

INSPECTION REPORT



For the Property at:
FARMINGDALE, NY 11735

Inspection Date: Wednesday, December 28, 2022

Prepared by:
East Coast Commercial Property Inspections, LLC

<https://eastcoastcommercialinspectionsllc.com>

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SUMMARY

Farmingdale, NY December 28, 2022

Report No. 1006, v.5

<https://eastcoastcommercialinspectionsllc.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

East Coast Commercial Property Inspections, LLC would like to thank you for choosing us to inspect your property. Please note that every commercial building needs annual maintenance. It is recommended the property owner budget for repair and maintenance of heating / cooling systems, plumbing, electric and site drainage (roof and gutters). The BLUE HYPER LINKS in your report will help with information about your property. Please note any recommended repairs should be done by a licensed and insured professional. Included on the last page of the report is a REFERENCE LIBRARY - PDF to help you understand your building.

All the best

Rob Byrne - CEO, Owner / Operator

[Priority Maintenance Items](#)

Roofing

FLAT ROOFING \ Roll roofing

Condition: • [Loss of granules](#)

LEAKS ARE NOT ALWAYS DETECTABLE

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

Condition: • [Ponding](#)

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

Structure

WALLS \ Solid masonry walls

Condition: • [Cracked](#)

Implication(s): Weakened structure

Location: West/ East Side

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Water damage

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

Location: Loading docks

Electrical

MAIN PANEL \ Distribution panel

Condition: • Federal Pacific panel

Older Federal Pacific Panel still in use. Consult with licensed electrician for possible upgrading.

Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document. This concludes the Summary section.

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The remainder of the report describes each of the building's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase commercial property inspection. These may have to be adjusted based on the findings of specialists.

[Property Improvement - ballpark costs](#)

ROOFING

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OBSERVATION AND RECOMMENDATIONS

FLAT ROOFING \ Roll roofing

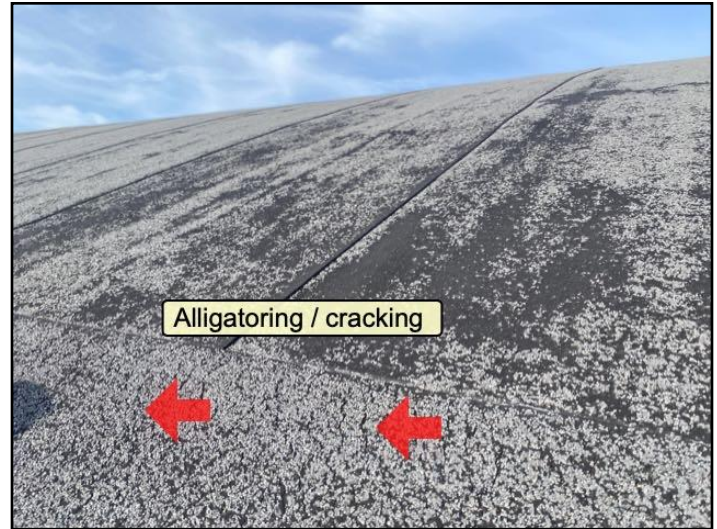
1. Condition: • [Loss of granules](#)

****LEAKS ARE NOT ALWAYS DETECTABLE****

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



Loss of granules - Poor



Loss of granules - Poor

2. Condition: • [Openings at seams or flashings](#)

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



Openings at seams or flashings

3. Condition: • [Patched](#)

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

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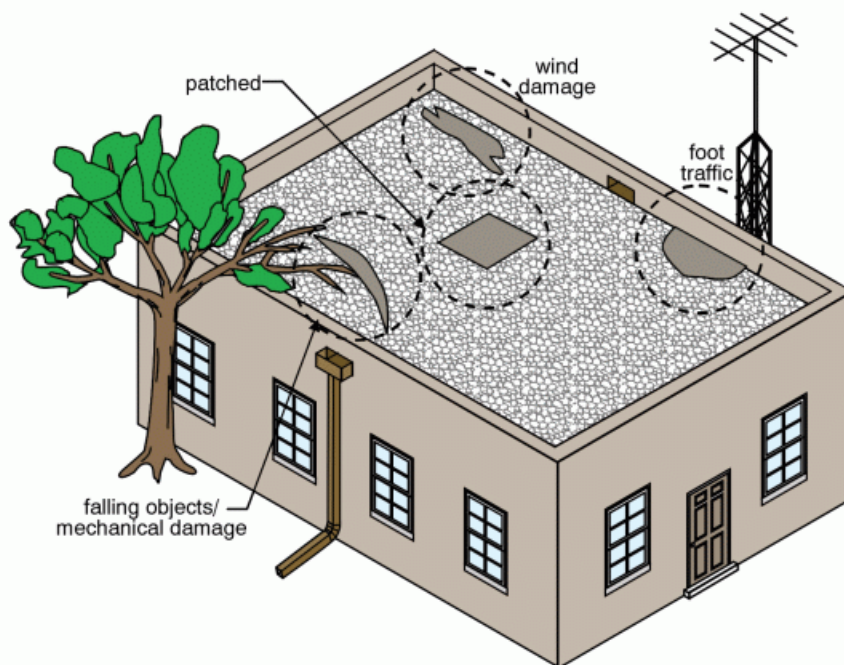
COOLING

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Damaged and patched flat roofs



Roof patched in multiple areas - Poor

Patched



Patched

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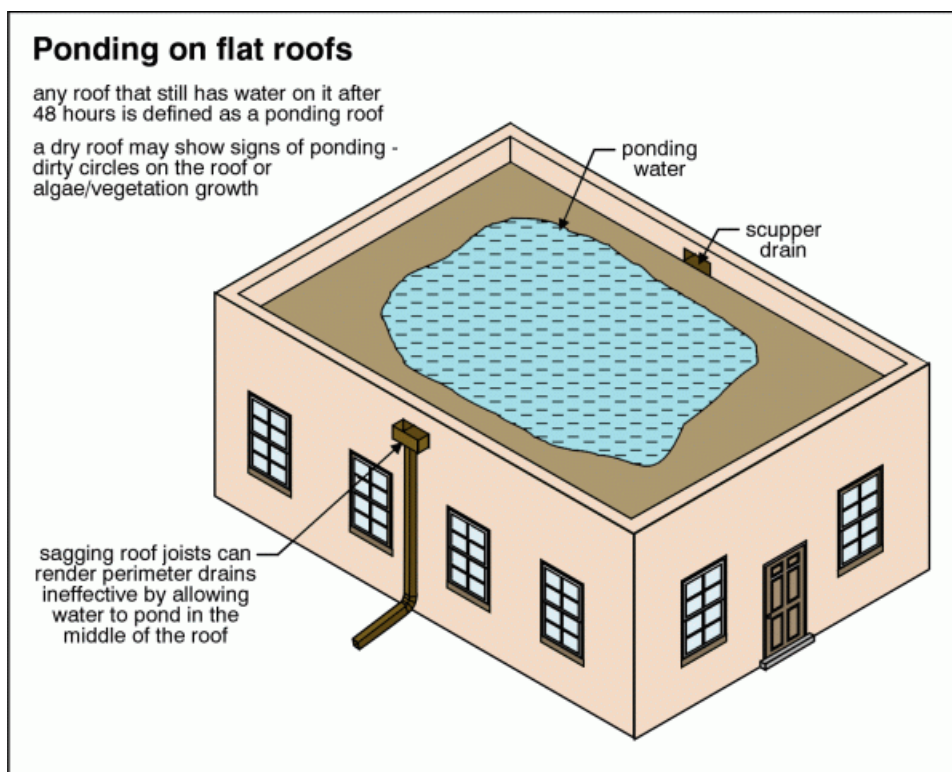
Patched



Patched

4. Condition: • [Ponding](#)

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



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Ponding



Ponding



Ponding



Ponding

INSPECTION METHOD AND LIMITATIONS

Inspection performed:

- By walking on roof

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By walking on roof



By walking on roof

GENERAL INFO AND DESCRIPTIONS

General:

- General view of Roof



General view of Roof



General view of Roof

Flat roofing material:

- [Roll roofing](#)

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Roll roofing



Roll roofing

Flat roof flashing material: • Metal

Approximate age: • Unable to determine

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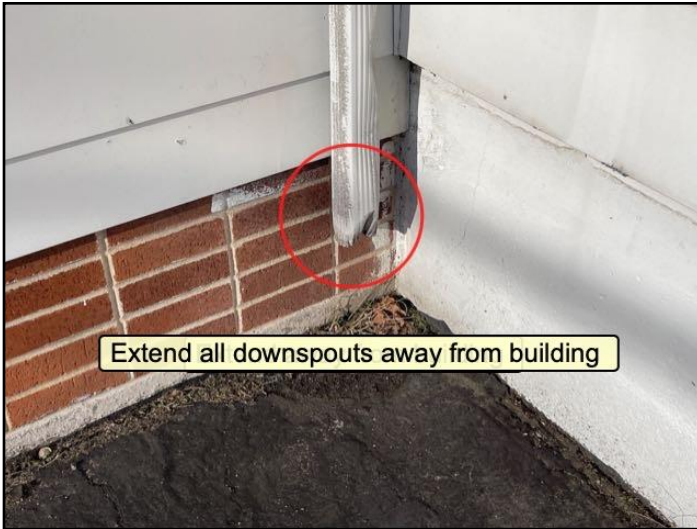
OBSERVATION AND RECOMMENDATIONS

ROOF DRAINAGE \ Downspouts

5. Condition: • [Should discharge 6 feet from building](#)

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

Location: Front



Should discharge 6 feet from building



Should discharge 6 feet from building

WALLS \ -Soffits / fascia

6. Condition: • [Damage](#)

Repair to prevent further damage

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



Damage



Damage

WALLS \ -Wood siding

7. Condition: • [Rot](#)

Implication(s): Weakened structure | Material deterioration

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Location: Front



Rot



Rot



Rot

EXTERIOR WINDOWS \ Frames

8. Condition: • [Paint or stain needed](#)

Implication(s): Material deterioration

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Paint or stain needed



Paint or stain needed

EXTERIOR WINDOWS \ Skylight

9. Condition: • Old



Old



Old

GENERAL INFO AND DESCRIPTIONS

General:

- General view of exterior
- General view south side of building

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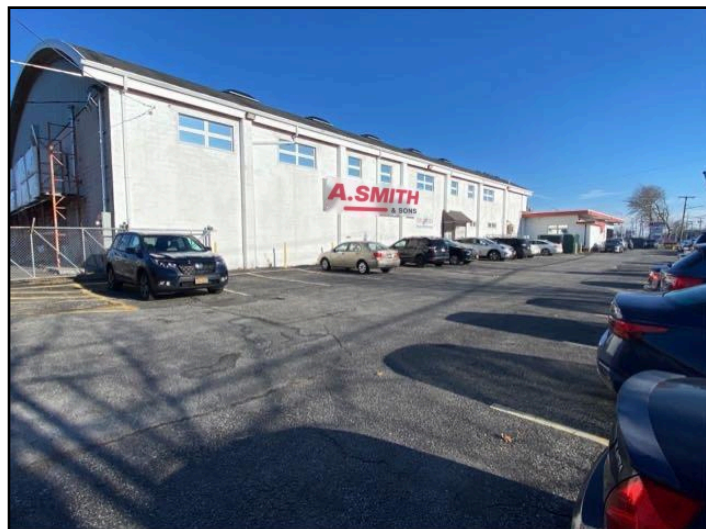
INTERIOR



South side of building

- General view of exterior

General view west side of building



South side of building



Chainlink fences rusted

West side of building

- General view of exterior

General view of parking lot



West side of building

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General view parking lot



General view parking lot



General view parking lot



General view parking lot

- General view of exterior
- General view East Side of building

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General View East Side

- General view of exterior
- General view north side of building



General View East Side



General view north side

- General view of exterior
- Loading docks



General view north side

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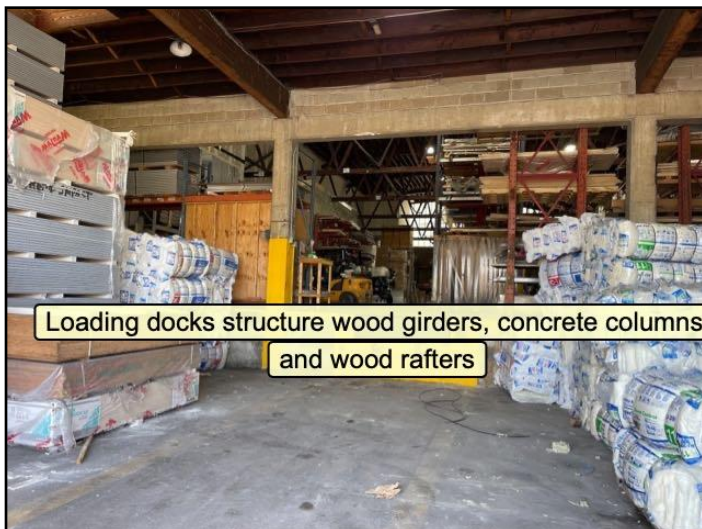
HEATING

COOLING

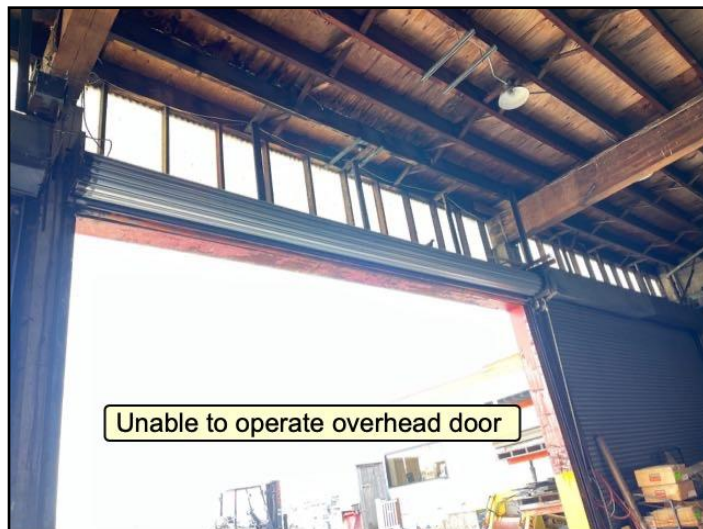
INSULATION

PLUMBING

INTERIOR



Loading docks structure wood girders, concrete columns and wood rafters



Unable to operate overhead door

Loading docks

Loading docks

- General view of exterior

Auxiliary parking lot and drainage in need of repair - Poor Condition



Auxiliary parking lot and drainage in need of repair



Insufficient drainage

Auxiliary parking lot

Auxiliary parking lot

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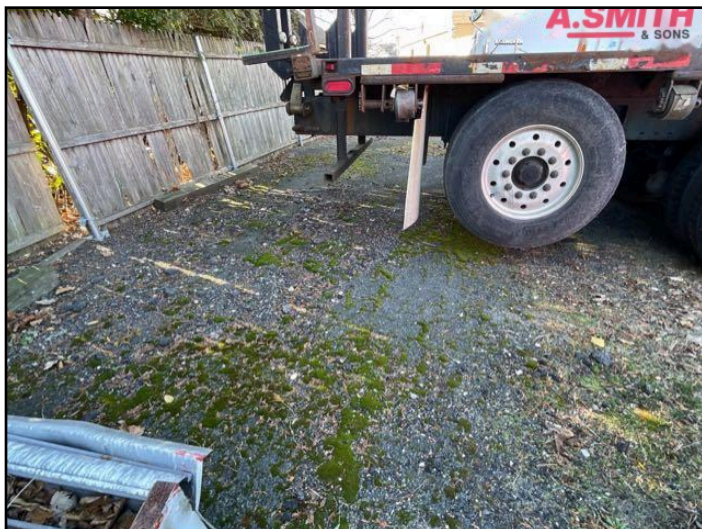
HEATING

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Auxiliary parking lot



Auxiliary parking lot



Auxiliary parking lot



Auxiliary parking lot

General: • General view of North Lot

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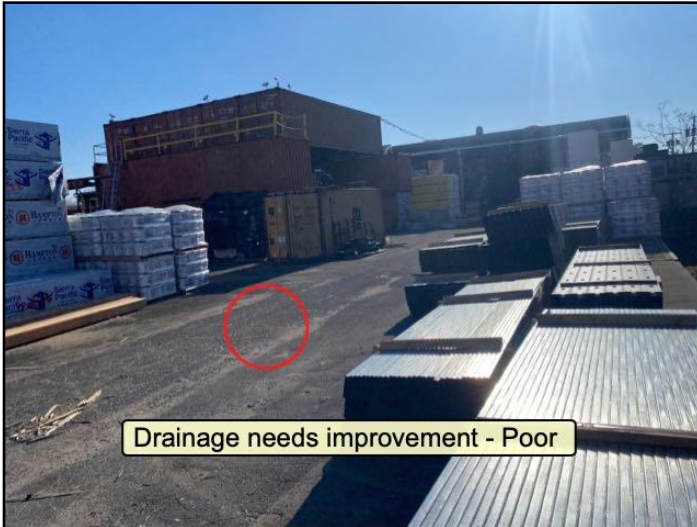
INTERIOR



North Lot



North Lot



North Lot



North Lot



North Lot



North Lot

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North Lot



North Lot



North Lot



North Lot



North Lot



North Lot

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General: • Parking Lot - Poor



Parking lot



Parking lot



Parking lot

Gutter & downspout material: • Roof drainage - Poor

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Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Metal siding](#) • [Wood](#)

Wall surfaces - masonry: • [Block](#)

Driveway: • Asphalt

Walkway: • Concrete

Fence:

• Chain link

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Chain link

STRUCTURE

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OBSERVATION AND RECOMMENDATIONS

FLOORS \ Concrete slabs

10. Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Trip or fall hazard

Location: Warehouse



Cracked



Cracked

WALLS \ Solid masonry walls

11. Condition: • [Prior repairs](#)

Implication(s): Weakened structure

Location: Various



Prior repairs

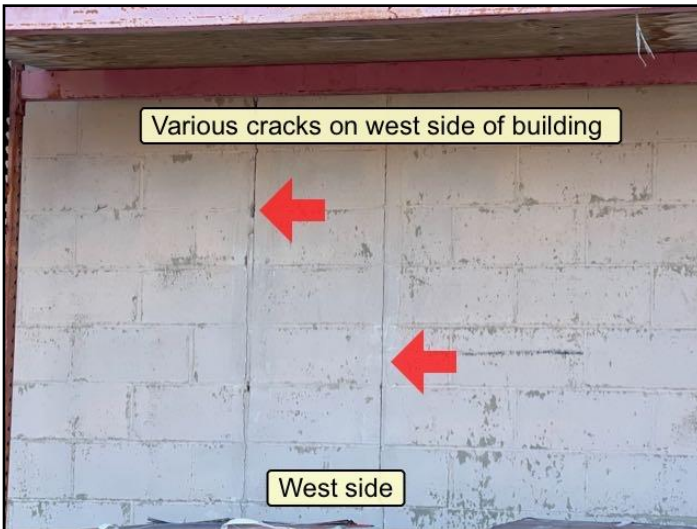


Prior repairs

12. Condition: • [Cracked](#)

Implication(s): Weakened structure

Location: West/ East Side



Cracked



Cracked



Cracked



Cracked

ROOF FRAMING \ Sheathing (roof/attic)

13. Condition: • Water damage

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

Location: Loading docks

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Water damage



Water damage



Water damage

GENERAL INFO AND DESCRIPTIONS

General:

- General view of structure
- Concrete supports deteriorated

STRUCTURE

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General view of structure

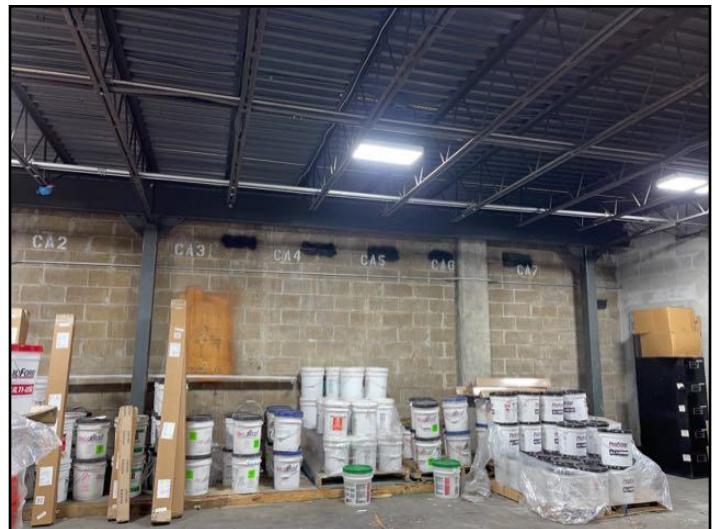
- General view of structure



General view of structure



General view of structure



General view of structure

Configuration: • [Slab-on-grade](#)

Foundation material: • [Masonry block](#)

Exterior wall construction: • Concrete block

Roof and ceiling framing:

- Ceiling Joists
- Rafters
- [Trusses](#)
- [Steel frame](#)

STRUCTURE

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Steel frame

- [Plywood sheathing](#)

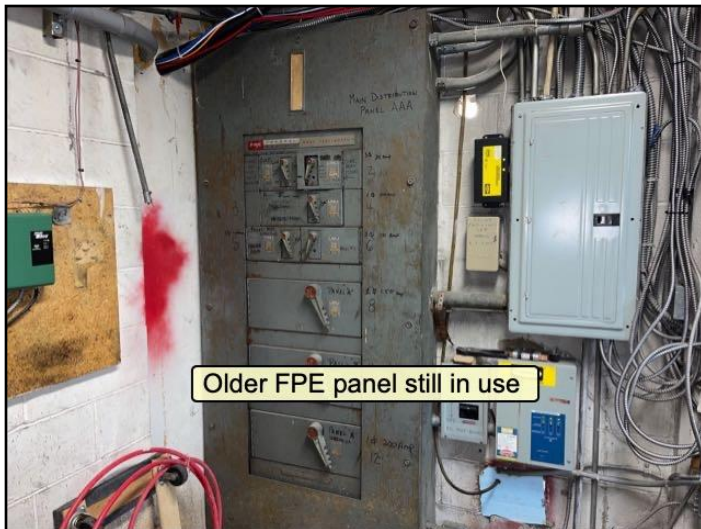


Steel frame

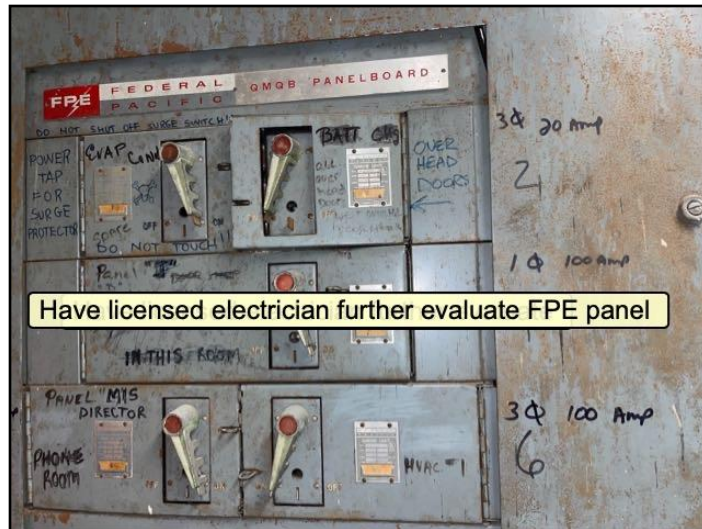
OBSERVATION AND RECOMMENDATIONS

MAIN PANEL \ Distribution panel**14. Condition:** • Federal Pacific panel

Older Federal Pacific Panel still in use. Consult with licensed electrician for possible upgrading.



Older FPE panel still in use



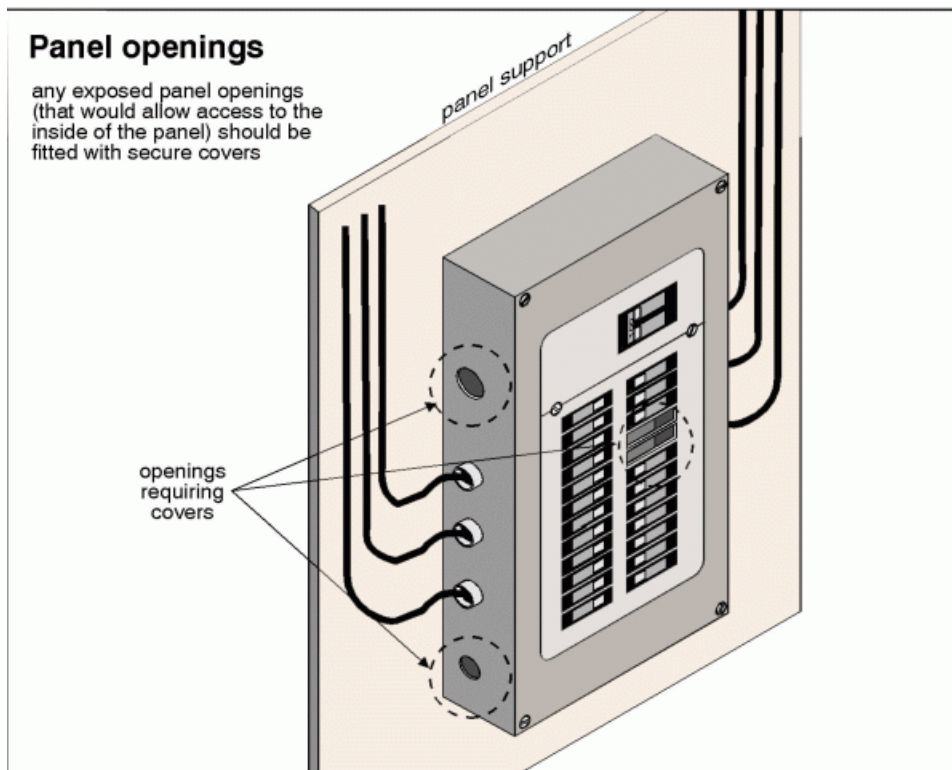
Have licensed electrician further evaluate FPE panel

Federal Pacific Panel

Federal Pacific Panel

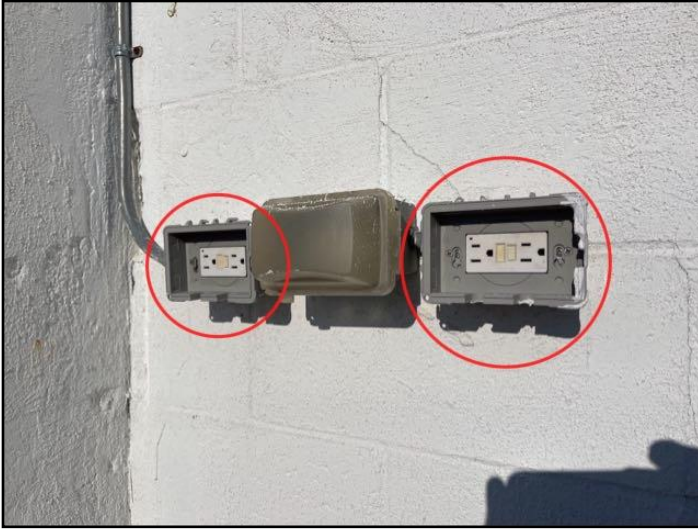
15. Condition: • Federal Pacific panel**16. Condition:** • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

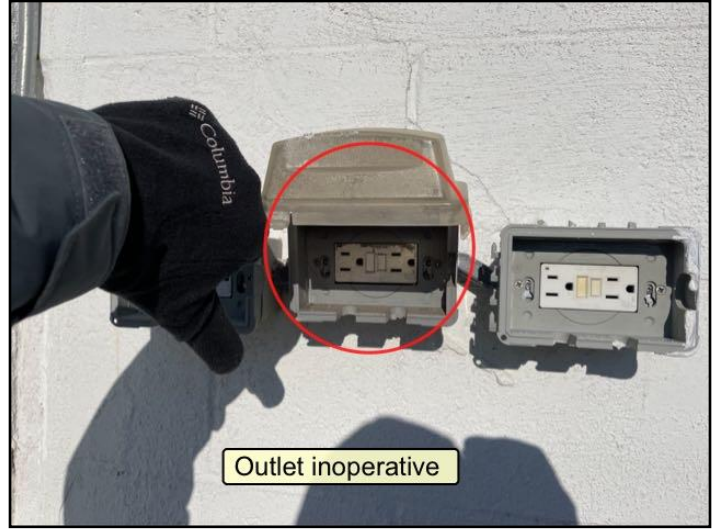


DISTRIBUTION \ Outlets**17. Condition:** • Missing cover

Outlet inoperative

Location: Front parking lot

Missing cover



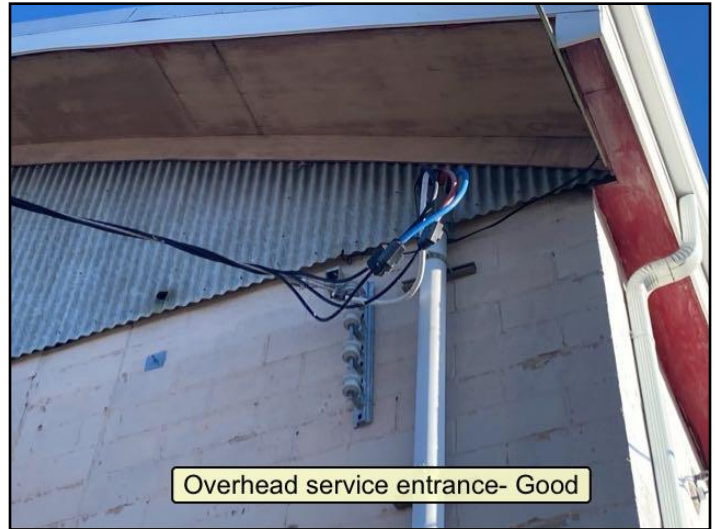
Missing cover

GENERAL INFO AND DESCRIPTIONS**General:**

- General view of electrical



General view of electrical



General view of electrical

- General view of electrical
West 1



General view of electrical

- General view of electrical West 2



General view of electrical



General view of electrical

- General view of electrical Panel J



General view of electrical

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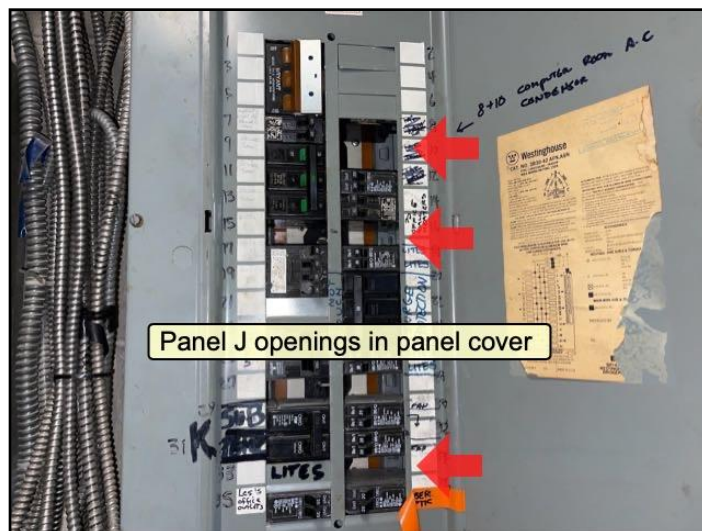
PLUMBING

INTERIOR

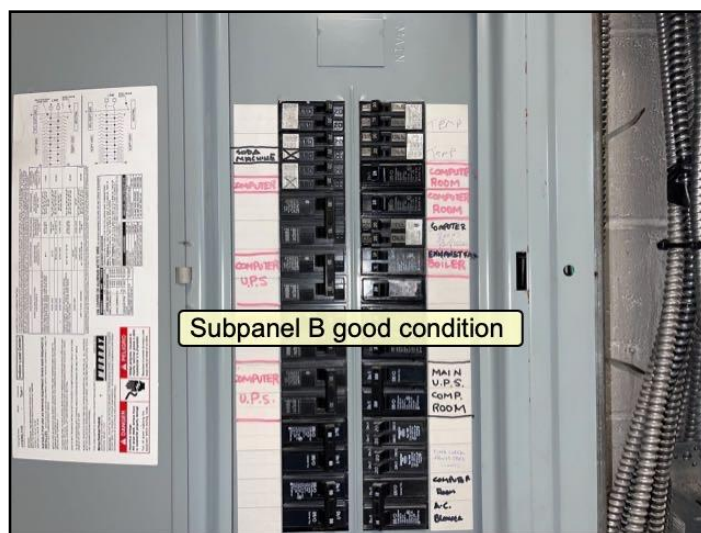


General view of electrical

- General view of electrical Panel B



General view of electrical



General view of electrical

- General view of electrical Panel K

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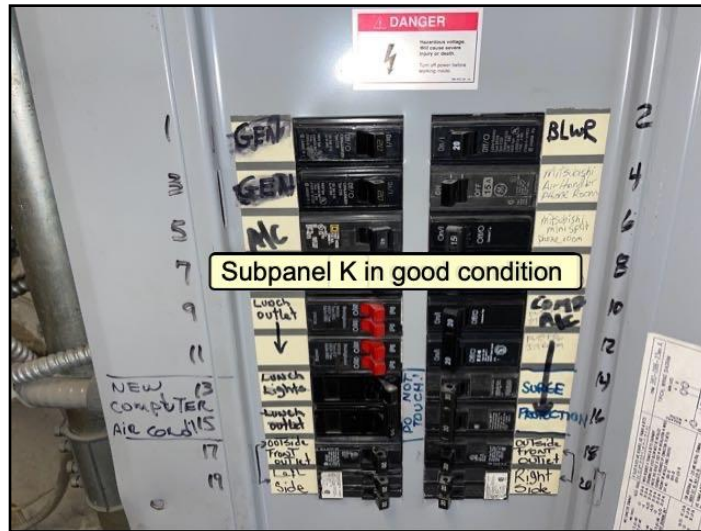
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General view of electrical

Service size: • [150 Amps \(240 Volts\)](#) • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#) • [150 Amps](#)

Main disconnect/service box type and location: • [Breakers - utility room](#)

System grounding material and type:

• [Copper - water pipe](#)

Condition- Good

Sub panel - type and location:

• [Breakers - utility room](#)



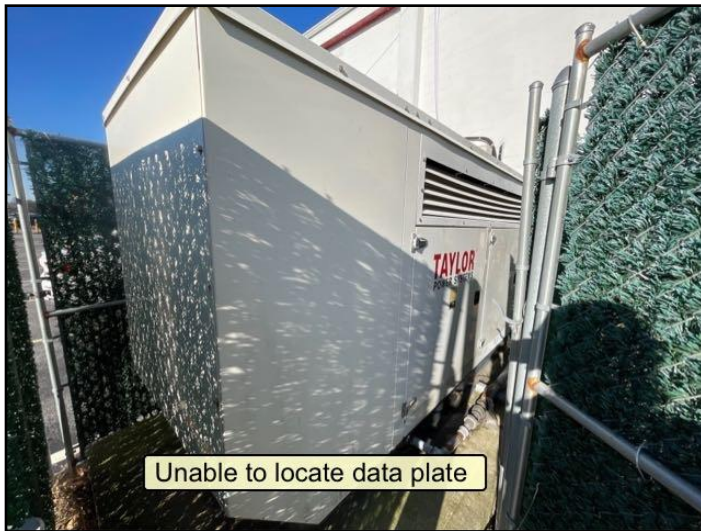
Breakers - utility room



Breakers - utility room

Auxiliary and other:

• Generator



Generator



Generator

HEATING

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GENERAL INFO AND DESCRIPTIONS

Heating system type: • [Space heaters](#) • Hydro air system

Fuel/energy source:

• [Gas](#)

Front parking lot



Gas



Gas

Furnace manufacturer:

• Rheem



Rheem



Rheem

Furnace manufacturer: • Sterling HVAC products

HEATING

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Boiler manufacturer:

- Navien



Navien



Navien

OBSERVATION AND RECOMMENDATIONS

AIR CONDITIONING \ Refrigerant lines

18. Condition: • [Insulation - missing](#)

Multiple refrigerant lines had damaged or missing insulation- Fair/ Poor condition

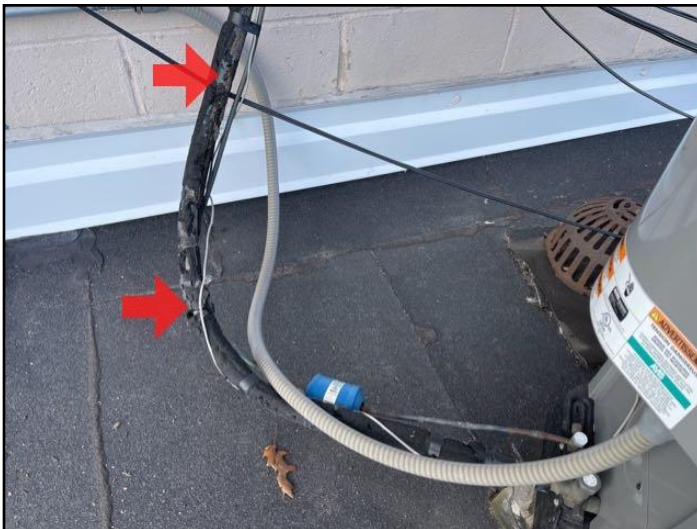
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort



Insulation - missing/ damaged



Insulation - missing/ damaged



Insulation - missing



Insulation - missing

INSPECTION METHOD AND LIMITATIONS

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 60°F

GENERAL INFO AND DESCRIPTIONS

Air conditioning type:

- [Air cooled](#)

All central a/c units and air handlers were in good condition. Not tested at time of inspection.

Multiple refrigerant lines had damaged or missing insulation- Poor condition

- [Ductless \(Mini split\) system](#)

Ductless split system were in good condition. Not tested at time of inspection.

One unit located near the front parking lot was rusting.



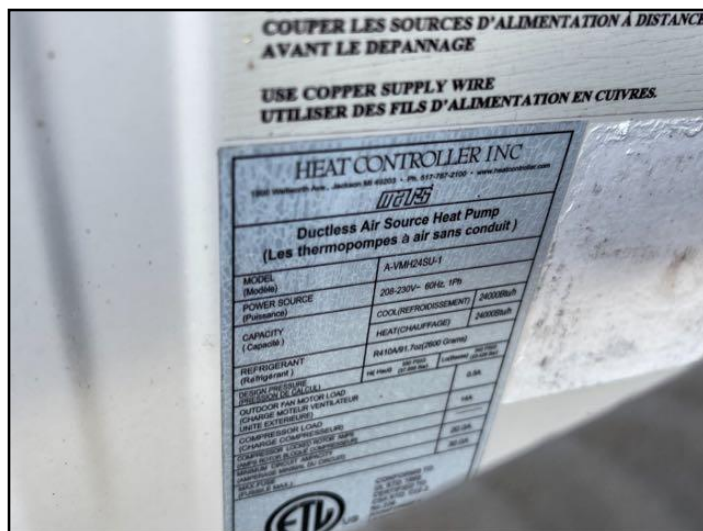
Ductless (Mini split) system



Ductless (Mini split) system



Ductless (Mini split) system



Ductless (Mini split) system

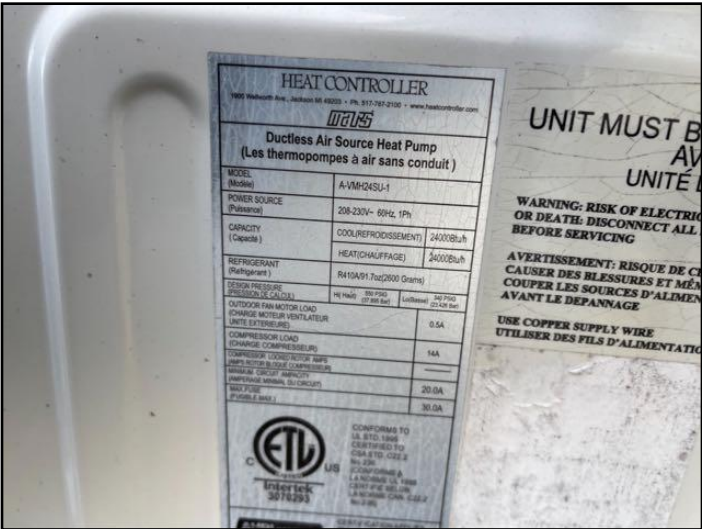
COOLING & HEAT PUMP

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Ductless (Mini split) system



Ductless (Mini split) system

Manufacturer:

- Bryant



Bryant

- Rheem



Bryant

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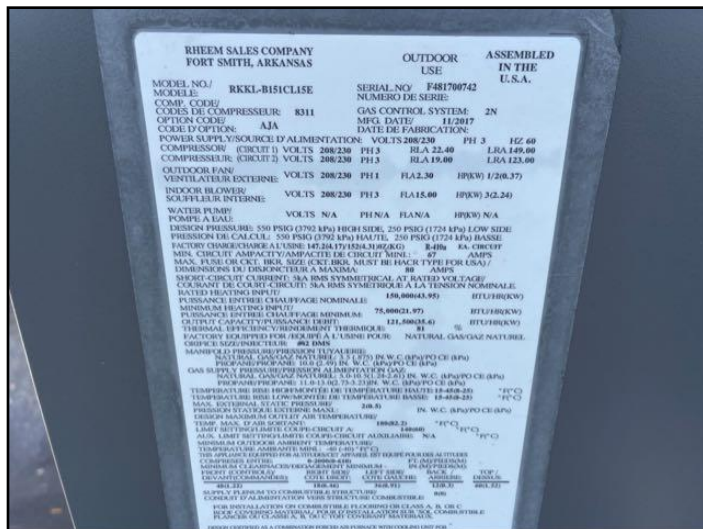
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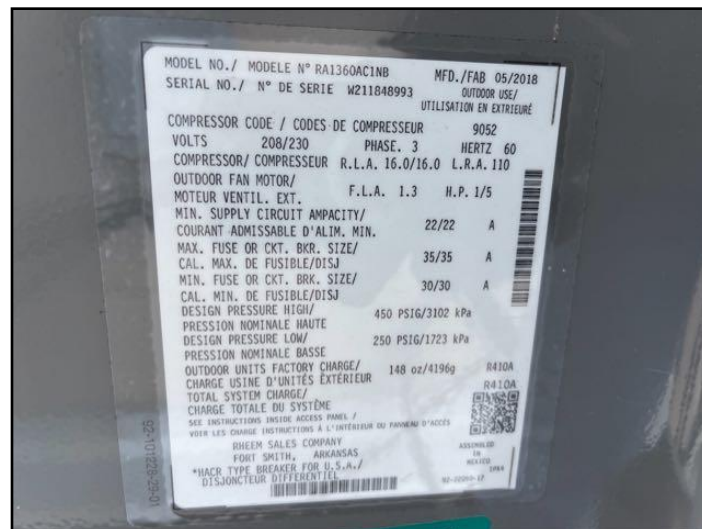
PLUMBING

INTERIOR



Rheem

Rheem



Rheem

Rheem

- Mitsubishi

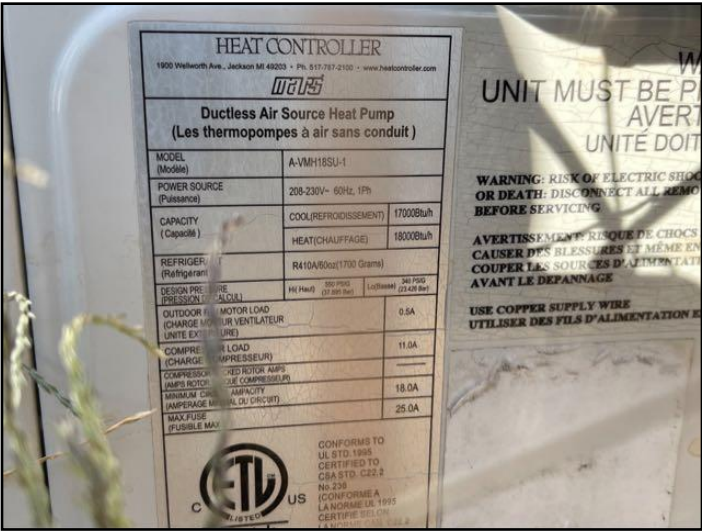


Mitsubishi



Mitsubishi

Manufacturer: • Comfort-aire



COOLING & HEAT PUMP

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STRUCTURE

ELECTRICAL

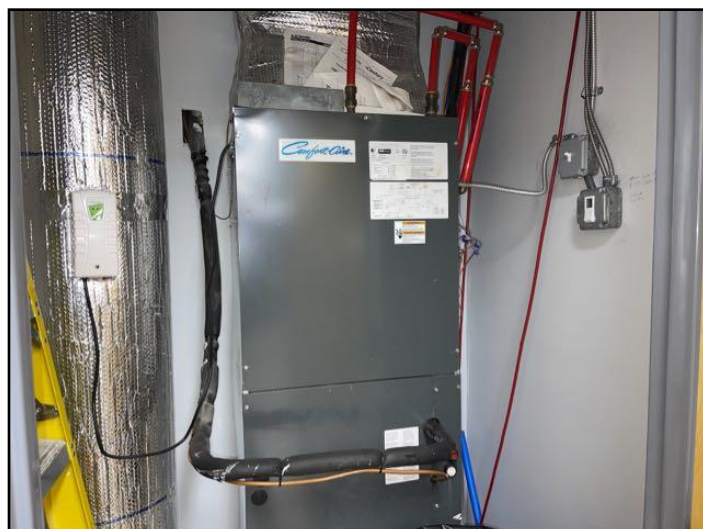
HEATING

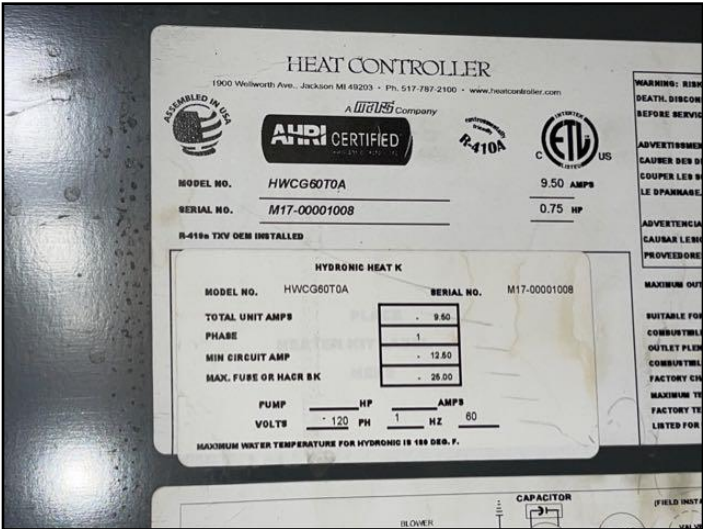
COOLING

INSULATION

PLUMBING

INTERIOR





INSULATION AND VENTILATION

Farmingdale, NY December 28, 2022

Report No. 1006, v.5

<https://eastcoastcommercialinspectionsllc.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

GENERAL INFO AND DESCRIPTIONS

General: • General view of ventilation



Vent removed/ Improperly repaired

Attic/roof insulation material: • Not determined

Wall insulation material: • Not determined • Not visible

GENERAL INFO AND DESCRIPTIONS

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

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene) • [Not visible](#)

Main water shut off valve at the:

- Utility room



Utility room



Utility room

Water heater type: • Tankless/On demand

Water heater location: • Utility room

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

Waste disposal system: • [Public](#)

Gas meter location: • Exterior front

OBSERVATION AND RECOMMENDATIONS

RECOMMENDATIONS \ General

19. Condition: • Evidence of rodent activity



Evidence of rodent activity

WINDOWS \ Glass (glazing)

20. Condition: • [Broken](#)

Implication(s): Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

Location: Loading docks



Broken



Broken

GENERAL INFO AND DESCRIPTIONS

General:

- General view of interior

All interior spaces were in good condition. Including offices, retail space, bathrooms, conference rooms, kitchens and utility rooms. Occupants limited inspection of most interior spaces. Inspection was mostly visual.



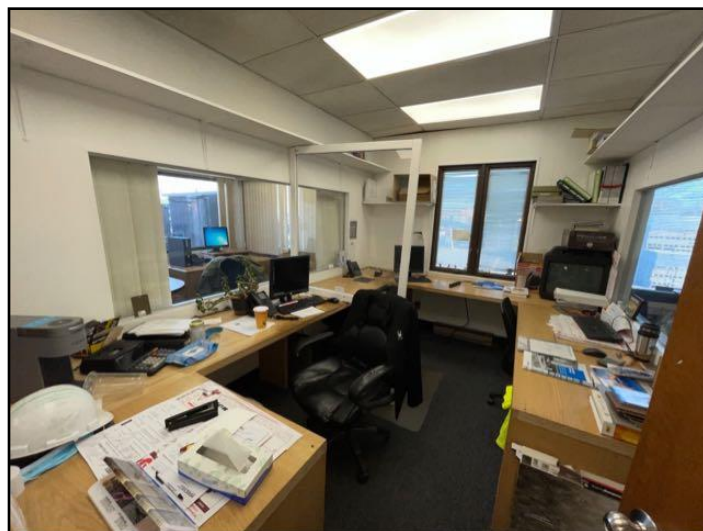
First floor bathroom



first floor bathroom



Conference room



first floor office

INTERIOR

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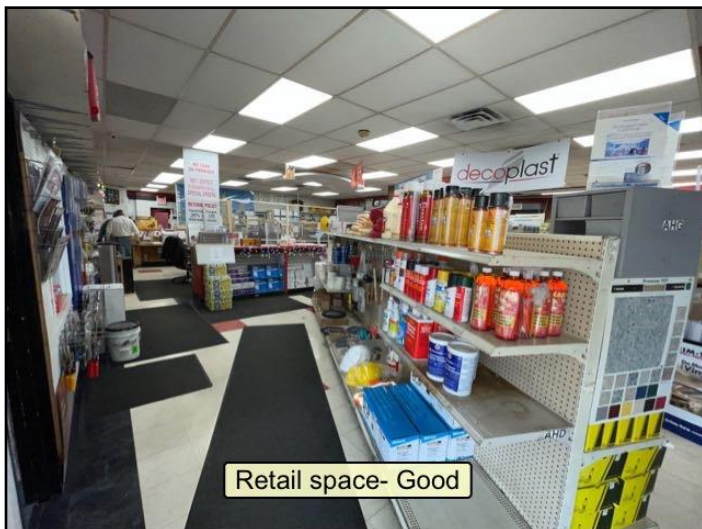
HEATING

COOLING

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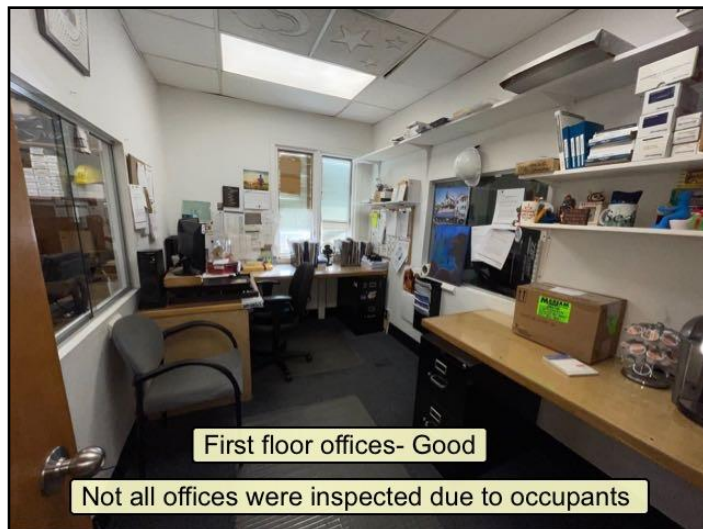
PLUMBING

INTERIOR



Retail space- Good

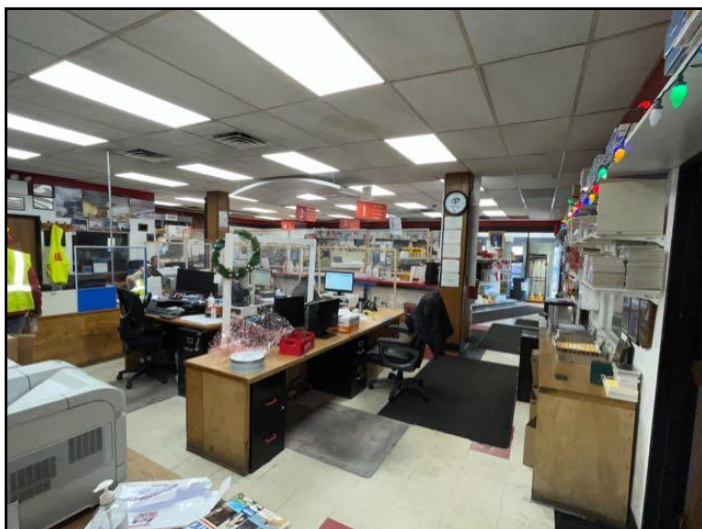
Retail store



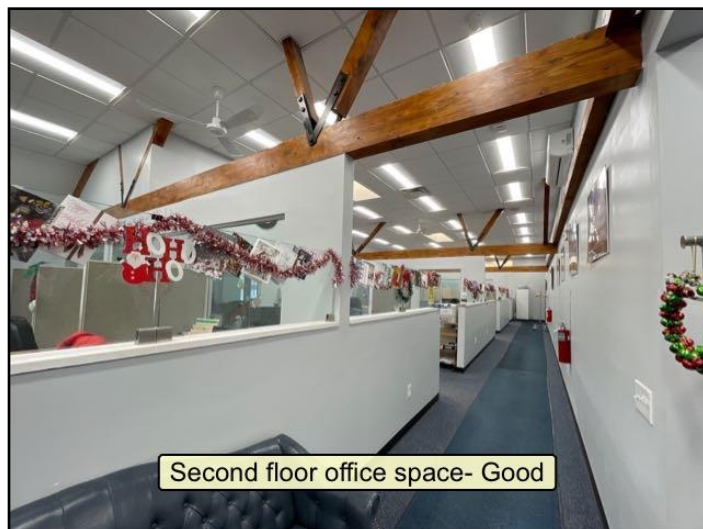
First floor offices- Good

Not all offices were inspected due to occupants

First floor office



Retail store



Second floor office space- Good

Second floor office space



Second floor bathrooms- Good

Second floor bathroom



Plumbing and Electric in bathrooms- Good

Second floor bathroom

INTERIOR

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Kitchens- Good



Second floor office space

Second floor kitchen

END OF REPORT