

INSPECTION REPORT



For the Property at:
ISLANDIA, NY 11749

Inspection Date: Tuesday, July 30, 2024

Prepared by:
East Coast Commercial Property Inspections, LLC

<https://eastcoastcommercialinspectionsllc.com>

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ROOFING

Islandia, NY July 30, 2024

Report No. 1046

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

OBSERVATION AND RECOMMENDATIONS

FLAT ROOFING \ General notes

1. Condition: • Leak

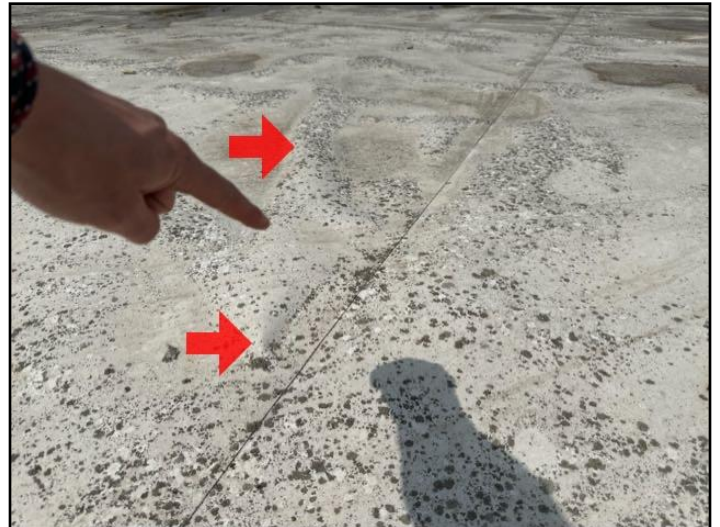
Location: Various



FLAT ROOFING \ Rubber single ply

2. Condition: • [Wrinkles, ridges, fishmouths](#)

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



Wrinkles, ridges, fishmouths

Wrinkles, ridges, fishmouths

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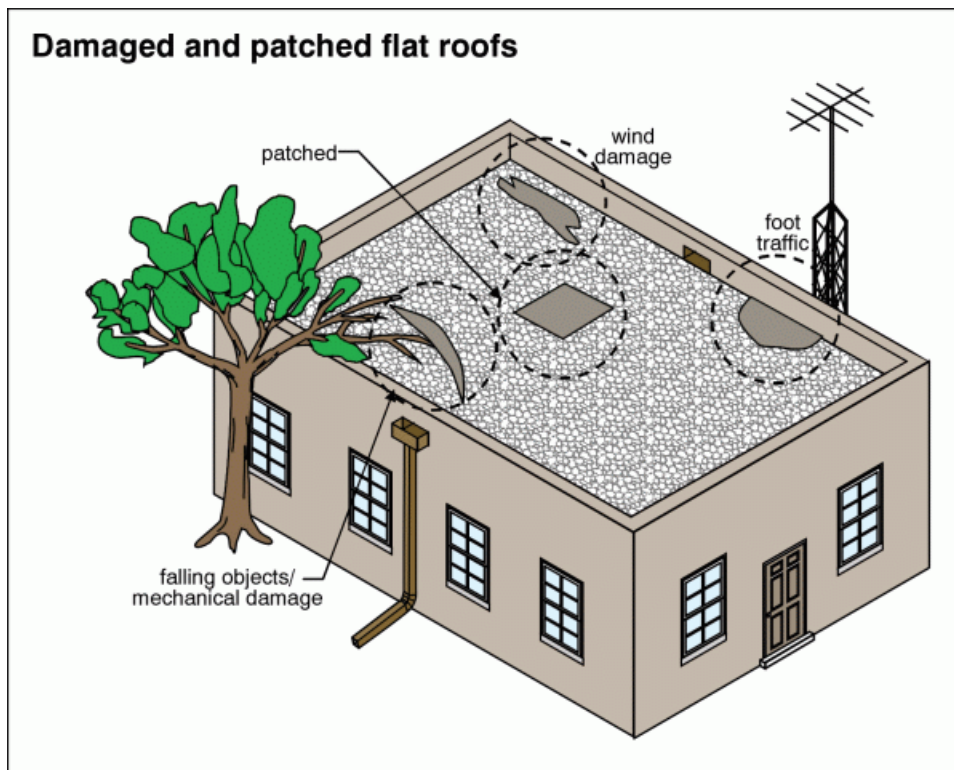


Wrinkles, ridges, fishmouths

3. Condition: • [Tree branches touching roof](#)

Implication(s): Shortened life expectancy of material

Location: Left Side



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Tree branches touching roof



Tree branches touching roof

4. Condition: • [Debris/oil on roof](#)

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



Debris/oil on roof



Debris/oil on roof

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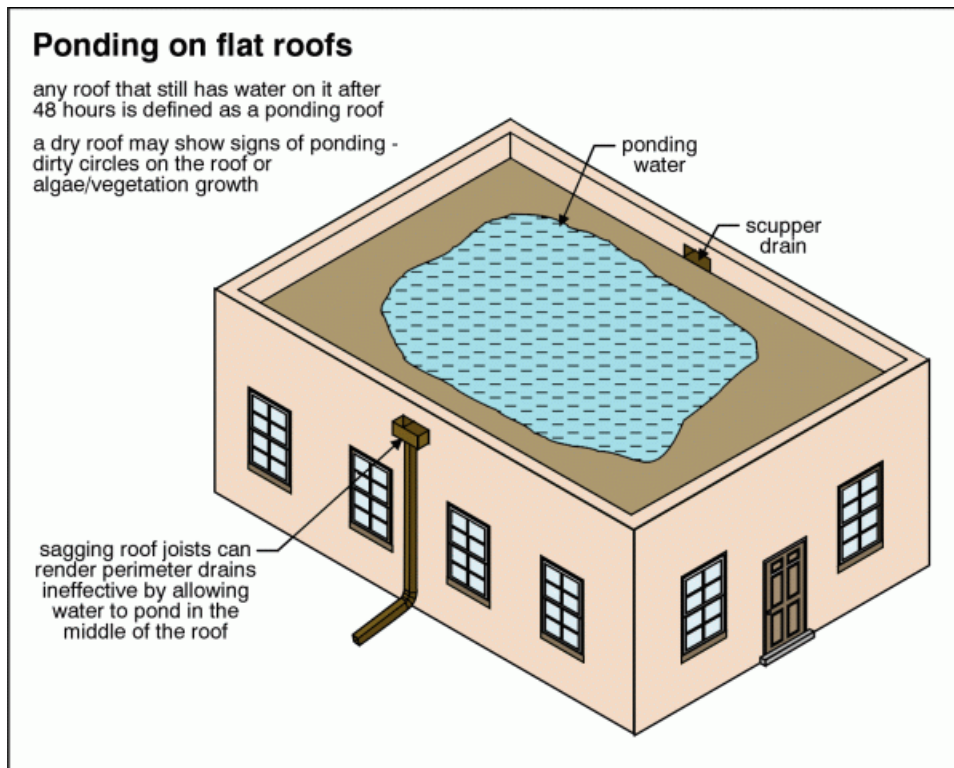
Debris/oil on roof



Debris/oil on roof

5. Condition: • [Ponding](#)

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



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Ponding



Ponding



Ponding



Ponding

GENERAL INFO AND DESCRIPTIONS

General:

- General view of Roof

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General view of Roof



General view of Roof

General: • Roof drainage



Roof drainage



Roof drainage

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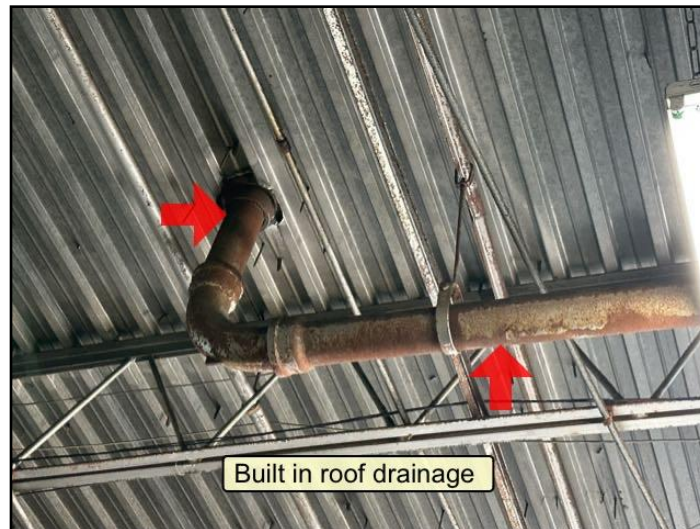
INTERIOR



Roof drainage



Roof drainage



Roof drainage

Flat roofing material: • Rubber

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Flat roof flashing material:

- Metal

Metal flashing needs improvement



Metal

Metal

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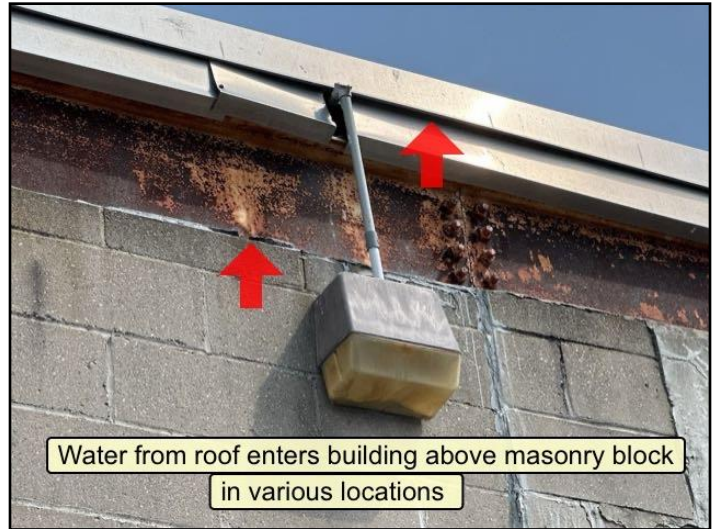
INSULATION

PLUMBING

INTERIOR



Metal



Metal

EXTERIOR

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OBSERVATION AND RECOMMENDATIONS

RECOMMENDATIONS \ General

6. Condition: • Parking lot cracked/ damaged surfaces

Location: Front



Parking lot cracked/ damaged surfaces



Parking lot cracked/ damaged surfaces

7. Condition: • Missing parking lot lights

Location: Various



Missing parking lot lights



Missing parking lot lights

RECOMMENDATIONS \ Overview

8. Condition: • Parking lot surface cracks/ damage

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Parking lot surface cracks/ damage



Parking lot surface cracks/ damage

WALLS \ -Brick, stone, concrete

9. Condition: • Loose

Location: Front



Loose



Loose

10. Condition: • Expansion joints

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Expansion joints



Expansion joints

DOORS \ Doors and frames

11. Condition: • [Rust](#)

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

Location: Left Side



Rust



Rust

LANDSCAPING \ #General notes

12. 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: Various

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Trees or shrubs too close to building

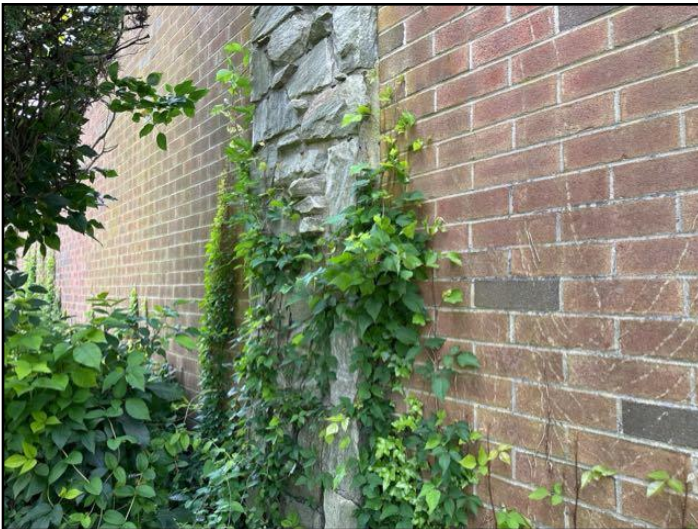


Trees or shrubs too close to building

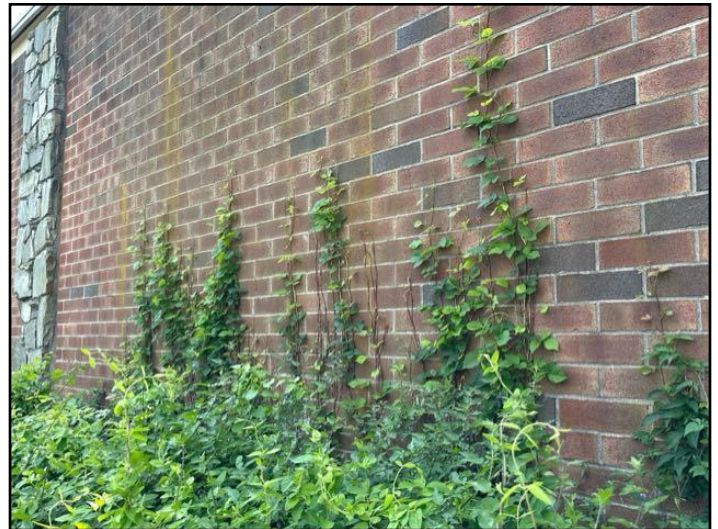
13. Condition: • Vines on building

Implication(s): Chance of damage to finishes | Chance of pests entering building

Location: Various



Vines on building



Vines on building

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Vines on building



Vines on building

INSPECTION METHOD AND LIMITATIONS

Inspection limited/prevented by:

- Vines/shrubs/trees against wall



Vines/shrubs/trees against wall



Vines/shrubs/trees against wall

GENERAL INFO AND DESCRIPTIONS

General:

- General view of exterior
- General view exterior parking lot

EXTERIOR

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General view of exterior



General view of exterior



General view of exterior



General view of exterior

General: • General view of loading docks

EXTERIOR

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

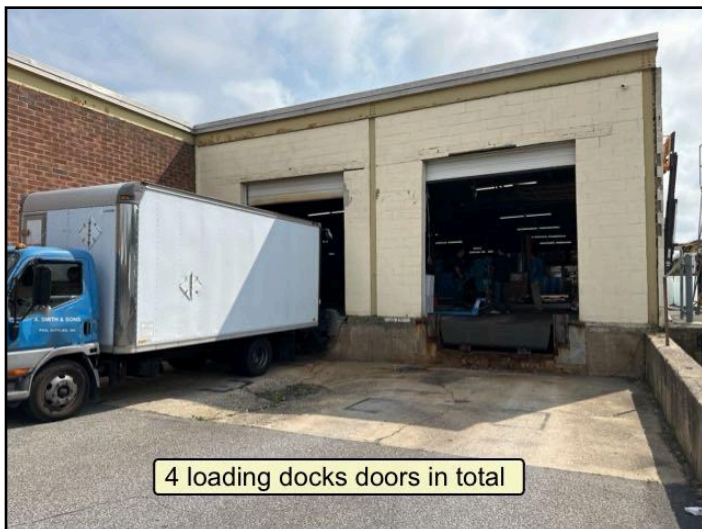
HEATING

COOLING

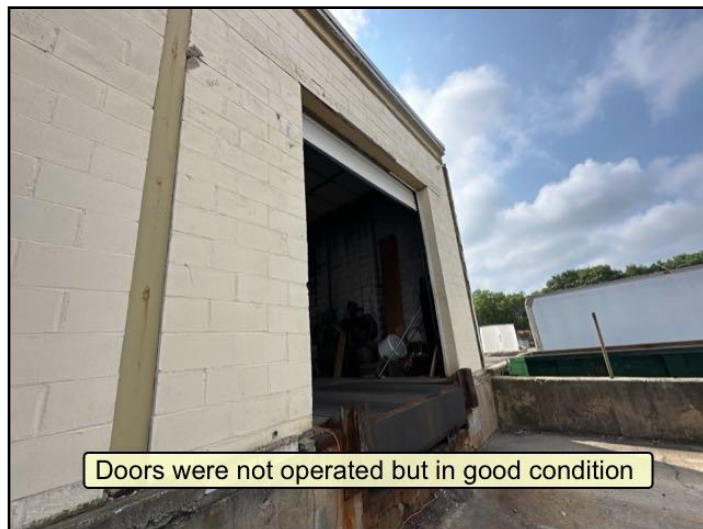
INSULATION

PLUMBING

INTERIOR



Loading docks



Loading docks



Loading docks

General: • Exterior lights

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ROOFING

EXTERIOR

STRUCTURE

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HEATING

COOLING

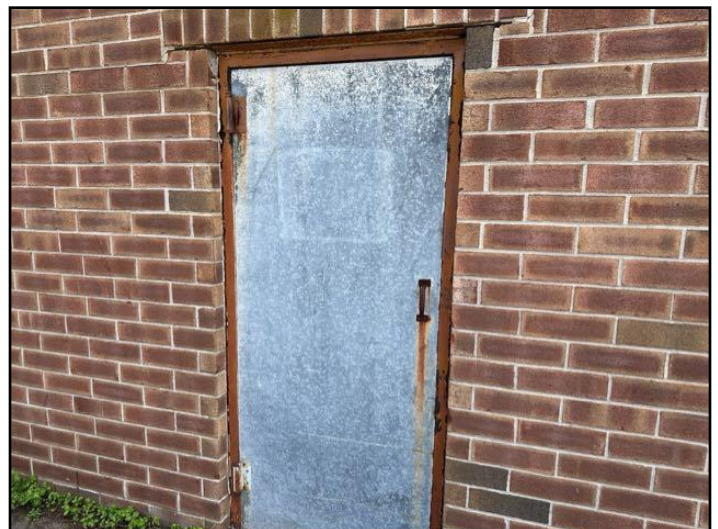
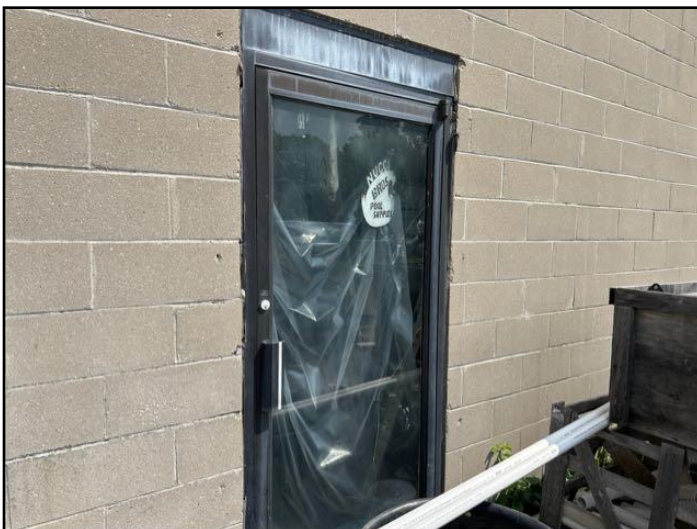
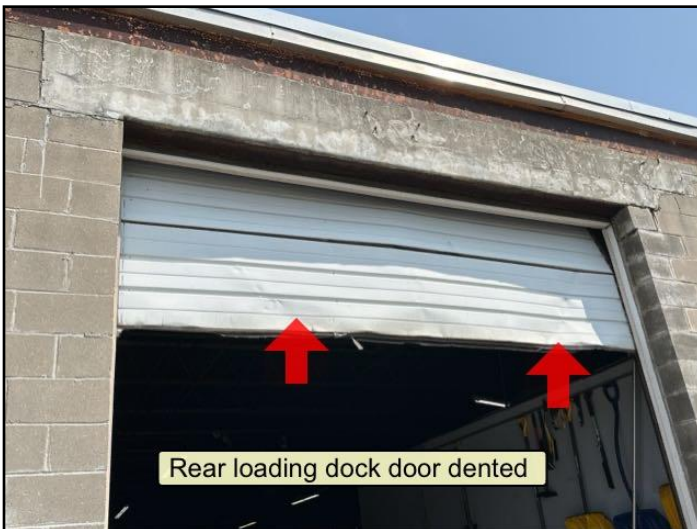
INSULATION

PLUMBING

INTERIOR



General: • Doors



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General: • Materials in loading area



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General: • Windows



Lot slope: • Sufficient

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Fence:

- Metal

Metal fences and gates were in good condition with barbed wire installed at top.



Metal

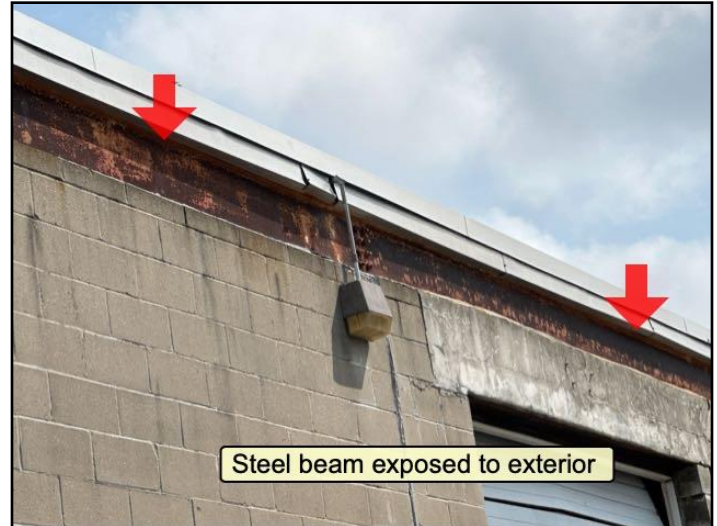


Metal

OBSERVATION AND RECOMMENDATIONS

FOUNDATIONS \ Beams (Girders)

14. Condition: • Rust

FLOORS \ Concrete slabs15. Condition: • [Cracked](#)

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

Location: Various



Cracked

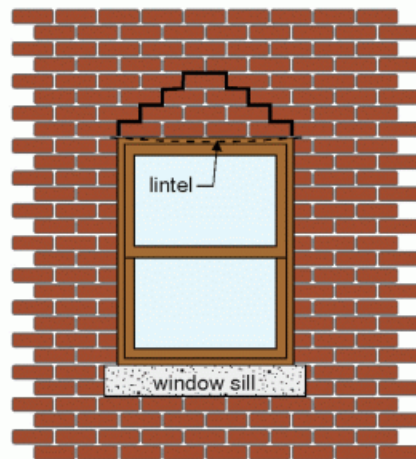
Cracked

WALLS \ Headers or Lintels16. Condition: • [Rust](#)

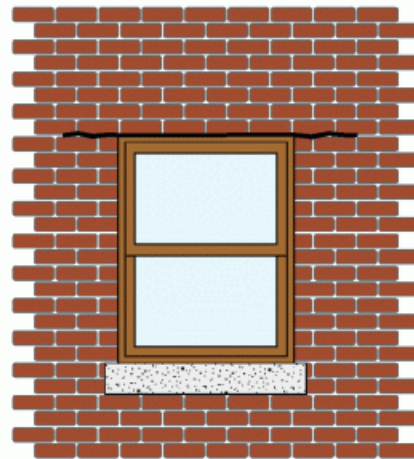
Implication(s): Weakened structure | Chance of structural movement

Location: Right Side / Interior Various

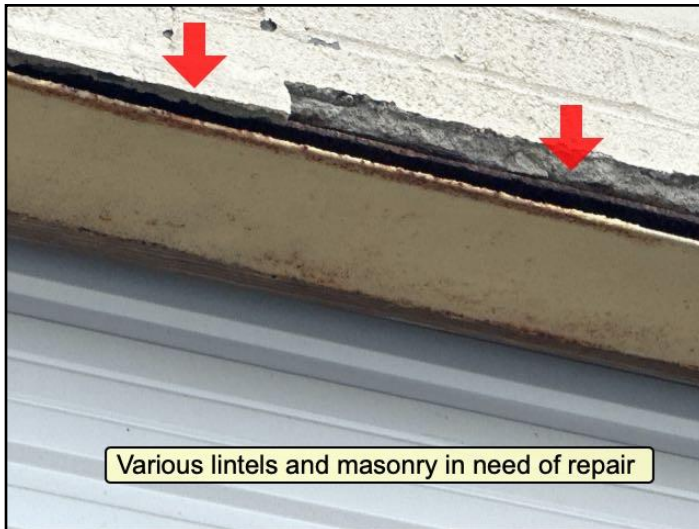
Lintel related wall cracks



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



horizontal crack often caused by rusting steel lintels expanding



Various lintels and masonry in need of repair

Rust



Rust



Rust

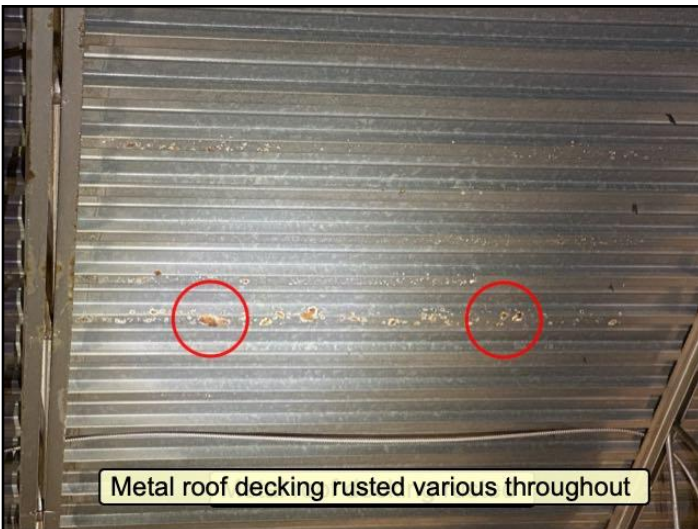


Rust

ROOF FRAMING \ Sheathing (roof/attic)

17. Condition: • Rust

Location: Various





Sections of metal decking in need of repair



Buckets collecting active roof leaks

INSPECTION METHOD AND LIMITATIONS

Inspection limited/prevented by: • Stored items limited viewing in various locations



Storage limited inspection in various locations



Stored items limited viewing

STRUCTURE

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Stored items limited viewing



Stored items limited viewing

GENERAL INFO AND DESCRIPTIONS

General:

- General view of structure



General view of structure



General view of structure

STRUCTURE

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General view of structure



General view of structure



General view of structure



General view of structure

General: • Concrete slab was in good condition overall

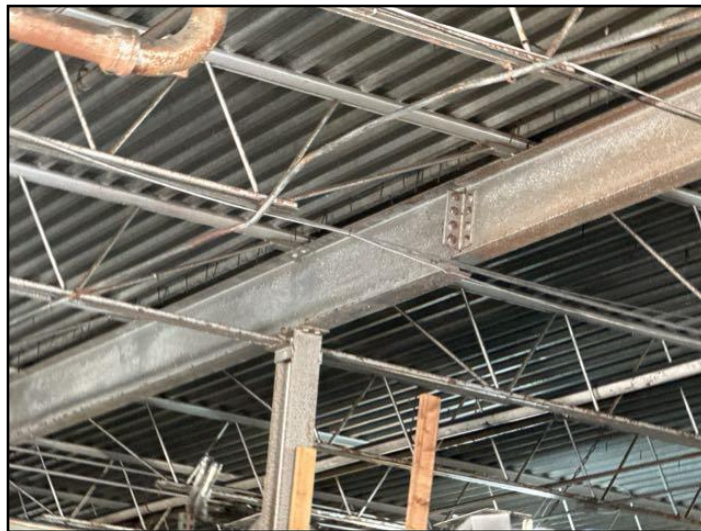


Configuration: • [Slab-on-grade](#)

Foundation material: • [Masonry block](#)

Floor construction:

- [Concrete](#)
- Steel main girder



Steel main girder

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing:

- [Trusses](#)



Trusses

- [Steel frame](#)



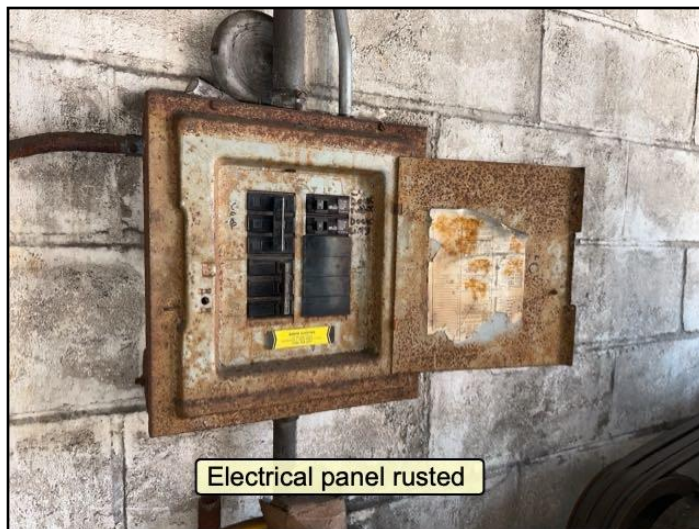
Trusses

OBSERVATION AND RECOMMENDATIONS

RECOMMENDATIONS \ General

18. Condition: • Panel cover rusted

Location: Rear



GENERAL INFO AND DESCRIPTIONS

General:

- General view of electrical



General view of electrical



General view of electrical

ELECTRICAL

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General view of electrical



General view of electrical

Service size: • 400 Amps



400 Amps



400 Amps

Service size: • 1,000 Amps

ROOFING

EXTERIOR

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1,000 Amps



1,000 Amps



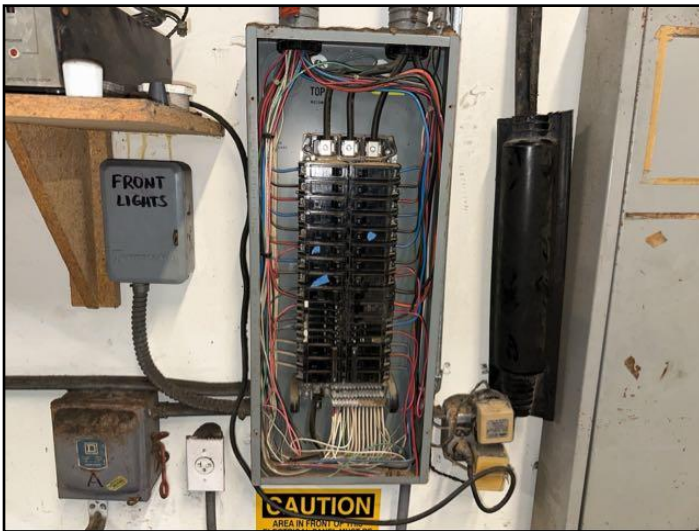
1,000 Amps



1,000 Amps

Distribution panel type and location:

- [Breakers](#)



Breakers



Breakers

Sub panel - type and location:

- Breakers

Rear wall / Left side



Breakers



Breakers

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OBSERVATION AND RECOMMENDATIONS

RECOMMENDATIONS \ ****Buried oil tank****

19. Condition: • Recommend asking seller if a buried oil tank exists on property. If so request proper abandonment paperwork and certificate.

Evidence of a buried oil tank front of property

Location: Front

Task: Recommend further evaluation



Recommend asking seller if a buried oil tan...



Recommend asking seller if a buried oil tan...

INSPECTION METHOD AND LIMITATIONS

Inspection prevented/limited by: • Heating systems were not tested

GENERAL INFO AND DESCRIPTIONS

Heating system type:

• [Furnace](#)

Oil fired furnace

HEATING

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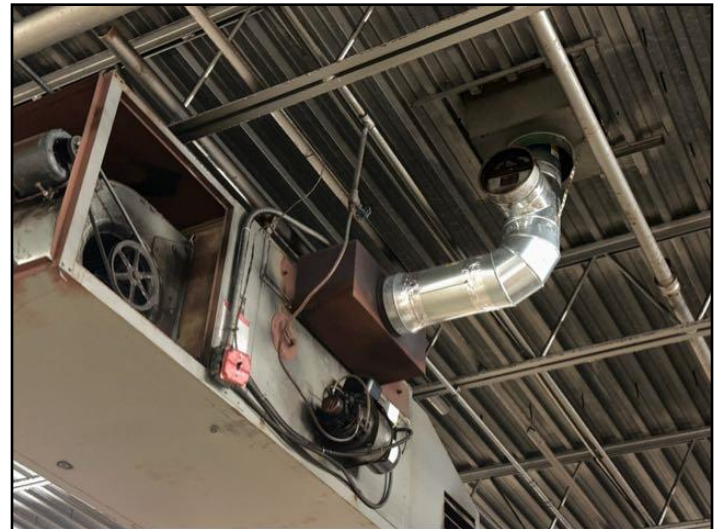
Furnace



Furnace



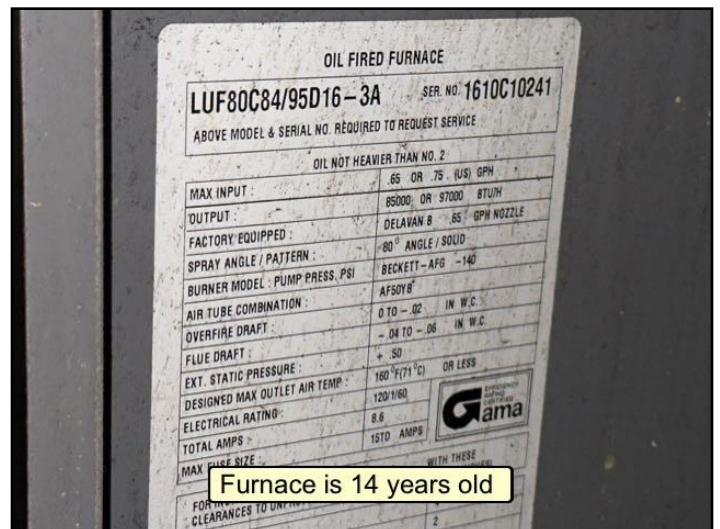
Furnace



Furnace



Furnace



Furnace

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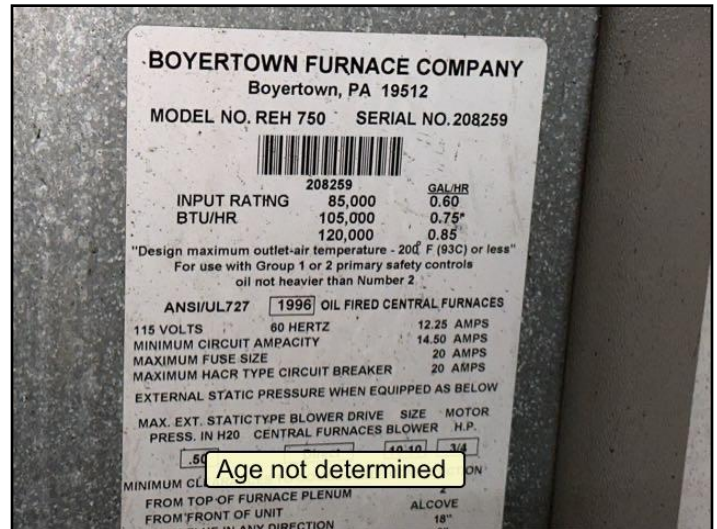
INSULATION

PLUMBING

INTERIOR



Furnace



Furnace

Oil tank type/age: • Buried oil tank still being used for heating system. Recommend abandoning oil tank properly and converting to gas when available

Chimney/vent:

- [Metal](#)



Metal

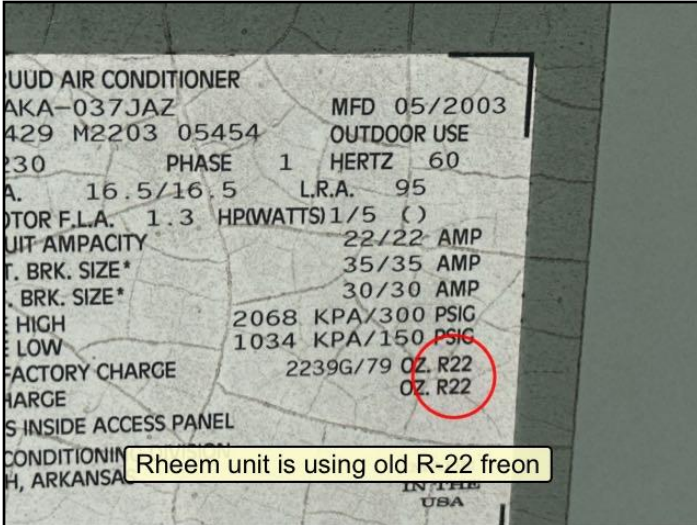


Metal

OBSERVATION AND RECOMMENDATIONS

RECOMMENDATIONS \ General

20. Condition: • AC is old using R-22 freon in system. This freon will not be available in the near future and is very expensive. Budget for replacement of AC unit when needed.



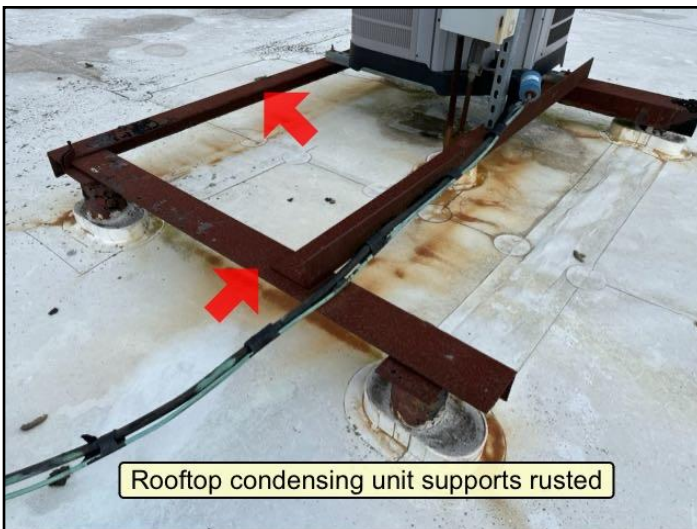
AC is old using R-22 freon in system. This...



AC is old using R-22 freon in system. This...

RECOMMENDATIONS \ Overview

21. Condition: • Supports rusted



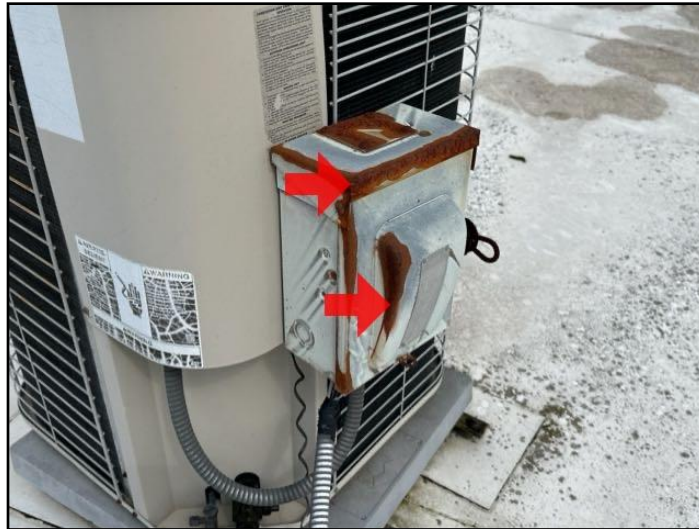
Supports rusted



Supports rusted

AIR CONDITIONING \ Compressor

22. Condition: • Disconnect switch cover rusted



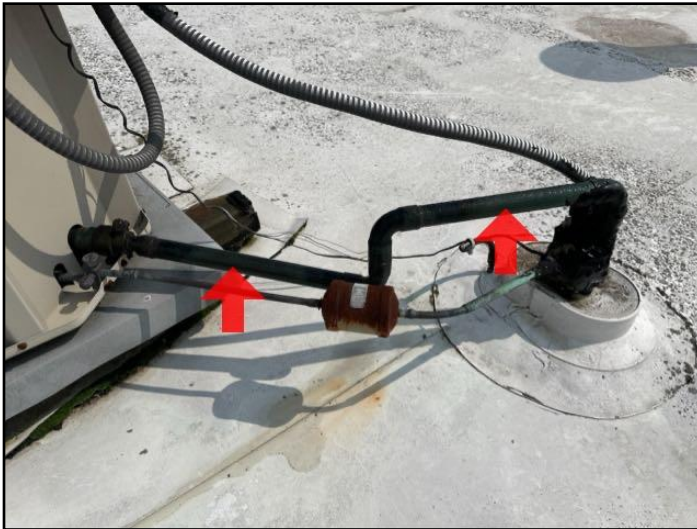
Disconnect switch cover rusted

AIR CONDITIONING \ Refrigerant lines

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

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

Location: All units



Insulation - missing



Insulation - missing

COOLING & HEAT PUMP

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Insulation - missing

GENERAL INFO AND DESCRIPTIONS

Manufacturer:

- Lennox



Lennox

- Ruud



Lennox

COOLING & HEAT PUMP

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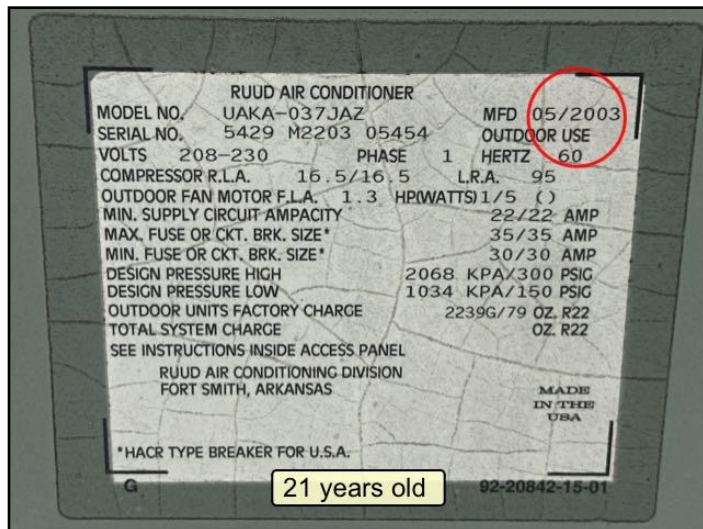
HEATING

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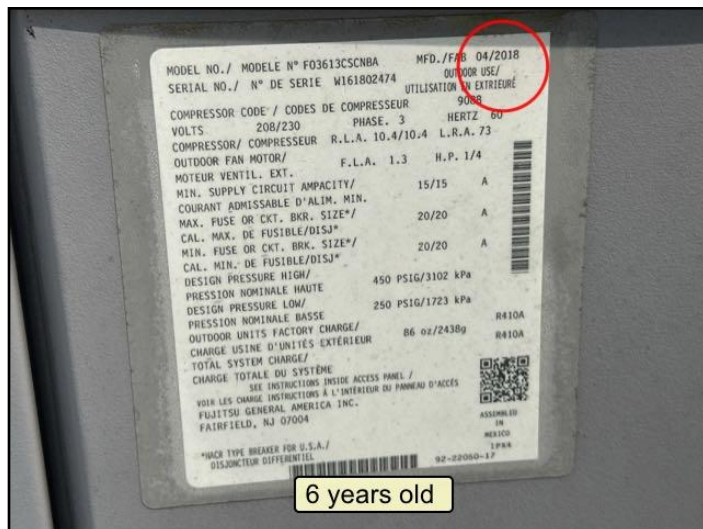
INTERIOR



Ruud

Ruud

• Fujitsu



Fujitsu

Fujitsu

COOLING & HEAT PUMP

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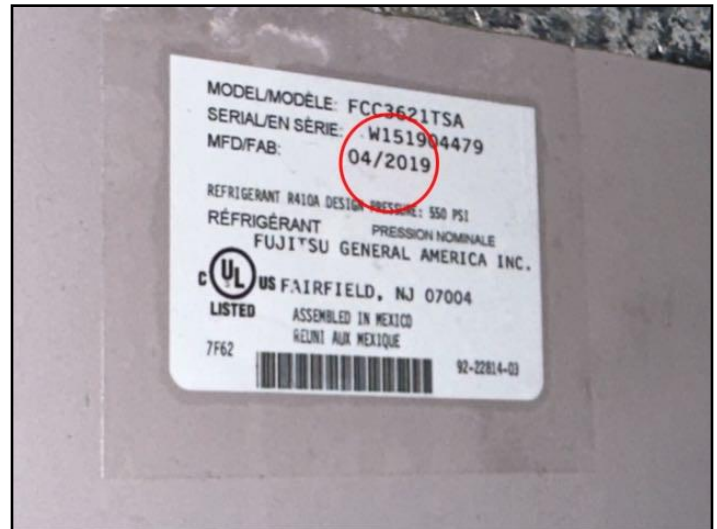
INSULATION

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INTERIOR



Fujitsu

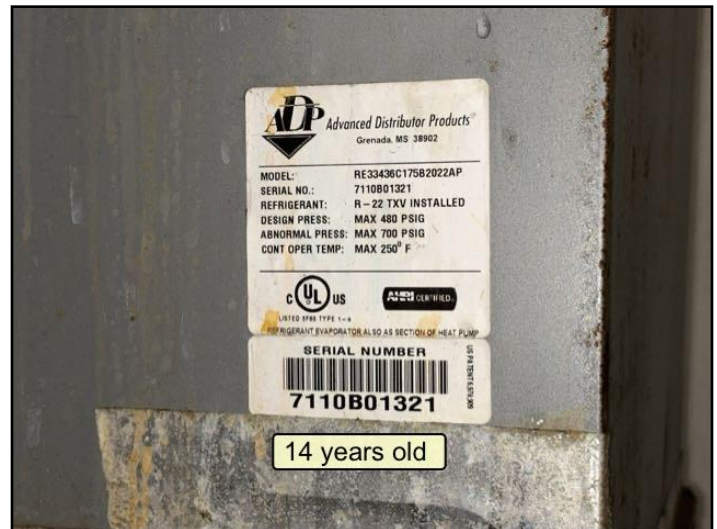


Fujitsu

Manufacturer: • Advanced Distribution Products



Air handler



Air handler

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GENERAL INFO AND DESCRIPTIONS

Mechanical ventilation system for building: • Electric fans



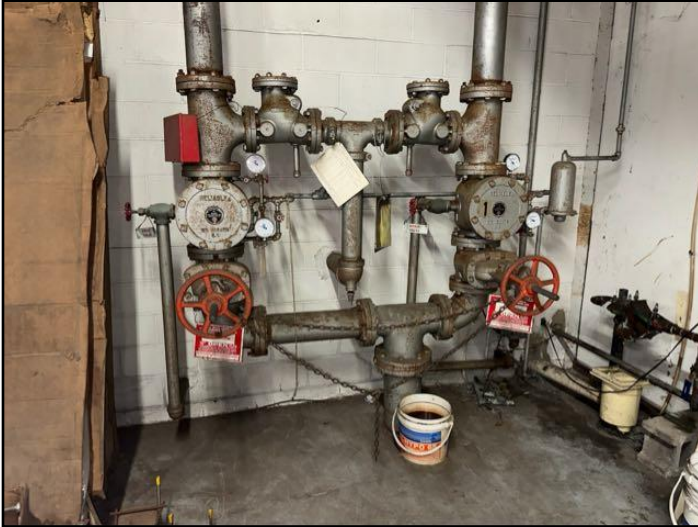
Electric fans

GENERAL INFO AND DESCRIPTIONS

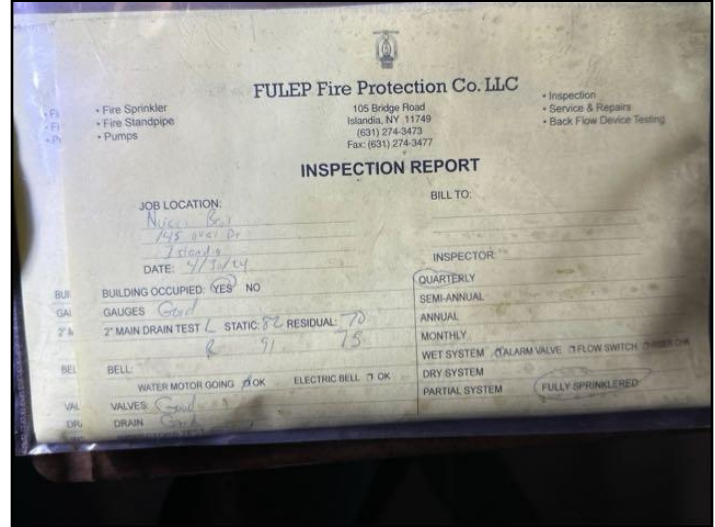
General:

- Fire sprinkler system

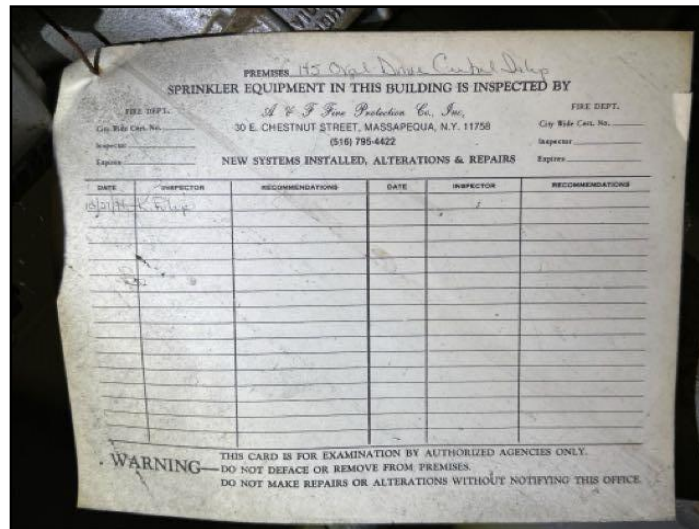
The building has a whole building fire sprinkler system that was observed but not inspected. Regular maintenance and inspections of this system should be performed as per local jurisdiction.



Fire sprinkler system



Fire sprinkler system



Fire sprinkler system

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

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

Main water shut off valve at the: • Warehouse

Backflow preventer present

PLUMBING

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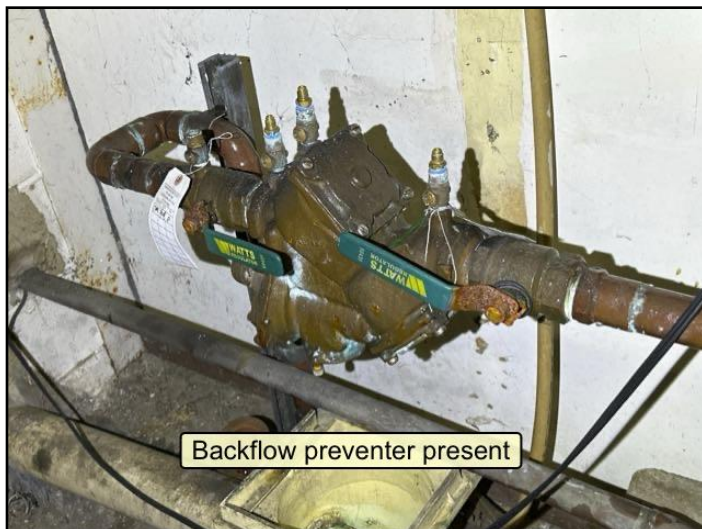
INSULATION

PLUMBING

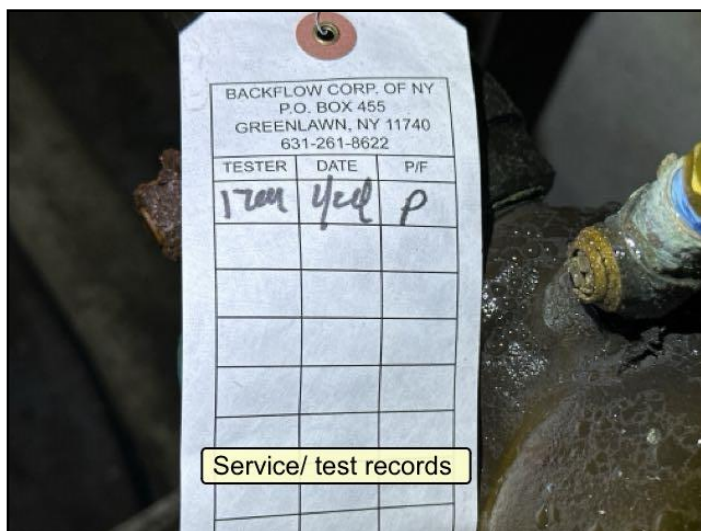
INTERIOR



Water main shut off valve



Backflow preventer present



Water heater type: • [Conventional](#)

Water heater location: • Warehouse

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

Water heater manufacturer: • Vanguard

PLUMBING

Islandia, NY July 30, 2024

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

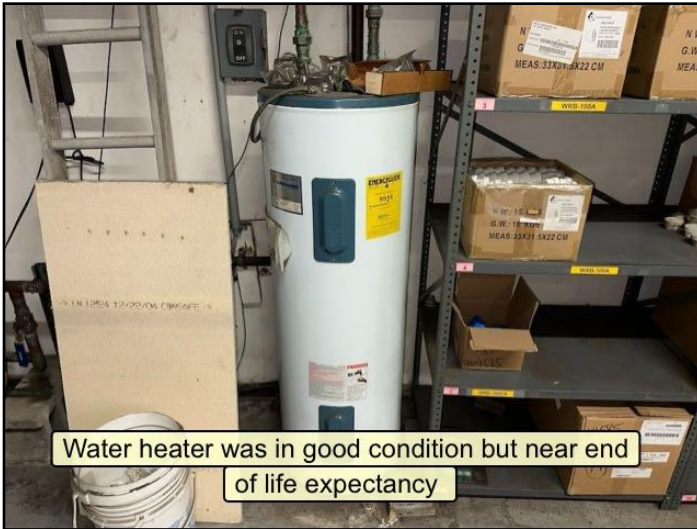
HEATING

COOLING

INSULATION

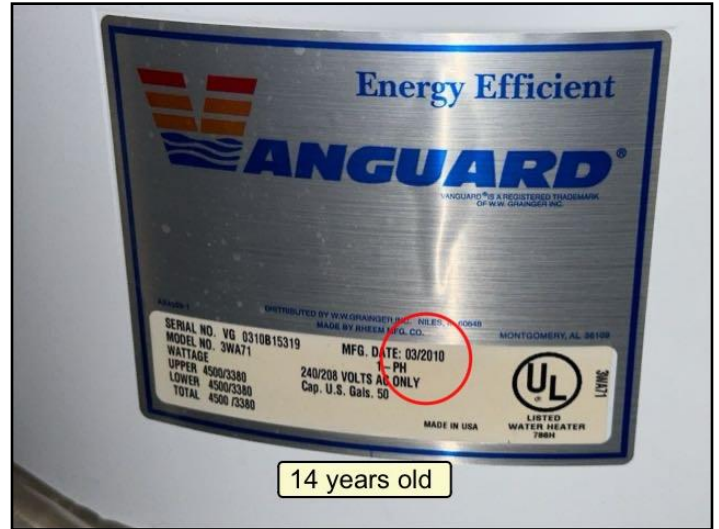
PLUMBING

INTERIOR



Water heater was in good condition but near end of life expectancy

Water heater



14 years old

Water heater

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 14 years

Waste disposal system: • [Cesspool](#)

Waste and vent piping in building:

• [Cast iron](#)



Property has a cesspool

Cast iron



Fresh air intakes located at front of building

Cast iron

• [Not visible](#)

The main drains could not be fully inspected as they were under the foundation slab.

INTERIOR

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ROOFING

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PLUMBING

INTERIOR

OBSERVATION AND RECOMMENDATIONS

CEILINGS \ General notes

24. Condition: • Water stains

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

Location: Front entry



Water stains



Water stains

GENERAL INFO AND DESCRIPTIONS

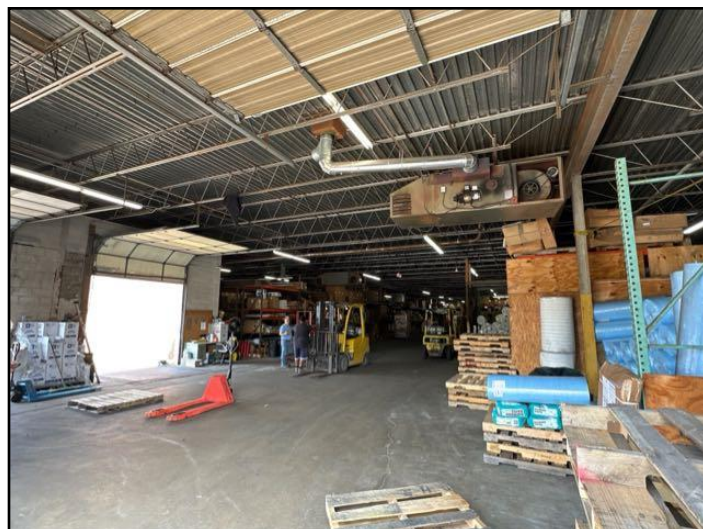
General:

• General view of interior

Warehouse



Warehouse



Warehouse

INTERIOR

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ROOFING

EXTERIOR

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INSULATION

PLUMBING

INTERIOR



Warehouse



Warehouse



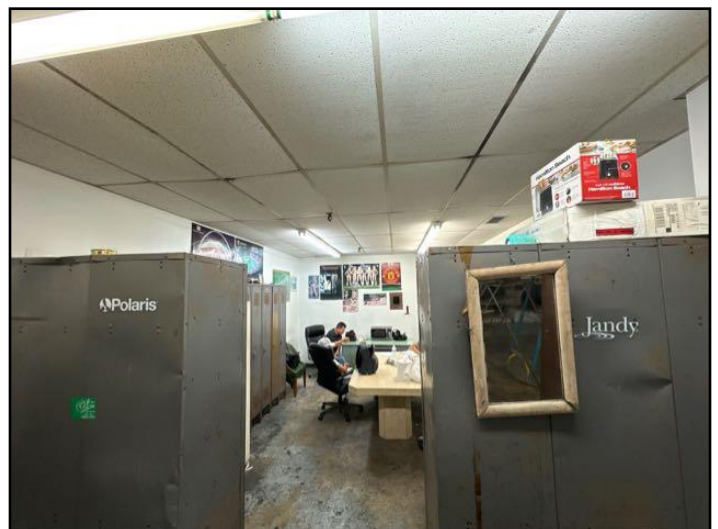
Warehouse



Warehouse Storage room



Warehouse Breakroom



Warehouse Breakroom

General: • Emergency controls



Exit signs



Fire extinguishers



Fire extinguishers



Exit signs

General: • Bathrooms

INTERIOR

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ROOFING

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Men's bathroom



Men's bathroom



Men's bathroom



Men's bathroom



Men's bathroom

INTERIOR

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ROOFING

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INTERIOR

General: • Office space



Office space- Lobby



Office space- Entry



Office space- Entry



Office space- Kitchen

INTERIOR

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ROOFING

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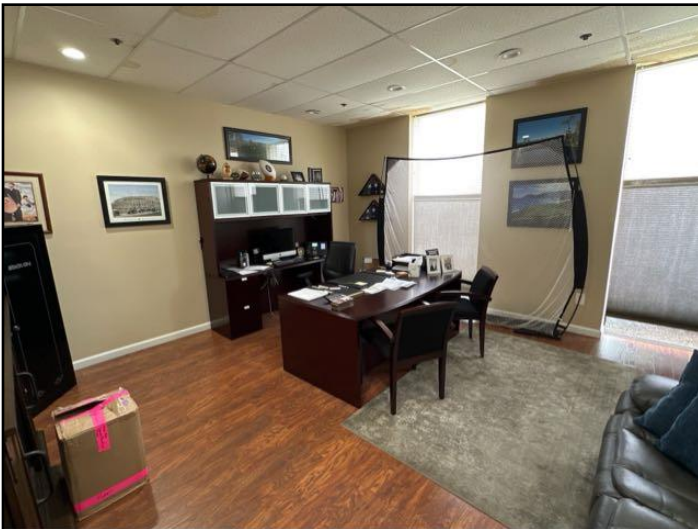
INTERIOR



Office space- Kitchen



Office room



Office room



Office space



Office space

INTERIOR

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- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

END OF REPORT