



YEZZI ASSOCIATES, L.L.C.

ARCHITECTS - PLANNERS - INTERIOR DESIGNERS

June 18, 2008

Mr. M. Fiure
Assistant to Director
Ocean County
Department of Parks and Recreation
1198 Bandon Road
Toms River, New Jersey 08753

**REF: Preliminary investigation of Cedar
Bridge Tavern, Barnegat, New Jersey
Architects Project #YC08105**

Dear Mr. Fiure:

As per the direction of the Ocean County Parks and Recreation Department, we visited the above referenced site for a preliminary investigation as to the existing structure stability and life and safety issues.

The following are the results of that field investigation:

- A. Field check and verify existing conditions
One field team investigated the existing conditions. They took measurements of the existing building and photographed existing conditions.
- B. Photos of existing conditions
Photos of existing conditions were taken inside and outside of the Building. See photos attached to the report and added to the drawings provided.
- C. Single line Drawings
See Plans attached showing original historical plans and elevations and existing conditions.
- D. Report of Existing Conditions
Exterior: the building is in generally bad shape.
 - 1. The siding is badly weathered and shows signs of major decay and should be replaced.
 - 2. The tin roof should be replaced.
 - 3. The structural supports for the roof and walls show heavy water damage. Sections should be replaced. Major sections of the wall and roof sheathing should be replaced.
 - 4. The green House added to the rear of the building is not historically correct and should be removed.
 - 5. All wood fascias, soffits, gutters and leaders should be replaced.
 - 6. The chimney should be repaired.
 - 7. All windows should be replaced.

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8. General repainting and repairs.
9. Signs of termite damage exterior and interior of building.

Interior of building:

1. Floors sagging
2. Water damage at Attic area - replace rafters and sheathing.
3. Damage to flooring and walls at first floor and second floor, needs general repairs and repainting.

Electrical:

1. Main service panel meets code; all wiring, outlets, fixtures etc. must be replaced.

Mechanical System

1. Oil fired, hot air, system does not meet code and should be replaced (runs of flex duct etc., too long)

Plumbing

1. Roughing and water lines should be replaced fixtures should be replaced.

Hot-Water Heater

1. Hot water heater is acceptable.

Cooking System

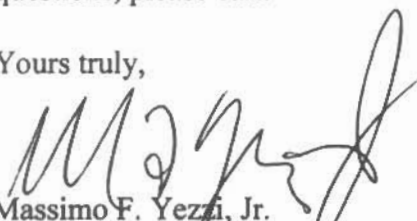
1. Cooking system is propane.

E. Recommendations

The building has structural damage, signs of termite damage and is in need of major repairs to the exterior and interior of the building. Revised heating, electrical and plumbing system required. The repairs to the building to be historically correct could be \$450,000 to \$500,000. General repairs to stabilize the building could be \$125,000 to \$175,000.

Please review the report, photo's attached and drawings provided. If you have any questions, please call.

Yours truly,



Massimo F. Yezzi, Jr.
R.A., P.P., NCARB, AIA

MFY/pb