is directly connected to the lack of moisture barrier in the attic. The ceiling will require priming and painting and at least 3 recessed lights will require replacement.
50. Non-continuous hardwood flooring in the master bedroom. Not as specified in the home purchase documents. The floor between the master bedroom and master suite will require removal and reinstalling with the board direction continuous through both the master suite and bedroom.
51. Toilet roll and towel dispensers falling off the upstairs bathroom walls. We recommend blocking be placed in the wall to support these items. The walls will have to be opened, blocking installed, closed, spackled and repainted.



52. Undersized master bedroom fireplace flue. The flue is undersized for the fireplace opening. We recommend the flue be replaced with a flue sized using current guidelines for flue design.
 53. Decorative columns in garage. If corrected floor plans are provided, the exact location of these columns should be indicated. Install where specified.
 54. Jacuzzi motor access. Access to the Jacuzzi motor must be provided. This will require modification of the existing enclosure.
 55. Correct venting 2nd floor right bath, replace fan if damaged by water entry down vent. Install vent cap
 56. Rear stairs not hardwood as specified. Rear stairway to be replaced as originally specified.
 57. Vanities in master bathroom not as specified, Replace with the style that was specified at the time of the house purchase.
 58. Door hardware not as specified. Install hardware that was specified at the time of the house purchase.
 59. Air intake on back of chimney missing. Install air intake grill.
 60. Window in Conservatory does not open or lock. Repair and or replace window.
 61. Install double oven specified in kitchen
 62. Repair leak damage in living room ceiling (bath above)
 63. Paint garage door and all other trim originally left primed only. In cases where condition of trim is deteriorated from lack of paint, replace, prime and finish coat
 64. Install trim, basement stairs
 65. Remove and reinstall master bath shower door and make level and plumb
- Exterior:
66. Correct leaking flashing at right chimney.
 67. Open brick at head of windows in brick facade. Insect and water damage indicates flashing and weep hole installation is deficient.
 68. Gutters falling down. We recommend the inspection and replacement of all gutters where found that are either having fallen off or are not secured adequately. Increase gutter size to 5" and all downspouts to 3"x4".
 69. Shutters falling off. We recommend all the shutters be removed and re-secured using fasteners appropriate for this application.



70. Wood Trim. Because of the condition of the trim, windows and door frames, we recommend all trim be primed and painted. In some case the trim may require replacement where deterioration has made the surface unsuitable for painting.
71. Reinstall fascia aluminum trim.
72. Attach metal window wells to foundation
73. Three exterior wood steps in rear of building are to be removed and new steps with railings are to be installed in compliance with applicable sections of the building code.
74. Reframe front portico to square and correct any water leaks, flashing defects. Attach columns to base. Redirect water from upper stories off flat portico roof.
75. Missing grout around rails at basement entrance. Evaluate the railing to determine if they are still adequately being held in place by the concrete. If good, grout all railings to eliminate pockets for collecting water. If the holding capacity in the concrete has been diminished, the railing will have to be removed and re-installed or replaced completely.
76. Cracking caulk around front windows. We recommend the removal of all old caulking and re-caulk and repaint windows.
77. The general finish workmanship was so poor that multiple cosmetic flaws are present and their repair may require correction of the underlying framing deficiencies that have not been specifically identified yet. More destructive and invasive investigation may be required at the time of repair.
78. Repair cosmetic defects to minimum standard: Joints between moldings and adjacent surfaces 1/8" or less; fill sand and paint nail holes, hammer marks, checks or splits; all miter joints to be tight.

Site:

79. Lack of usable topsoil on site. Based on the report submitted by Rutgers Resource Center. Top soil will be required to be added to the site. This will necessitate the removal of some of the existing soil to maintain the site profiles.
80. Poor drainage on the site. Based on observation the site is not draining as was originally designed. Water collects in an area to the right of the house instead of draining to the catch basin just off the property at the right front of the site. Standing water was observed in this area. There is also an area around the front entrance to the house that appears to be graded toward the house. We recommend a survey of the existing site elevation be performed and a grading plan be developed to accommodate the addition of the required top soil and to direct the water to the catch basin and away from the house as had originally been intended.
81. Regrade at septic tank to prevent ponding
82. Install central monitoring well in septic disposal field

83. *Improper installation of the radon remediation system. The system or parts of a system were unlabeled and not installed correctly. We recommend the status of the system be established and the required components and labeling be installed. A licensed remediation contractor should be engaged for this repair.*

Please call if you have any questions or need additional information. It has been a pleasure to be of service.

Yours truly,



Robert N. Roop, P.E.
President

NJ PE GE34433

T. & L. HUNT BUILDERS
202 HOPEWELL-PRINCETON RD,
HOPEWELL, N.J. 08525
Lic. 13vho1350800
Office 609-466-8841
Fax 609-466-5364

PROPOSAL FOR.....
NEVINS RESIDENCE
1 SILVERTHORNE LANE
BELLE MEADE, N.J.

PROPOSAL FOR THE DEMOLITION AND REPAIRS, FOR THE ABOVE ADDRESS. ESTIMATE IS BASED ON THE VIEWING OF THE ABOVE PROPERTY AND REPORTS GIVEN TO ME, FROM CRITERIUM LOCKATONG ENGINEERS AND THERE RECOMMENDATIONS FOR METHODS OF REPAIR.

SEE EIGHT PAGE REPORT OF FINDINGS FROM CRITERIUM LOCKATONG ENGINEERS, DATED JULY 6, 2007.

SEE SEVEN PAGE REPORT OF FINDINGS FROM T&L HUNT BUILDERS, DATED 7/23/07.

FOR DEMOLITION AND NEEDED REPAIRS TO THE HOME AT ADDRESS LISTED ABOVE, AS PER REPORTS LISTED ABOVE AND INCLUDED COPIES OF. PRICING TO INCLUDE ALL EXCAVATING AND THE REINSTALLATION OF ALLREADY EXISTING ITEMS, SUCH AS, GRASS SEEDING, SHRUBS, PLANTINGS, AND LAND SCAPING. NEW SIDEWALKS, BLACK TOP DRIVEWAY, INVISIBLE DOG FENCE, AND IRRIGATION SYSTEM.

NOT INCLUDED IN PRICING.....

1. THE SUPPLYING AND DELIVERING OF GOOD TOP SOIL FOR ALL PLANTABLE AREAS OF GRASS AND LAND SCAPING.

2. A APROVED ENGINEERS SITE PLAN INCLUDING ALL ELLAVATIONS FOR RAIN WATER RUN OFF, TO ELLIMINATE PONDING. FOR LOT LISTED ABOVE.

3. A COMPLETE SET OF PLANS TO SHOW THE HOUSE THAT WAS ORIGINALLY BUILT. THEESE PLANS MUST BE EXEPTED BY TOWNSHIP FOR THE ISSUE OF PERMITS. SAME GOES FOR LOT ELLAVATION PLANS.

4. ALL COST FOR ANY AND ALL PERMITS NEEDED TO REPAIR, REBUILD, THE HOUSE AND PROPERTY LISTED ABOVE.
5. MOVING AND STORAGE COST FOR MS. NEVINS TO VACATE THE PROPERTY AND RETURN AFTER CONSTRUCTION IS COMPLETED.
6. THE RENTAL COST OF SUITABLE HOUSING AND ALL EXPENSES INVOLVED WITH, FOR MS. NEVINS AND HER PETS, FOR APPROXIMATELY ONE YEAR'S TIME, WHILE DEMOLITION AND RECONSTRUCTION TAKE PLACE.
7. DISCONNECTION AND RECONNECTION OF PUBLIC UTILITIES, INCLUDING ELECTRIC AND GAS, CABLE TV, PHONE SERVICE, WATER CONNECTION, AND ANY OTHER UTILITIES INVOLVED, AND OR PERMITS OR FEES INVOLVED WITH.

TOTAL PRICE FOR JOB=
FOR DEMOLITION AND REPAIRING OF HOME AND PROPERTY.
SEVEN HUNDRED THREE THOUSAND DOLLARS 00/100 \$703,000.00

FOR DEMOLITION AND REPLACING OF HOME, INCLUDING
REPAIRS TO PROPERTY.
SEVEN HUNDRED THIRTY TWO THOUSAND DOLLARS 00/100
\$732,000.00

TO EXCEPT ESTIMATE SIGN AND DATE BELOW.

DATE.....SIGNED.....

DATE.....SIGNED.....

DAVID WADYKA (Attorney)
908-757-8039

1 Silverthorn Lane
Belle Mead NJ 08502-5551
September 12, 2007

Faxed 9/17/07

Tom Hunt
202 Princeton-Hopewell Road
Hopewell, NJ 08525

T & L HUNT BUILDERS
202 HOPEWELL - PRINCETON ROAD
HOPEWELL, NJ 08525
Lic. 13vh01350800

office 609-466-
cell 609-374-21

Dear Mr. Hunt:

At your earliest convenience, please send me a written estimate that covers the costs to:

- Demolish and remove the existing structure located at 1 Silverthorn Lane. \$45,000.00
- Obtain a complete and accurate set of the plans needed to rebuild my house exactly as it was originally supposed to be built. \$15,000.00
- Obtain all required permits. ? Township to determine this amount.
- Rebuild the house in accordance with the plans. \$732,000.00
- Repair the septic system \$10,000.00
- Regrade the property as needed. \$10,000.00
- Move any trees that are affected by the regrading, or replace as needed \$10,000.00
- Restore the topsoil to the property, and reseed the property. \$60,000.00
- Replant all affected landscaping. \$10,000.00
- Replace the electric fence. \$3,000.00
- Replace the underground sprinkler system. \$15,000.00
- Repair / replace any fencing affected by the construction. \$5,000.00
- Remove the silt fence and all other debris left on the property by Toll Brothers during the original construction. \$2,500.00

Given that this work will probably take at least a year to complete, please factor in any increases in costs that are likely to occur during that period. 3% =

Thank you, Additional Items ↓

Replace Driveway & side WALKS - \$15,000.00

Ellen E. Nevins

Disconnect Public utilities, WATER
GAS, Electric, cable, phone, AND Reconnect - \$10,000.00

Engineers site plan for lot, to include \$10,000.00

ELEVATIONS, & WATER Run off

Total ALL = \$981,075.00