

ROBERT J. NISH, P.C.

ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION

163 WASHINGTON STREET
ROUTE 24 WEST
MORRISTOWN, NJ 07960
(973) 539-5050

FAX (973) 539-7560
relocation@nishlaw.com

ROBERT J. NISH
NOËLLE K. NISH

March 28, 2012

VIA FACSIMILE (973-584-6868) ONLY

Eugene J. Porfido, Esq.
201 Route 10 East
Succasunna, NJ 07876

Re: *Bocian/Yoesting from Love*
33 South Street, Madison, New Jersey

Dear Mr. Porfido:

As you are aware, this firm represents Mr. Yoesting and Ms. Bocian in connection with their purchase of the above-captioned property. Enclosed herewith please find a copy of the Buyer's general home inspection report. We are not yet in receipt of the level II chimney inspection, garage pest infestation report, general pest infestation report, lead paint inspection report, tank sweep results and radon test report and must reserve our clients' rights with respect thereto. With regard to the general home inspection, our client requests the following items to be addressed by the Seller prior to closing:

1. Garage: Please have all debris, mowers and stove removed prior to closing so that same is in broom swept condition. Please also have the area treated for carpenter bees and provide the standard one (1) year warranty for same. We understand that a separate pest infestation report for the garage will be forthcoming. The garage floor is also cracked, deteriorated and not level. Please have same repaired/replaced prior to closing.
2. Electrical Service: The main service electric service feed is delaminating and frayed. Please have a licensed electrician replace same and secure the loose meter as side of the house.
3. Distribution Piping: Please have the galvanized pipes replaced by a licensed plumber and the active leaks in the piping in the basement as well as in the piping from the bathroom to the basement repaired.
4. Lead Paint: Please have all of the worn painted areas (i.e. window seals, door jambs, etc.) remediated as well as the flaking, chipping paint in the garage. We understand that the lead swab surface test was positive in these areas.
5. Chimney Liner: The inspector noted that the cleanout door was stuck open due to the deteriorated and crumbling chimney and possible liner. He also indicated that poisonous gases were seeping through the brick. The Buyers have scheduled a level II chimney inspection based on the inspectors comments at the general home inspection and, upon receipt of the report, we will advise as to any repairs that are required to addressed.

ROBERT J. NISH, P.C.

ATTORNEYS AT LAW

Eugene J. Porfido, Esq.
March 28, 2012; Page 2

6. Additional Concerns: The following items are areas of concern with respect to obtaining homeowners insurance for the property (which the Buyers are looking into). We will advise once same has been satisfied, however, in the event the insurance company requires repairs to be made, we would ask that the Seller address them:
- a. Garage foundation;
 - b. Porch steps
 - c. Water leak under porch into basement;
 - d. Electrical panel replacement;
 - e. Knob and tube wiring in garage;
 - f. Wood rot in garage and under porch;
 - g. Light switch in shower;
 - h. Kitchen entrance step; and
 - i. Chimney flashing.

Please note that all repairs shall be completed by licensed contractors and in accordance with any municipal and/or state requirements with copies of all invoices, warranties and/or guarantees provided to the Buyers prior to closing.

Additionally, please provide copies of all permits and approvals for the following: HVAC installation, roof replacement, water heater replacement, furnace replacement, conversion from oil to natural gas, conversion from steam to forced air heating and abandonment of the above-ground oil tank. We are advised that the municipality does not have any records associated with same.

Finally, please have your clients contact the municipality and schedule the inspection for the Certificate of Occupancy, if applicable, and Smoke Detector/Carbon Monoxide/Fire Extinguisher Certificate at their earliest convenience so as to confirm the closing may proceed as scheduled.

Kindly review the above requests with your client and advise. Please feel free to contact our office with any questions. Thank you.

Very truly yours,

ROBERT J. NISH, P.C.



MPC/me

By:

Maureen P. Chlopik, Legal Assistant

cc: Erika Bocian and Jonathan Yoesting, via email only
Eileen Riddle, Weichert Realtors, via email
Deborah Brennan, via email