

INSPECTION REPORT



For the Property at:
PORT WASHINGTON, NY 11050

Inspection Date: Wednesday, May 29, 2024

Prepared by:
East Coast Commercial Property Inspections, LLC

<https://eastcoastcommercialinspectionsllc.com>

Rob Byrne, CEO, Owner/Operator
rob@eastcoastcommercialinspectionsllc.com
Cell: 516-509-9091

Josh Braun, Director of Sales
josh@eastcoastcommercialinspectionsllc.com
Cell: 917-748-1590

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

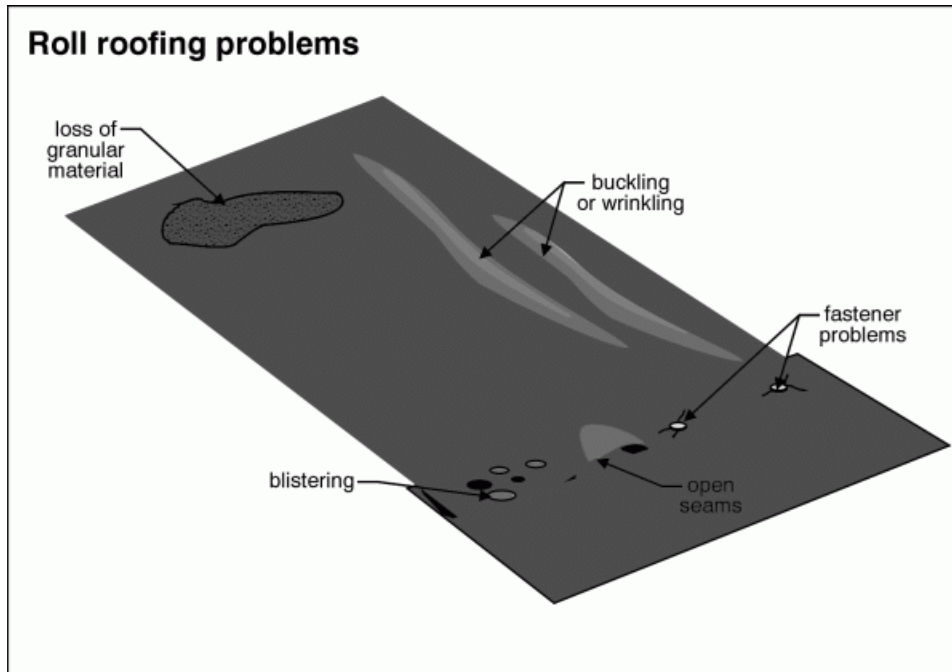
OBSERVATION AND RECOMMENDATIONS

SLOPED ROOFING \ Roll roofing

1. Condition: • [Buckling or wrinkling](#)

Implication(s): Chance of water damage to structure, finishes and contents

Task: Improve



Buckling or wrinkling



Buckling or wrinkling

2. Condition: • CLEAN ROOF OF DEBRIS

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

**FLAT ROOFING \ General notes****3. Condition:** • Keep drains clear of debris**Location:** Throughout**GENERAL INFO AND DESCRIPTIONS****General:**

- General view of Roof

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



General view of roof



General view of Roof



General view of Roof



General view of Roof



General view of Roof



General view of Roof

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

Flat roofing material: • RUBBER ROOF EPDM -PONDING AND PUDDLE ARE DRAIN

Ponding and puddling in various location



Roof drainage needs to be improved



Have licensed roofer improve drainage



ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

OBSERVATION AND RECOMMENDATIONS

RECOMMENDATIONS \ General

4. Condition: • Birds nesting

Location: East



Birds nesting

WALLS \ -Brick, stone, concrete

5. Condition: • [Mortar deterioration](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: EAST



ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

**6. Condition:** • Damaged**Location:** West**DOORS \ Doors and frames****7. Condition:** • [Damage](#)**Implication(s):** Chance of damage to finishes and structure | Poor security**Location:** NORTH LOADING DOCK DOOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

*Damage***PORCHES, DECKS, STAIRS, PATIOS \ *Stairs and landings*****8. Condition:** • [Masonry or concrete cracking](#)**Implication(s):** Weakened structure**Location:** EAST*Masonry or concrete cracking**Masonry or concrete cracking*

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



Masonry or concrete cracking



Masonry or concrete cracking

9. Condition: • Trip hazard**Implication(s):** Trip or fall hazard**Location:** EAST

Trip hazard

LANDSCAPING \ #General notes**10. Condition:** • [Trees or shrubs too close to building](#)**Implication(s):** Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration**Location:** East

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

*Trees or shrubs too close to building**Trees or shrubs too close to building***LANDSCAPING \ #Retaining wall****11. Condition:** • [Rot](#)**Implication(s):** Weakened structure | Material deterioration**Location:** East*Rot**Rot*

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



Rot



Rot

GENERAL INFO AND DESCRIPTIONS

General: • PARKING LOT AND CURBS DAMAGED



ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



General: • LIQUID NITROGEN



ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

General: • SITE DRAINAGE - ROOF DRAINAGE IS DIRECTED TO MULTIPLE DRY WELLS THROUGHOUT THE PROPERTY



General: • LOADING DOCKS NORTH AND WEST SIDE OF BUILDING

ROOFING

EXTERIOR

STRUCTURE

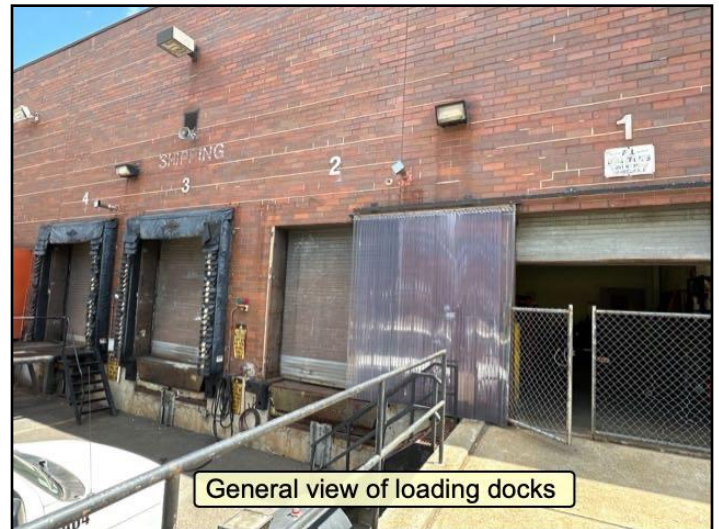
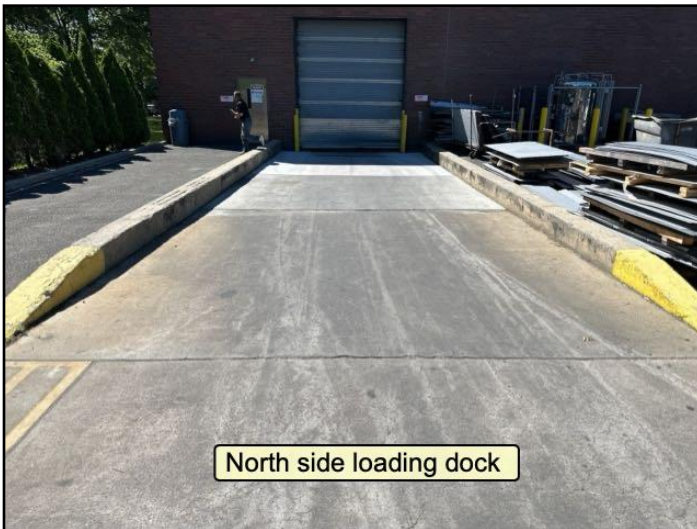
ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

OBSERVATION AND RECOMMENDATIONS

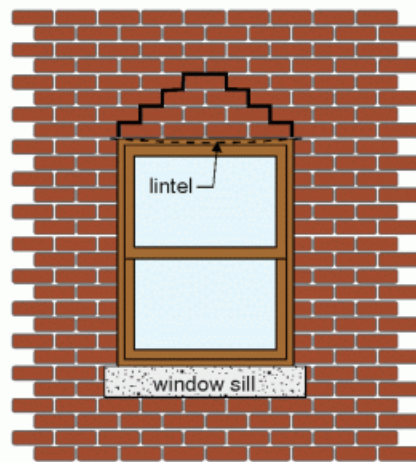
WALLS \ Headers or Lintels

12. Condition: • [Rust](#)

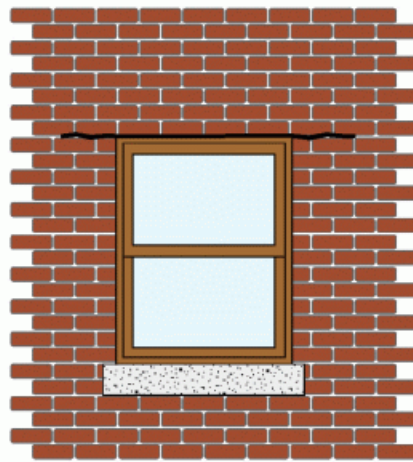
Implication(s): Weakened structure | Chance of structural movement

Location: East

Lintel related wall cracks



crack pattern commonly associated with sagging lintels due to undersizing or deterioration



horizontal crack often caused by rusting steel lintels expanding



Rust



Rust

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

GENERAL INFO AND DESCRIPTIONS

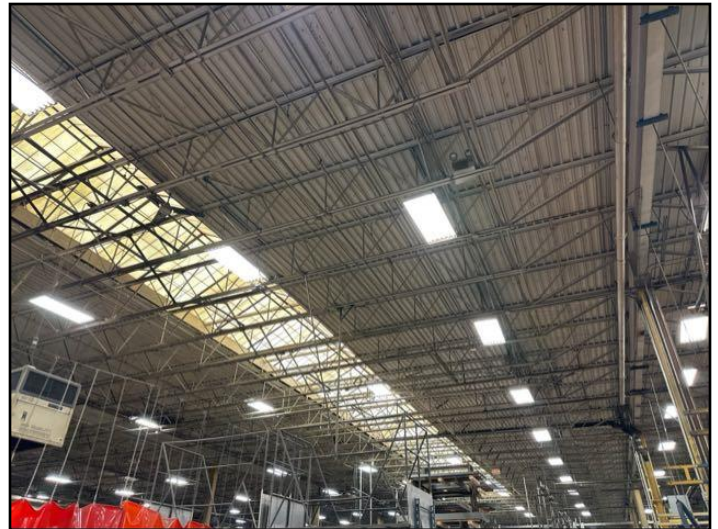
Exterior wall construction: • Concrete block

Roof and ceiling framing:

- [Trusses](#)



Trusses



Trusses

- [Steel frame](#)



Steel frame



Steel frame

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

GENERAL INFO AND DESCRIPTIONS**General:**

- General view of electrical
SOUTH BUILDING



General view of electrical- South Building



General view of electrical- South Building



General view of electrical systems- South building



Electrical room - South building

General view of electrical- South Building

General view of electrical- South Building

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

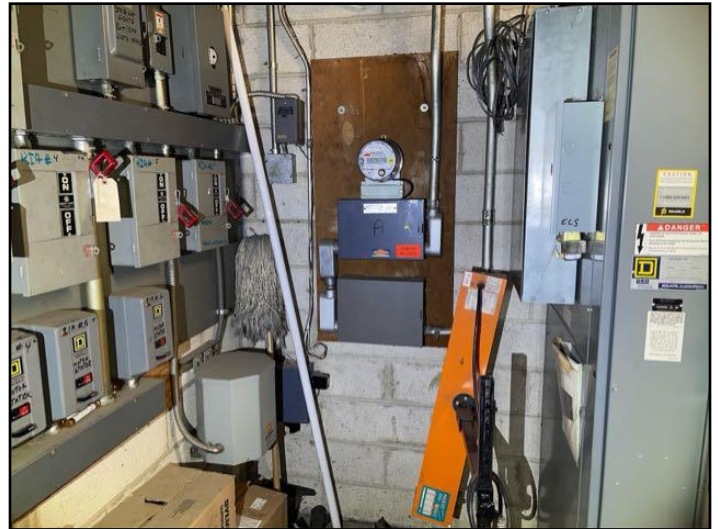
COOLING

PLUMBING

INTERIOR



General view of electrical- South Building



General view of electrical- South Building



Main disconnects- South building

General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



General view of electrical- South Building



General view of electrical- South Building



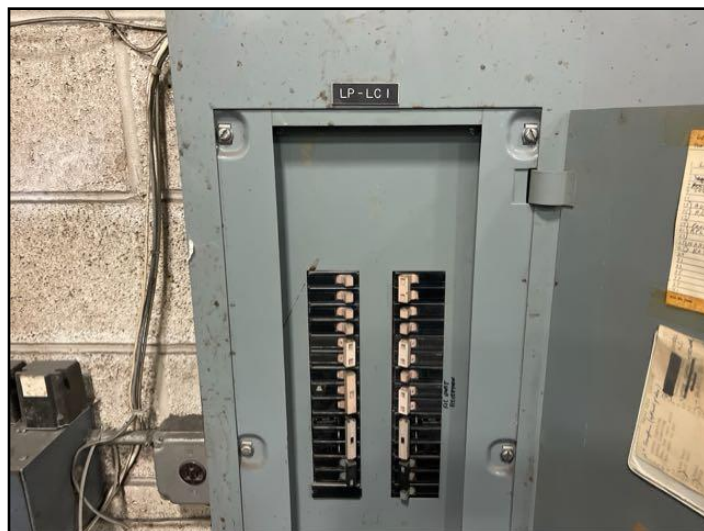
General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

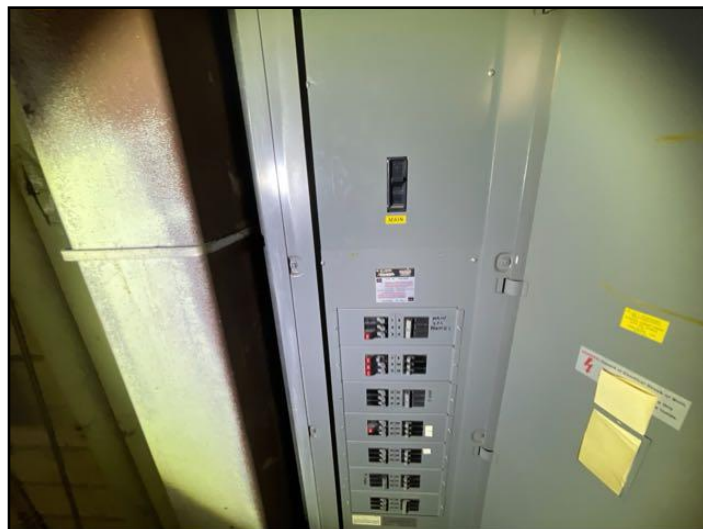
COOLING

PLUMBING

INTERIOR



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building



General view of electrical- South Building

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

*General view of electrical- South Building**General view of electrical- South Building**General view of electrical- South Building**General view of electrical- South Building**General view of electrical- South Building*

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

- General view of electrical
NORTH BUILDING

*General view of electrical- North Building**General view of electrical- North Building**General view of electrical- North Building**General view of electrical- North Building*

Port Washington, NY May 29, 2024

<https://eastcoastcommercialinspectionsllc.com>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

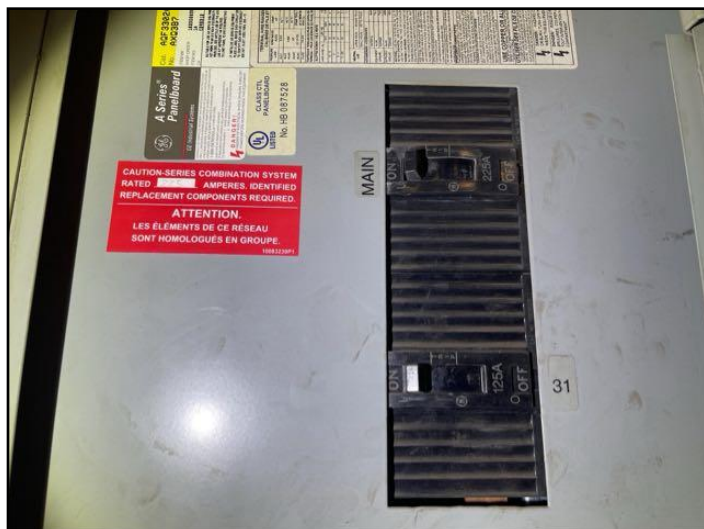
INTERIOR



General view of electrical- North Building



General view of electrical- North Building



General view of electrical- North Building



General view of electrical- North Building



General view of electrical- North Building

ROOFING

EXTERIOR

STRUCTURE

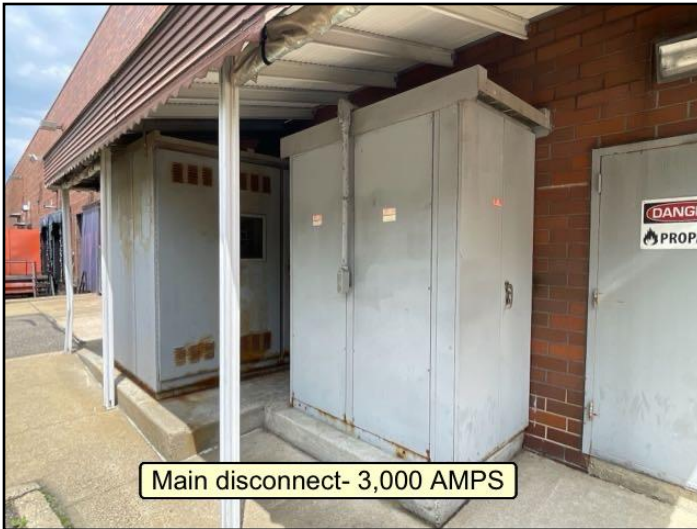
ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

Main disconnect/service box rating: • SOUTH- 3,000 AMPS*Main disconnect- 3,000 AMPS**South building transformer***Main disconnect/service box rating: • NORTH- 2,000 AMPS***Main disconnect- 2,000 AMPS**North building transformer*

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

GENERAL INFO AND DESCRIPTIONS

General:

- General view of heating

SOUTH



South building heating system



General view of heating

General view of heating

- General view of heating

NORTH



North building heating system



General view of heating

General view of heating

- General:**
- Fire suppression system

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



General: • USED OIL TANK ON WEST SIDE OF BUILDING LOADING DOCK AREA



ROOFING

EXTERIOR

STRUCTURE

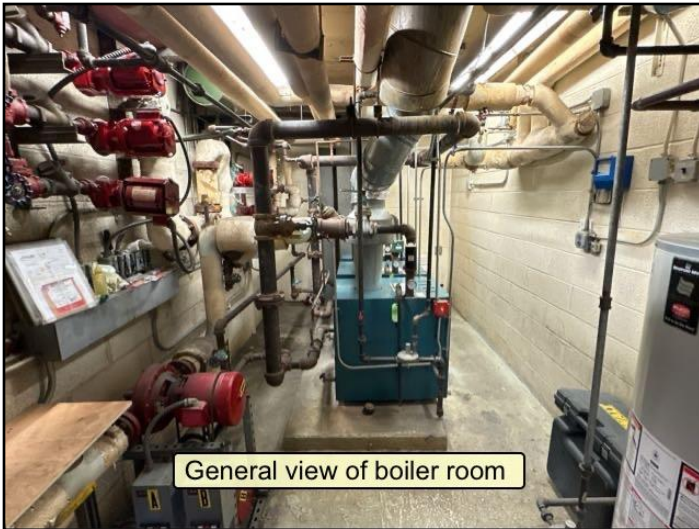
ELECTRICAL

HEATING

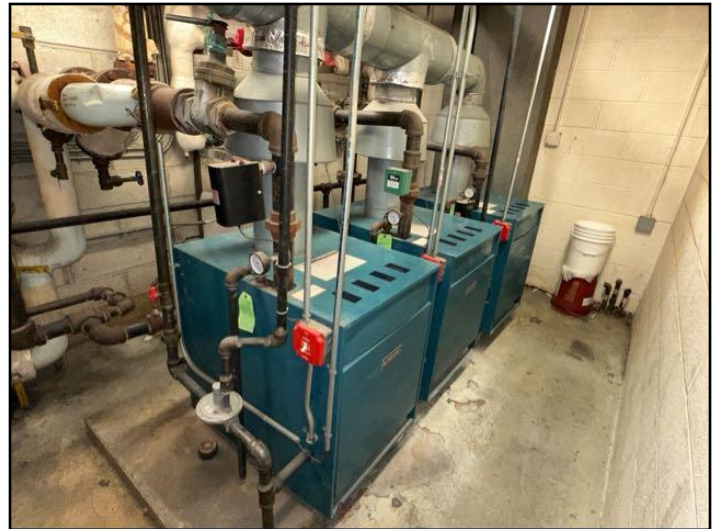
COOLING

PLUMBING

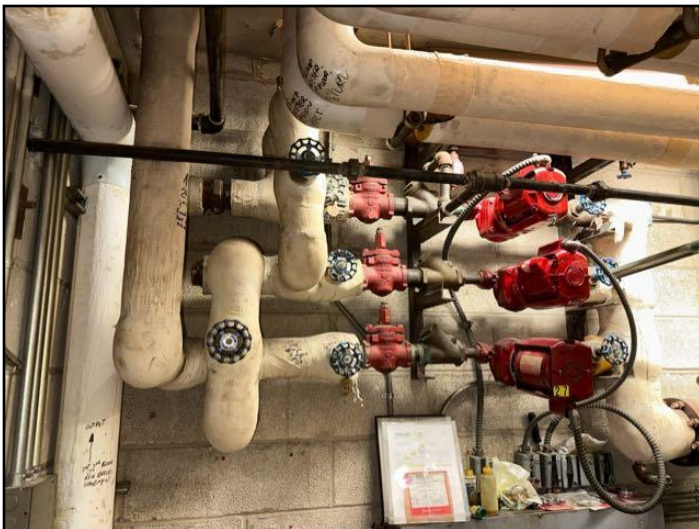
INTERIOR

General: • BOILER ROOM

Boiler room



Boiler room



Boiler room



Boiler room

Heating system type: • [Boiler](#)

Heating system type: • Carrier- Packaged Rooftop Unit (RTU)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

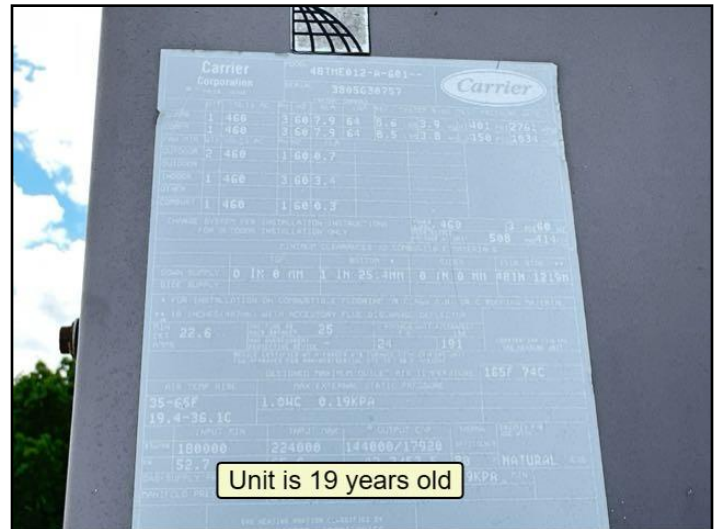
COOLING

PLUMBING

INTERIOR



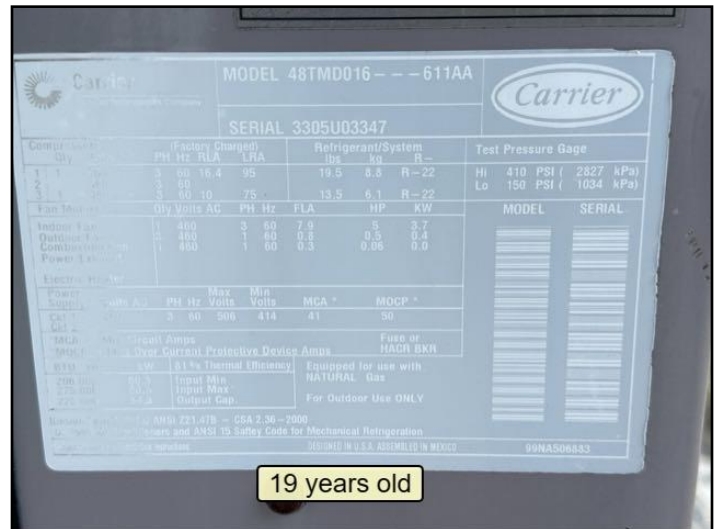
Carrier- Packaged Rooftop Unit (RTU)



Carrier- Packaged Rooftop Unit (RTU)



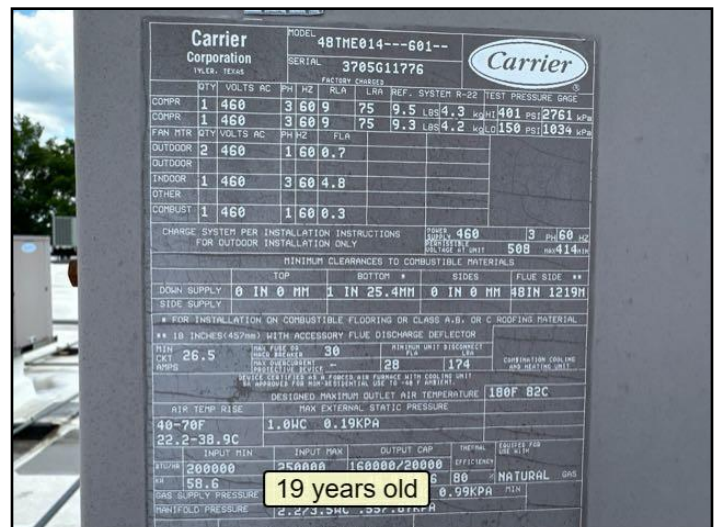
Carrier- Packaged Rooftop Unit (RTU)



Carrier- Packaged Rooftop Unit (RTU)



Carrier- Packaged Rooftop Unit (RTU)



Carrier- Packaged Rooftop Unit (RTU)

Port Washington, NY May 29, 2024

<https://eastcoastcommercialinspectionsllc.com>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

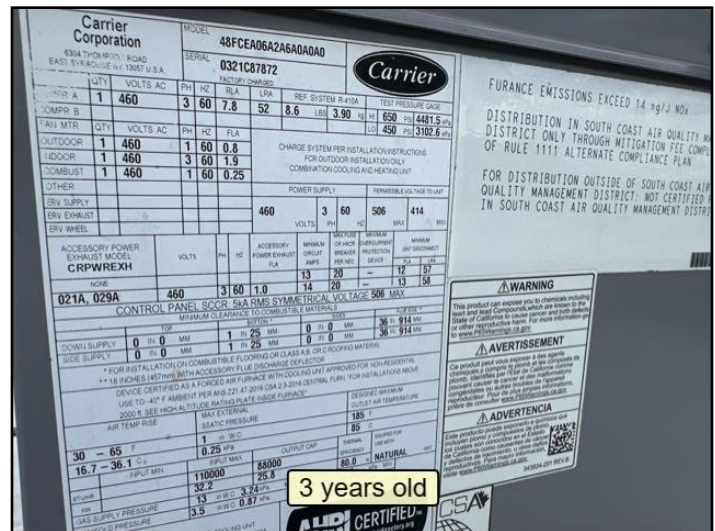
COOLING

PLUMBING

INTERIOR



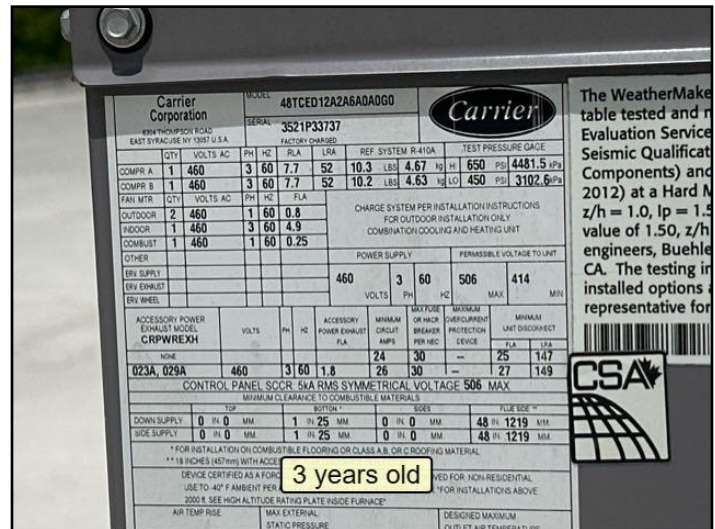
Carrier- Packaged Rooftop Unit (RTU)



Carrier- Packaged Rooftop Unit (RTU)



Carrier- Packaged Rooftop Unit (RTU)



Carrier- Packaged Rooftop Unit (RTU)

Heating system type: • Trane- Packaged Rooftop Unit (RTU)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

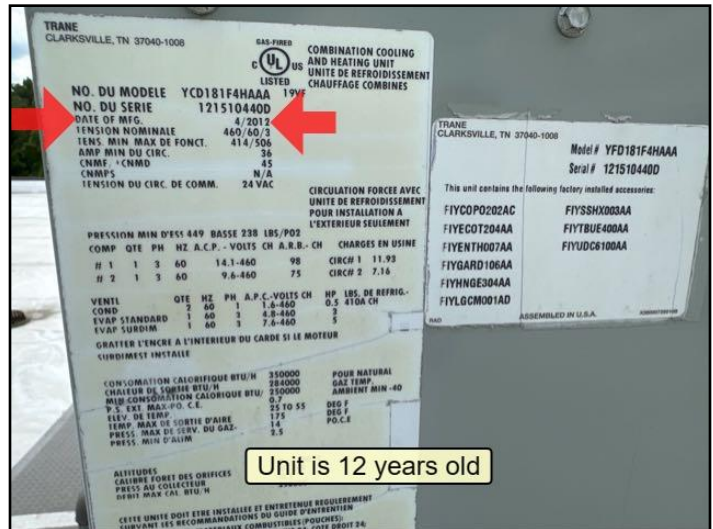
COOLING

PLUMBING

INTERIOR



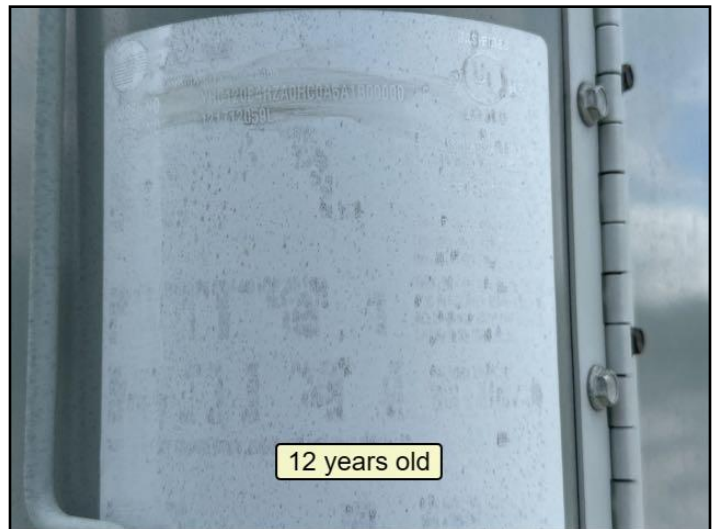
Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)

Port Washington, NY May 29, 2024

<https://eastcoastcommercialinspectionsllc.com>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

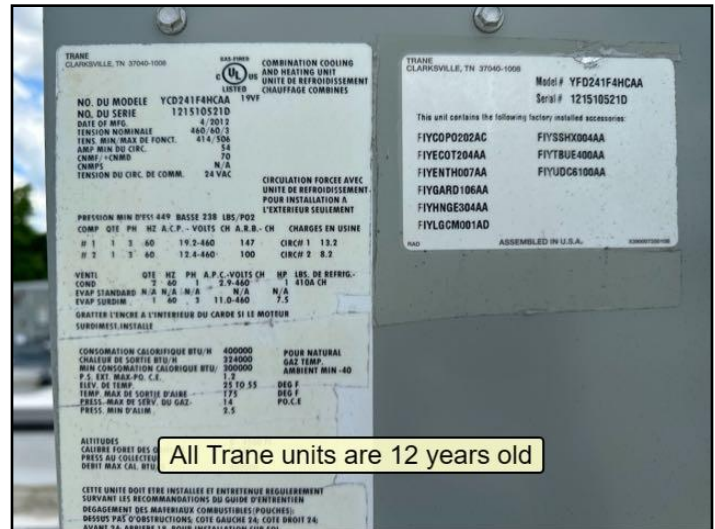
COOLING

PLUMBING

INTERIOR



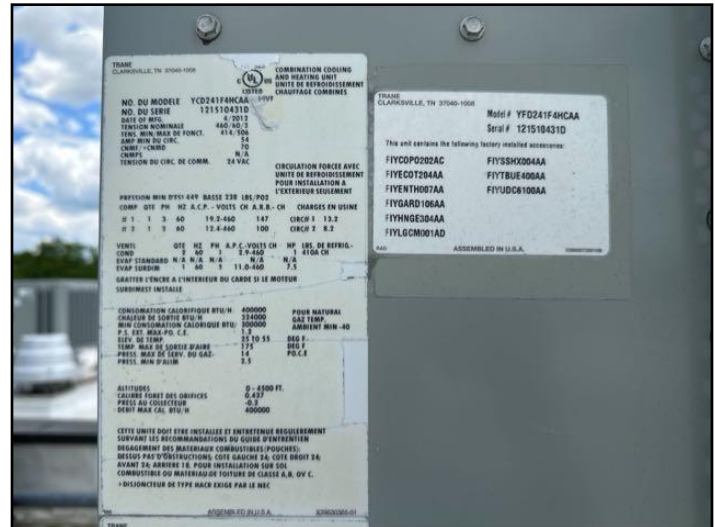
Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)



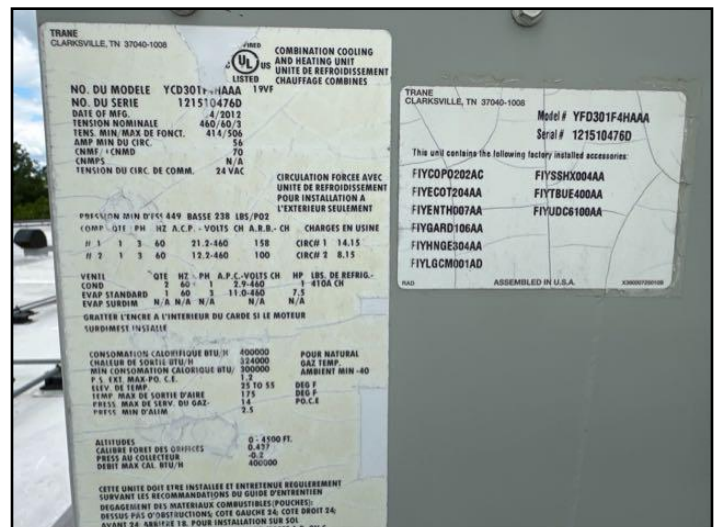
Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)

Port Washington, NY May 29, 2024

<https://eastcoastcommercialinspectionsllc.com>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



Trane- Packaged Rooftop Unit (RTU)



Trane- Packaged Rooftop Unit (RTU)

Fuel/energy source: • [Gas](#)

Boiler manufacturer:

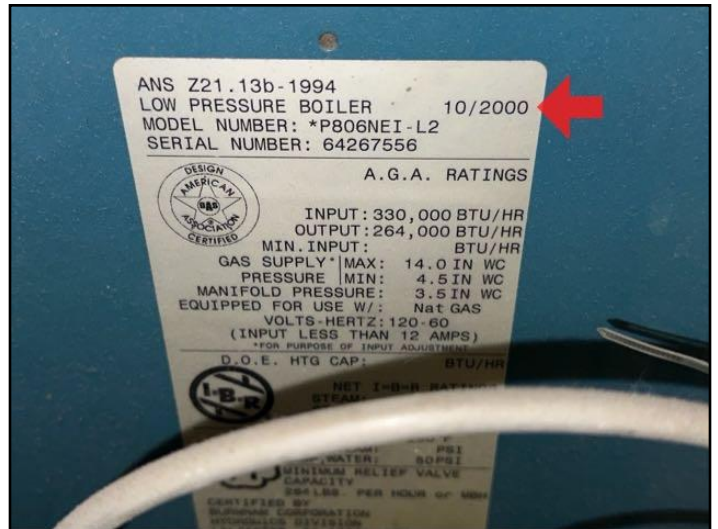
• Burnham



Boilers are 24 years old

Used to supply baseboard heat to offices

Burnham



Burnham

Port Washington, NY May 29, 2024

<https://eastcoastcommercialinspectionsllc.com>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

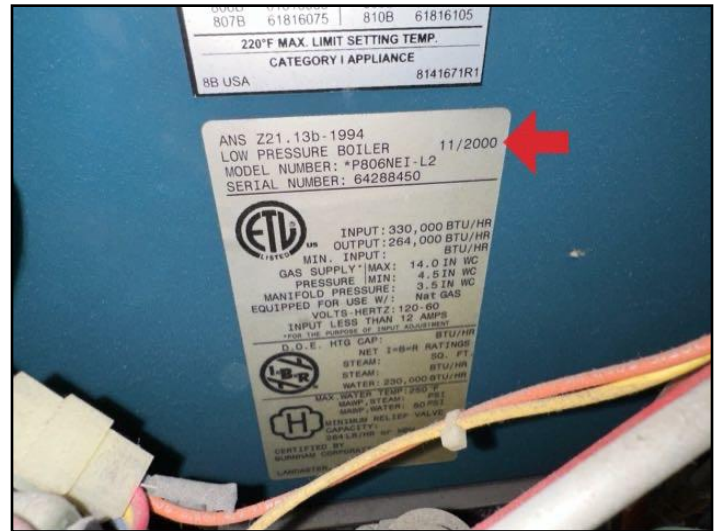
COOLING

PLUMBING

INTERIOR



Burnham



Burnham

Approximate age:

- [3 years](#)

Carrier- Packaged Rooftop Unit (RTU)

- [12 years](#)

Trane- Packaged Rooftop Unit (RTU)

- [19 years](#)

Carrier- Packaged Rooftop Unit (RTU)

- [24 years](#)

Burnham boilers

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

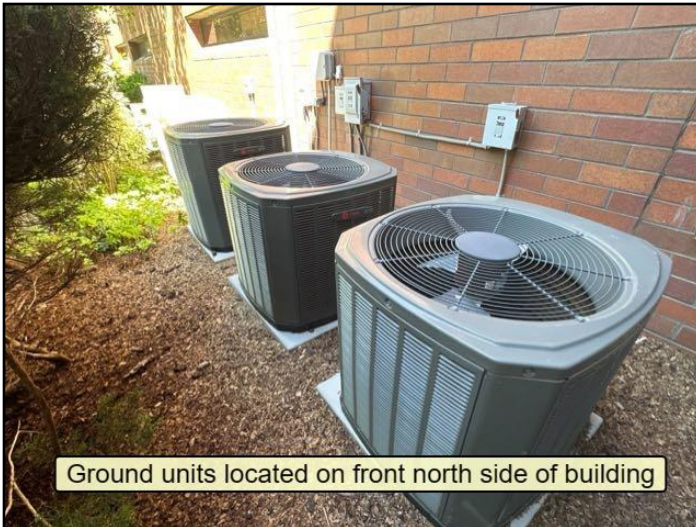
INTERIOR

GENERAL INFO AND DESCRIPTIONS

Air conditioning type: • [Air cooled](#)

Manufacturer:

• Trane



Trane



Trane



Trane



Trane

Port Washington, NY May 29, 2024

<https://eastcoastcommercialinspectionsllc.com>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



Trane



Trane



Trane



Trane

Port Washington, NY May 29, 2024

<https://eastcoastcommercialinspectionsllc.com>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

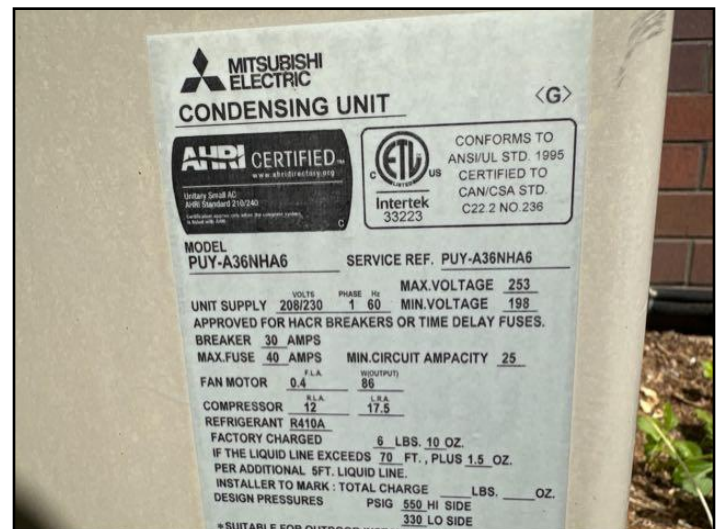


Trane

- Mitsubishi



Mitsubishi



Mitsubishi

Port Washington, NY May 29, 2024

<https://eastcoastcommercialinspectionsllc.com>

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

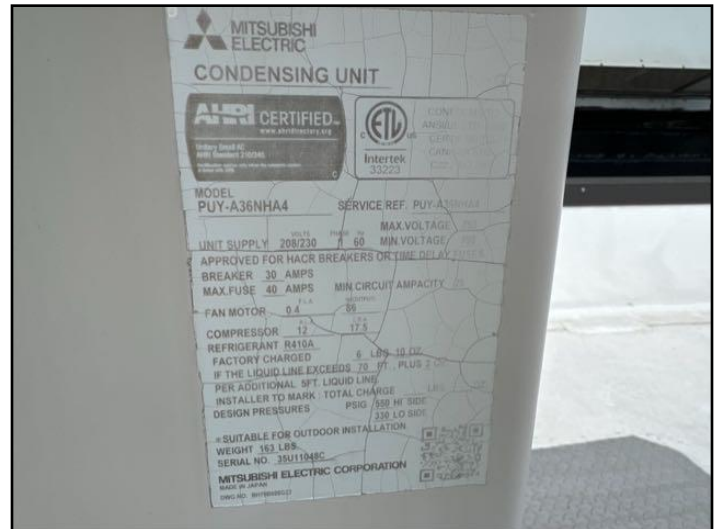
COOLING

PLUMBING

INTERIOR



Mitsubishi



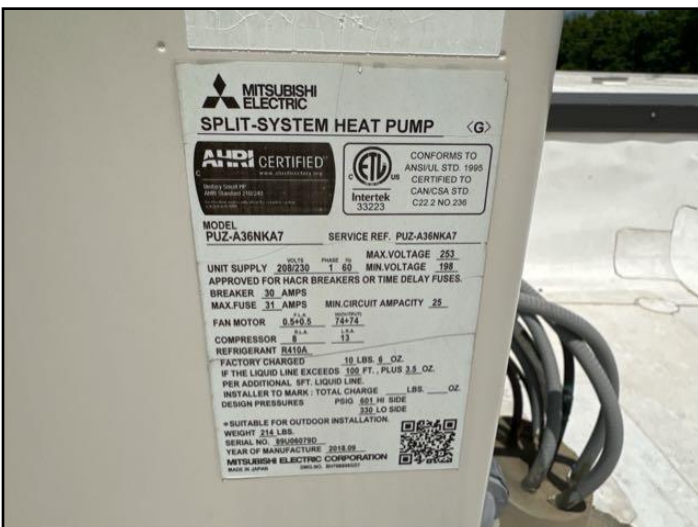
Mitsubishi



Mitsubishi



Mitsubishi



Mitsubishi



Mitsubishi

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

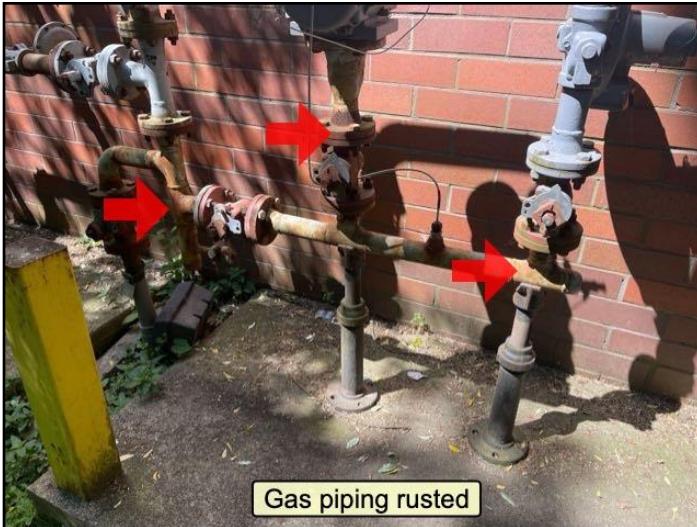
COOLING

PLUMBING

INTERIOR

OBSERVATION AND RECOMMENDATIONS

GAS SUPPLY \ Gas piping

13. Condition: • [Rust](#)**Implication(s):** Material deterioration | Fire hazard**Location:** EAST*Rust**Rust*

GENERAL INFO AND DESCRIPTIONS

General: • FIRE SUPPRESSION- NORTH BUILDING**General:** • FIRE SUPPRESSION- SOUTH BUILDING

ROOFING

EXTERIOR

STRUCTURE

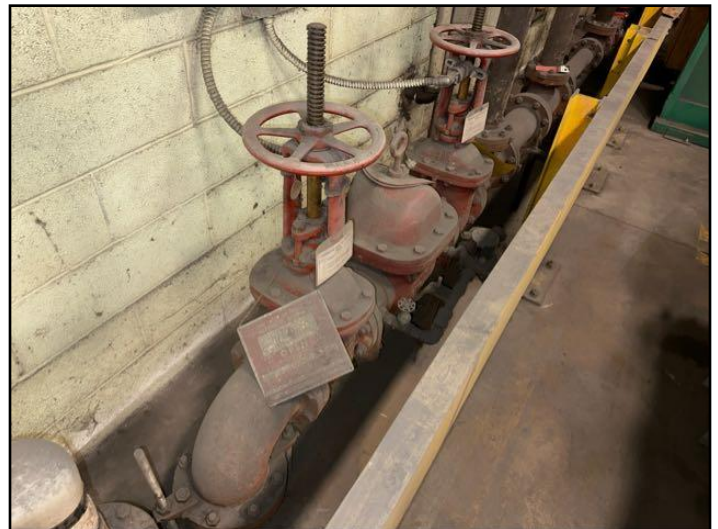
ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



Water supply source (based on observed evidence): • Public

Main water shut off valve at the: • Exterior South Side



Main water shut off valve at the: • SOUTH WAREHOUSE

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR



Interior main shut off valve located in south warehouse

Water heater type: • [Conventional](#)

Water heater location: • Utility room

Water heater fuel/energy source: • [Gas](#)

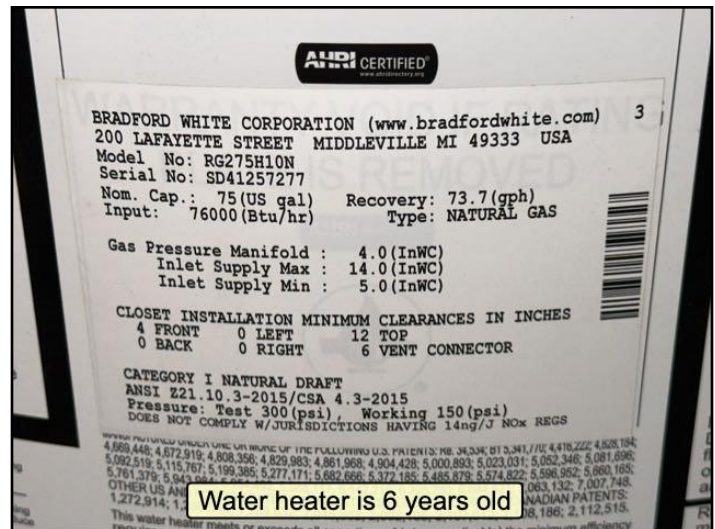
Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• Bradford White



Water heater located in boiler room



Water heater is 6 years old

Bradford White

Bradford White

Water heater tank capacity: • [75 gallons](#)

Water heater approximate age: • 6 years

Sewer cleanout location: • MAIN SEWER LINE CONNECTION AND TRAP SOUTH FRONT OF BUILDING UNABLE TO REMOVE COVER

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

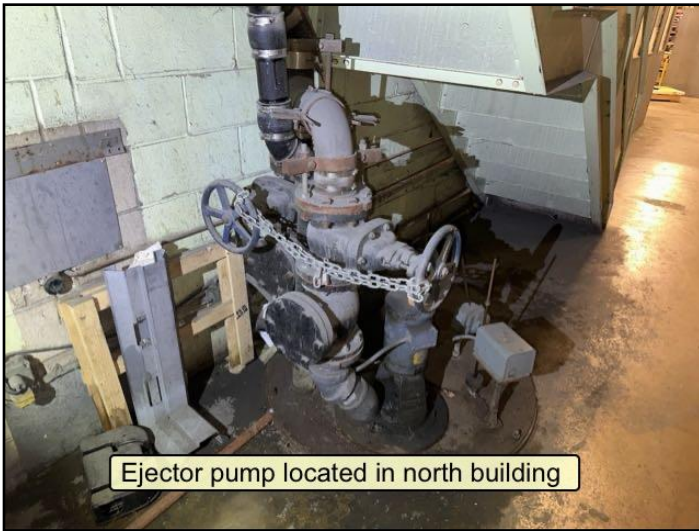
COOLING

PLUMBING

INTERIOR

**Pumps:**

- [Solid waste pump \(ejector pump\)](#)

NORTH BUILDING

Solid waste pump (ejector pump)



Solid waste pump (ejector pump)

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

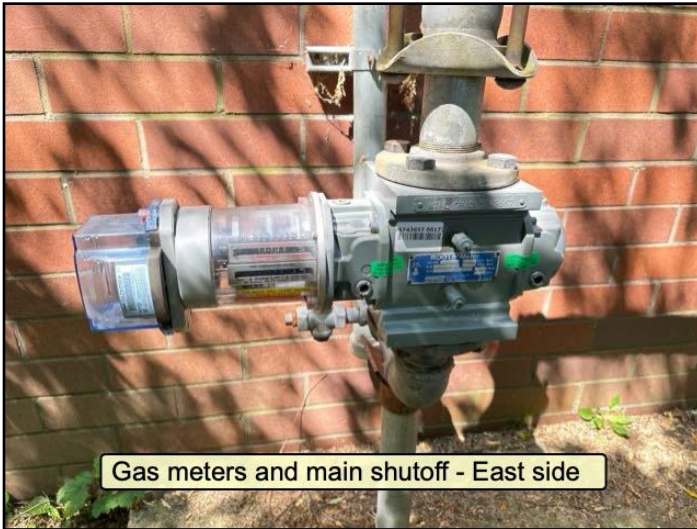
PLUMBING

INTERIOR

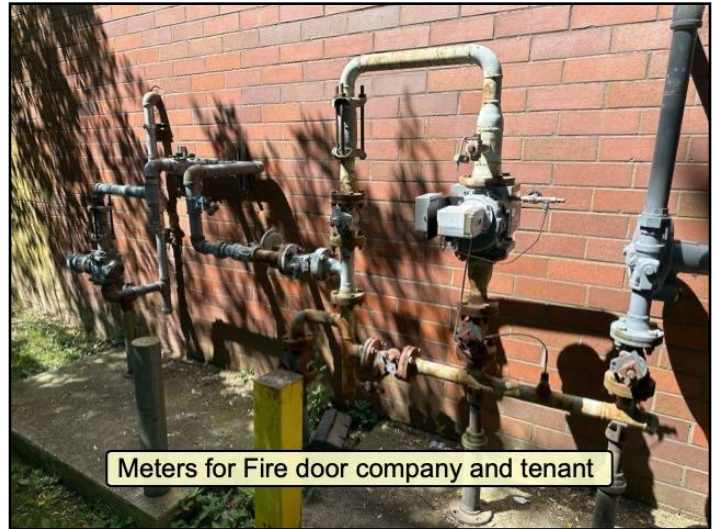


Solid waste pump (ejector pump)

Gas meter location: • East



Gas meters and main shutoff - East side



Meters for Fire door company and tenant

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

GENERAL INFO AND DESCRIPTIONS

General:

- General view of interior

GENERAL VIEW OF OFFICE



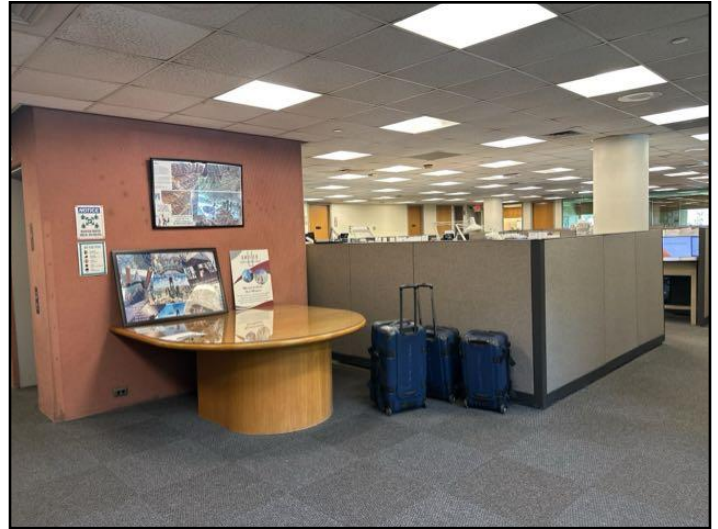
General view of interior



General view of interior



General view of interior



General view of interior

ROOFING

EXTERIOR

STRUCTURE

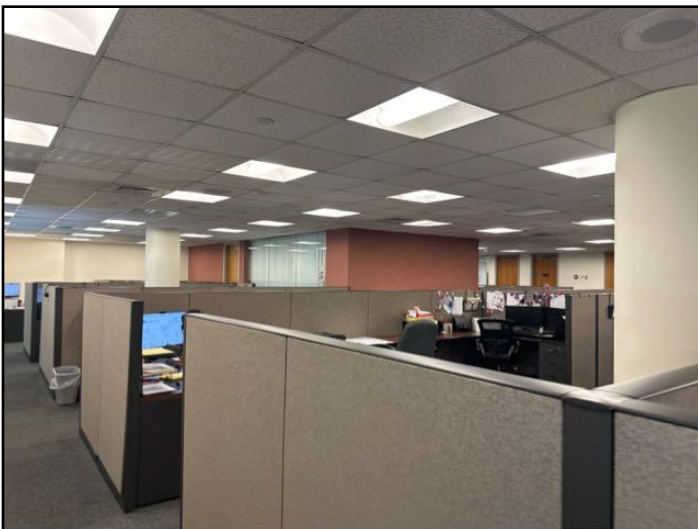
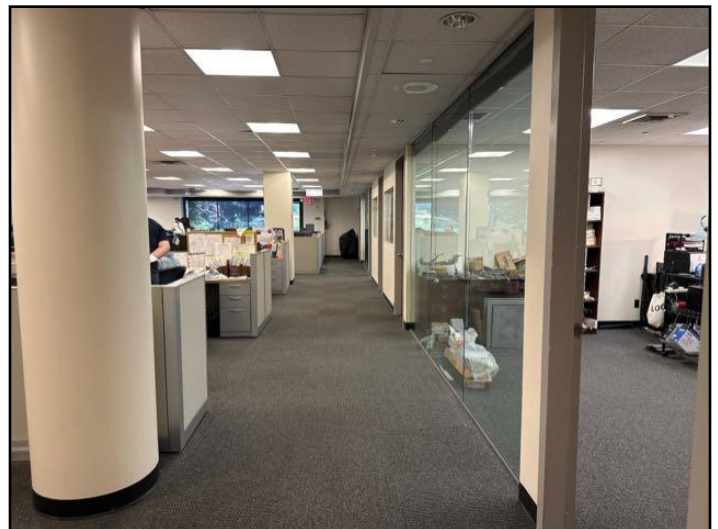
ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

*General view of interior**General view of interior**General view of interior**General view of interior**General view of interior**General view of interior*

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

General: • BATHROOMS**END OF REPORT**