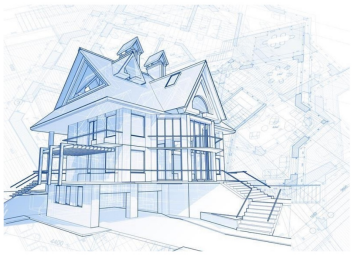
INSPECTION REPORT

For the Property at:
19 Laurel Ave
HEMPSTEAD, NY 11550

Prepared by: East Coast Commercial Inspections
Prepared for: Louis Rodan
Date of Inspection: March 15, 2026
Date of Report: March 17, 2026



East Coast Commercial Inspections
188 Brown Street
Sea Cliff, NY 11579
(516) 509- 9091

Thank you for choosing East Coast Commercial Inspections to perform your commercial inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a commercial inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the commercial inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the building, recording the conditions on a given date and time. Commercial inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you so very much for choosing East Coast Commercial Inspections to perform your commercial inspection. REFERRALS AND "REVIEWS" GREATLY APPRECIATED - www.EastCoastCommercialinspectionsllc.com

Sincerely,

Robert Byrne
on behalf of
East Coast Comemrcial Inspections

East Coast Commercial Inspections
188 Brown Street
Sea Cliff, NY 11579
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SUMMARY

[redacted]

[redacted] would like to thank you for choosing us to inspect your future home. Please note that every house needs annual maintenance. It is recommended the home 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 home. 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 new house.
All the best
Rob Byrne - Owner / Operator

Priority Maintenance Items

Roofing

RECOMMENDATIONS \ Overview
Condition: • Licensed Roofing Contractor
Recommend licensed roofing contractor provide estimate for repairs needed to roof

FLAT ROOFING \ Roll roofing
Condition: • Blisters
Recommend licensed roofing contractor provide estimate for repair or replacement of flat roof prior to contract signing
Implication(s): Chance of water damage to structure, finishes and contents

Exterior

EXTERIOR WINDOWS \ Trim
Condition: • Flashing loose, missing or deteriorated
Recommend licensed contractor check for hidden moisture damage behind stucco and around windows. Multiple areas of stucco are cracked and deteriorated potential for hidden moisture damage.
Implication(s): Chance of water damage to structure, finishes and contents

PORCHES, DECKS, STAIRS, PATIOS \ *Stairs and landings*
Condition: • Masonry or concrete cracking
Recommend getting an estimate from a mason to properly repair front and rear steps to basement
Implication(s): Weakened structure

Structure

FOUNDATIONS \ General notes
Condition: • Bowed, bulging or leaning
Recommend licensed contractor and / or structural engineer to further evaluate and provide estimate for repair as needed.
Implication(s): Weakened structure I Chance of structural movement

FOUNDATIONS \ Beams (Girders)
Condition: • Termite damage
Excessive termite damaged to floor joists, sub flooring, sill plates and main support beam. Recommend consulting with a

structural engineer for proper repairs prior to contract signing.
Implication(s): Weakened structure | Chance of structural movement

FLOORS \ Sills
Condition: • Termite damage
Termite damage to sill plates and rim joists in basement. Recommend further evaluation by a licensed contractor to determine if any hidden damaged exists. Get estimate for repair prior to purchase.
Implication(s): Weakened structure

FLOORS \ Joists
Condition: • Split or damaged
Implication(s): Weakened structure | Chance of structural movement

ROOF FRAMING \ Sheathing (roof/attic)
Condition: • SOFT SPOT
Recommend roofing contractor further evaluate and advise best course of action
Location: Various

Electrical

RECOMMENDATIONS \ Overview
Condition: • Licensed electrician
****RECOMMEND LICENSED ELECTRICIAN FURTHER EVALUATE AND CORRECT ALL WIRING AND SAFETY CONCERNS PRIOR TO PURCHASE****.

MAIN PANEL \ Breaker / wire
Condition: • Missing main disconnect

MAIN PANEL \ Distribution panel
Condition: • Federal Pacific service panels can fail to trip in response to over current leading to electrical fires. Federal Pacific company no longer in business. Recommend licensed electrician replace panel.

DISTRIBUTION \ Outlets
Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)
Recommend licensed electrician repairing all electrical concerns. Estimate prior to contract signing
Implication(s): Electric shock

Heating

RECOMMENDATIONS \ **Buried oil tank**
Condition: • An underground oil storage tank exists on property. Request proper paperwork from seller to determine if tank was abandoned properly. Buried oil tanks are an environmental risk. Oil tank abandonment /removal costs vary depending on the extent of work required. An oil tank specialists should be consulted to evaluate and estimated cost prior to contract signing.
Recommend asking seller for proper abandonment paperwork prior to closing. Consult with your attorney.

Condition: • Oil tank abandoned according to home owner. Have attorney request proper documentation prior to closing ****RECOMMEND ATTORNEY REQUEST PROPER ABANDONMENT PAPERWORK PRIOR TOM CONTRACT SIGNING****

GAS HOT WATER \ *Venting system*
Condition: • Poor connections
Implication(s): Hazardous combustion products entering home

Plumbing

WASTE PLUMBING \ Traps - performance
Condition: • Old galvanized pipes rust from inside out. Budget for replacement during renovations
Budget for replacement of old galvanized plumbing in the near future. Recommend getting an estimate for replacement by a licensed plumber prior to purchase.

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.

The remainder of the report describes each of the home'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 home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

Observation and Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Licensed Roofing Contractor

Recommend licensed roofing contractor provide estimate for repairs needed to roof

Licensed Roofing Contractor

Licensed Roofing Contractor

2. Condition: • Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

FLAT ROOFING \ Roll roofing

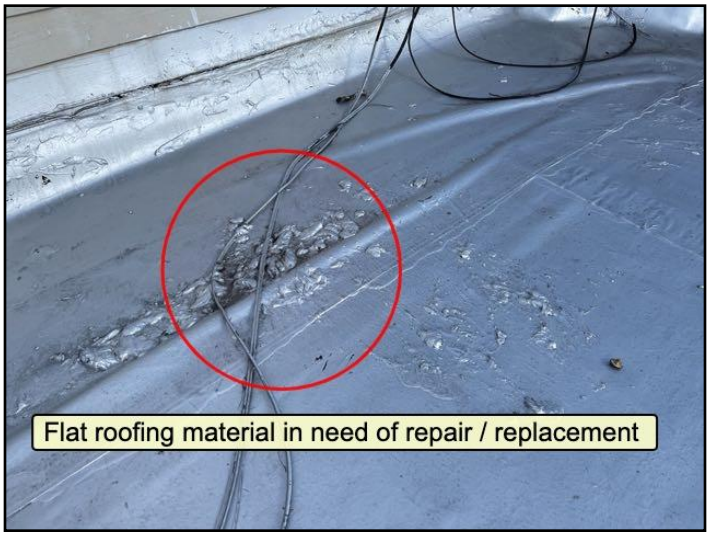
3. Condition: • Blisters

Recommend licensed roofing contractor provide estimate for repair or replacement of flat roof prior to contract signing

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

Blisters

Blisters



Blisters

Blisters

FLAT ROOF FLASHINGS \ General notes

4. Condition: • Inspect & repair as needed

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

Licensed Roofing Contractor

Inspection Method and Limitations

General: • Age of roof cannot always be determined due to certain roofing materials and conditions. Leaks in roof may not appear at time of inspection and sometimes develop due to severe weather condition after inspection. We cannot predict when or if a roof might leak in the future.

Inspection performed: • By walking on roof

General Info and Descriptions

Flat roofing material: • Roll roofing

Flat roof flashing material: • Metal

Approximate age: • unable to determine

Observation and Recommendations

RECOMMENDATIONS \ Overview

5. Condition: • Gutters and downspouts help to ensure dry basements and crawlspaces. The less water near the foundation, the lower the risk of water penetration into basement.

EXTERIOR WINDOWS \ Frames

6. Condition: • Rust

Multiple windows and framing in need of replacement

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

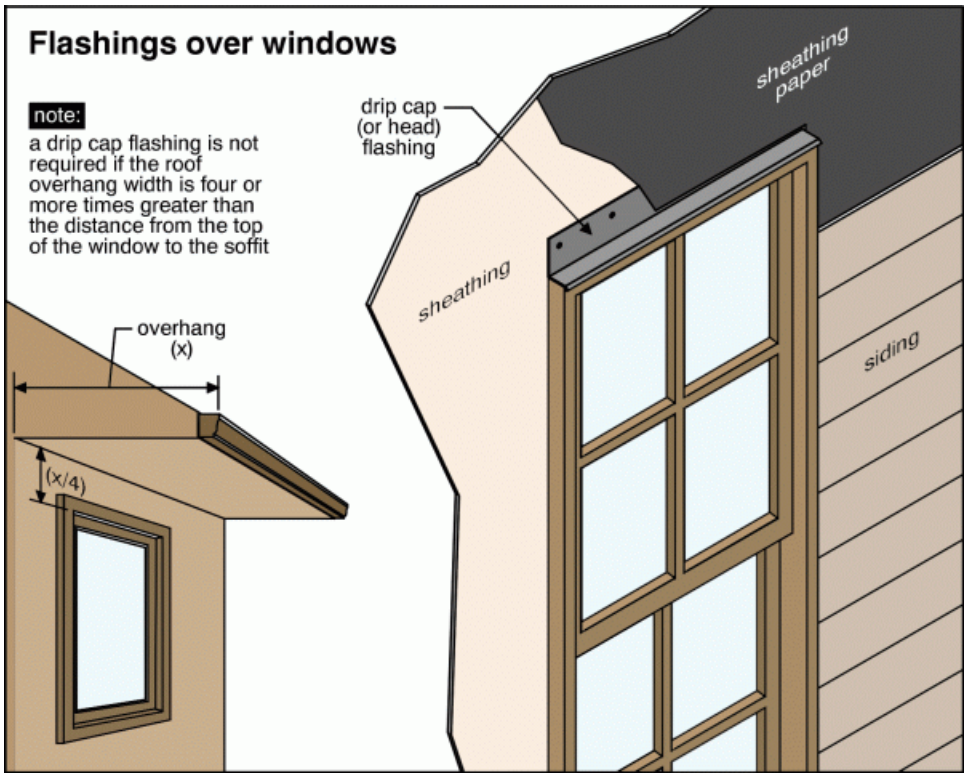
Rust

EXTERIOR WINDOWS \ Trim

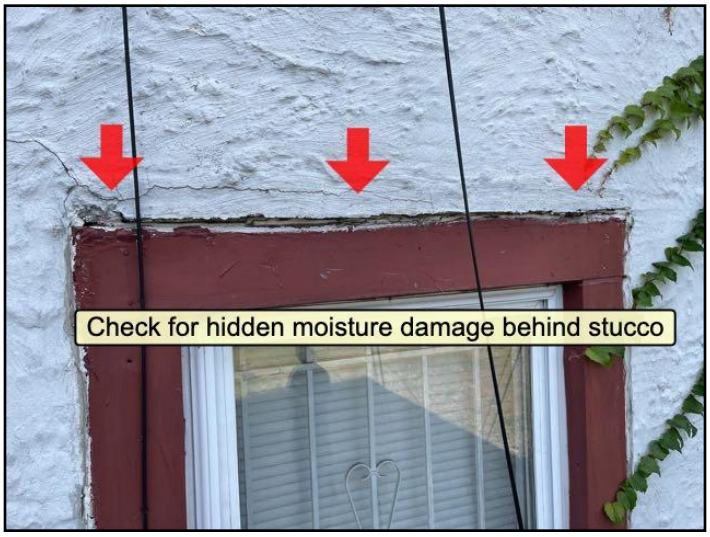
7. Condition: • Flashing loose, missing or deteriorated

Recommend licensed contractor check for hidden moisture damage behind stucco and around windows. Multiple areas of stucco are cracked and deteriorated potential for hidden moisture damage.

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



Flashing loose, missing or deteriorated



Flashing loose, missing or deteriorated

Flashing loose, missing or deteriorated

PORCHES, DECKS, STAIRS, PATIOS \ *Stairs and landings*

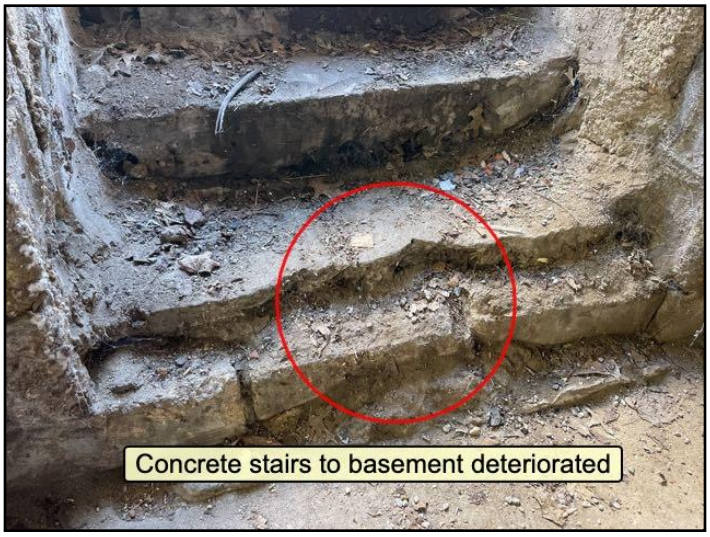
8. Condition: • Masonry or concrete cracking

Recommend getting an estimate from a mason to properly repair front and rear steps to basement

Implication(s): Weakened structure

Masonry or concrete cracking

Masonry or concrete cracking



Masonry or concrete cracking

Masonry or concrete cracking

Masonry or concrete cracking

Masonry or concrete cracking

LANDSCAPING \ #Walkway

9. Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard

Cracked or damaged surfaces

Cracked or damaged surfaces

COMMENTS \ Additional

10. Condition: • See Home Reference Library on last page of report for more information and understanding of your new house.

11. Condition: • Photos are only a representative sample of condition observed. There may be other areas of concern not shown by photo but stated in the report as a recommendation.

General Info and Descriptions

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Close to house no soffits

Gutter & downspout discharge: • Into waste line

Lot slope: • Away from building

Wall surfaces and trim: • Metal siding • Stucco

Garage: • No garage

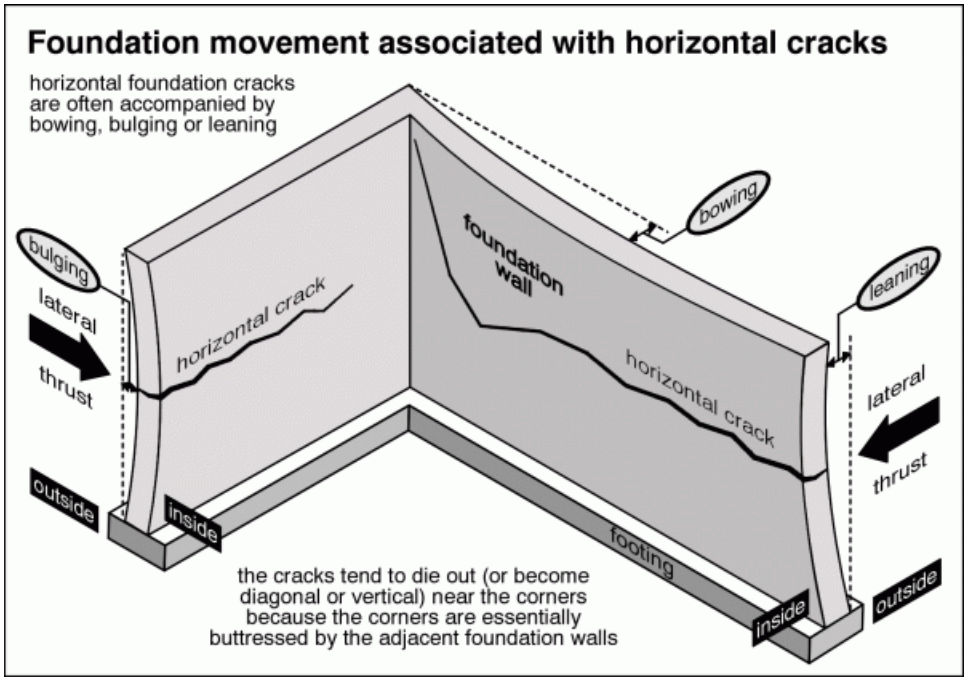
Observation and Recommendations

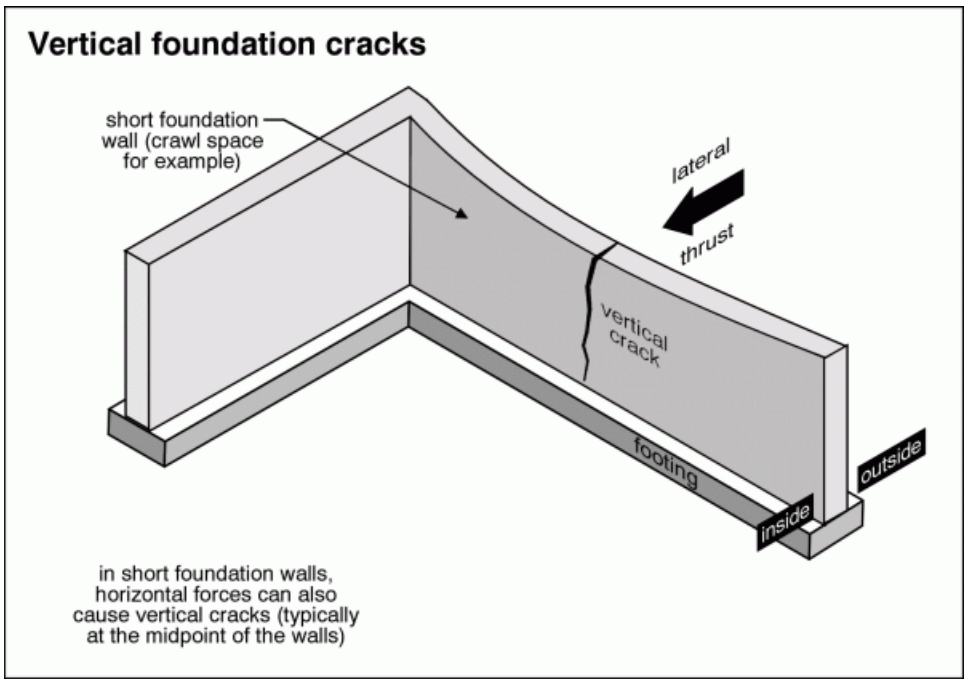
FOUNDATIONS \ General notes

12. Condition: • Bowed, bulging or leaning

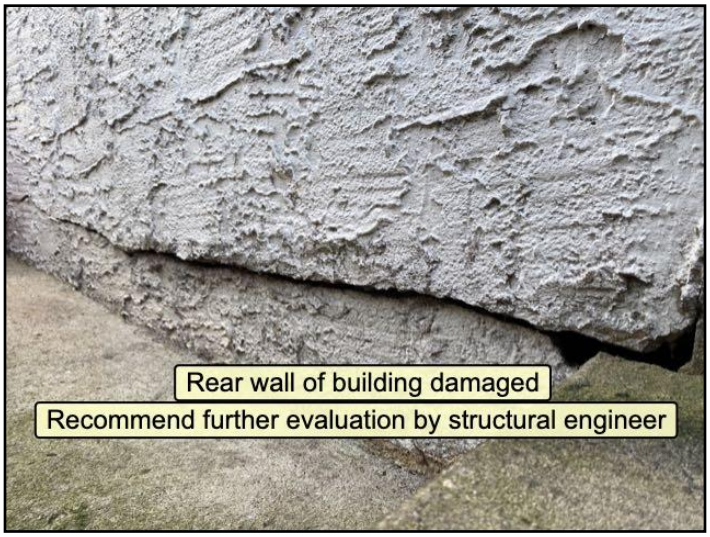
Recommend licensed contractor and / or structural engineer to further evaluate and provide estimate for repair as needed.

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





Bowed, bulging or leaning



Bowed, bulging or leaning

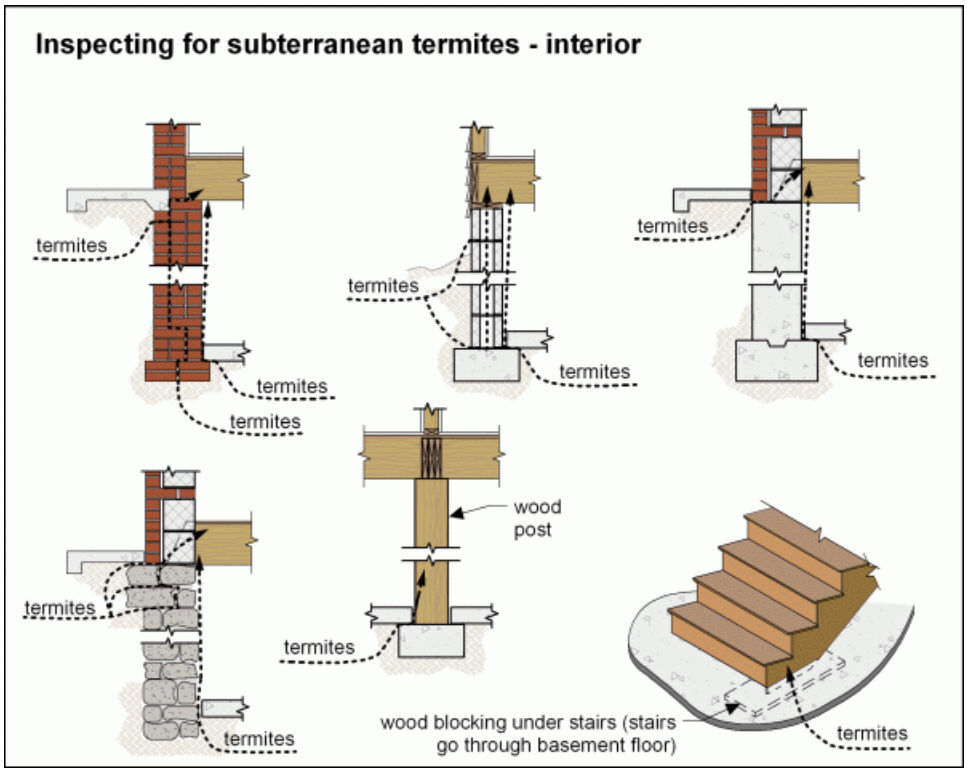
Bowed, bulging or leaning

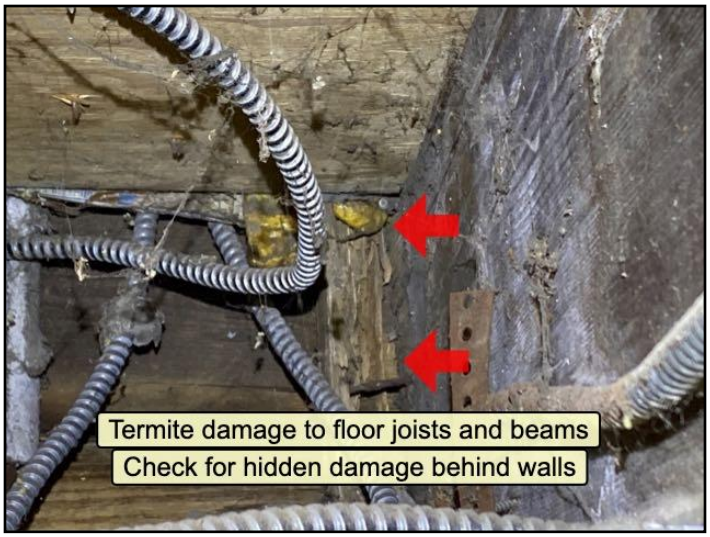
FOUNDATIONS \ Beams (Girders)

13. Condition: • Termite damage

Excessive termite damaged to floor joists, sub flooring, sill plates and main support beam. Recommend consulting with a structural engineer for proper repairs prior to contract signing.

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

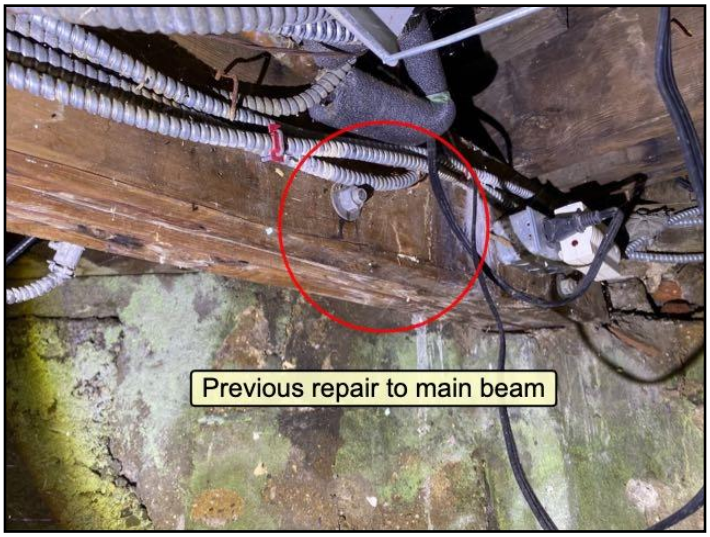




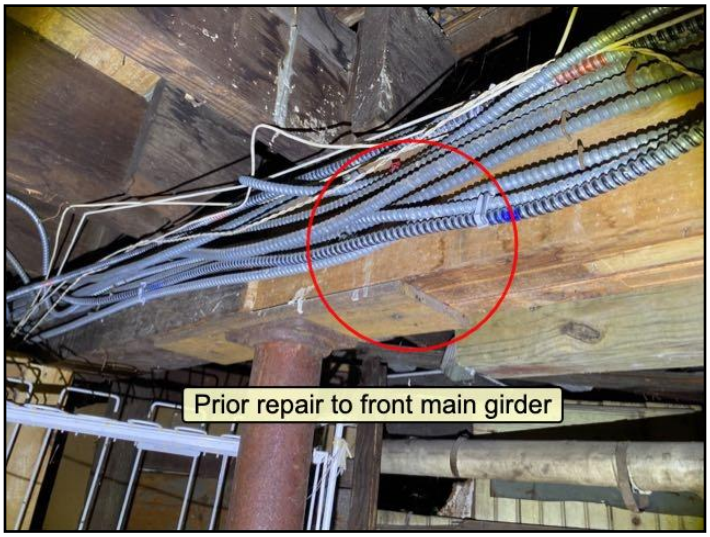
Termite damage

Termite damage

14. Condition: • Prior repairs
Implication(s): Weakened structure



Prior repairs



Prior repairs

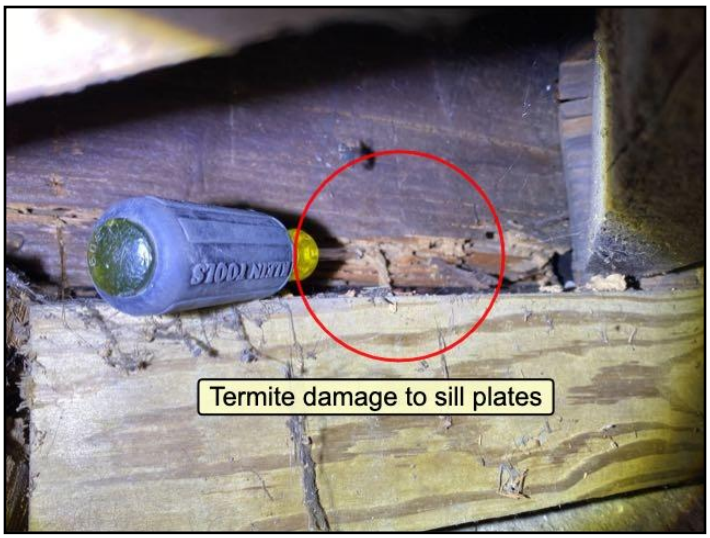
FLOORS \ Sills

15. Condition: • Termite damage

Termite damage to sill plates and rim joists in basement. Recommend further evaluation by a licensed contractor to determine if any hidden damaged exists. Get estimate for repair prior to purchase.

Implication(s): Weakened structure

Termite damage

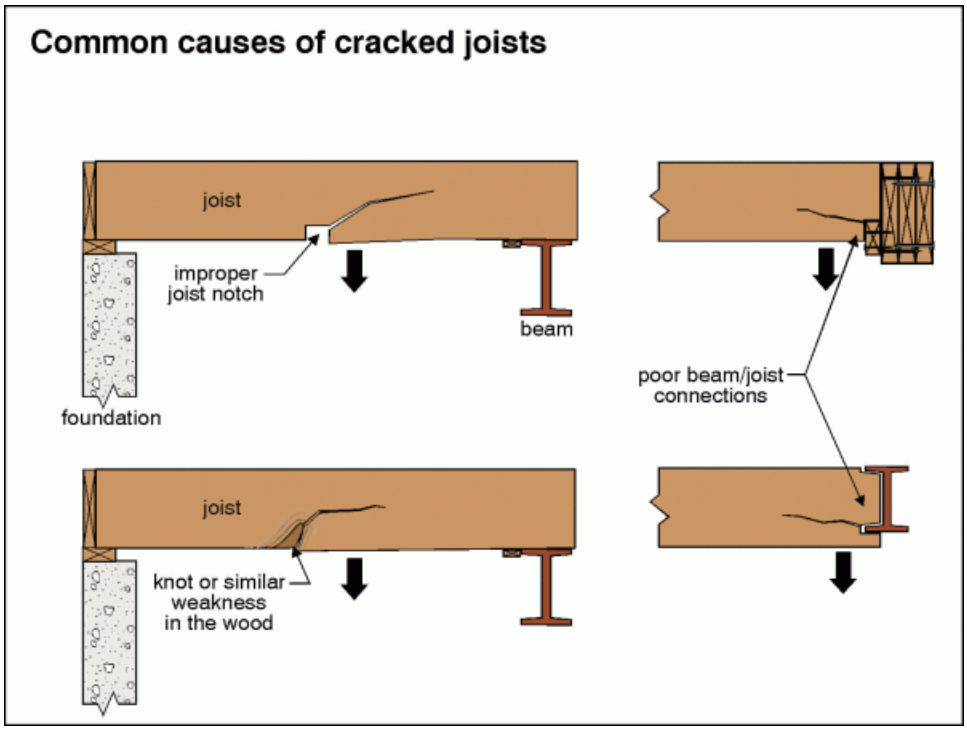


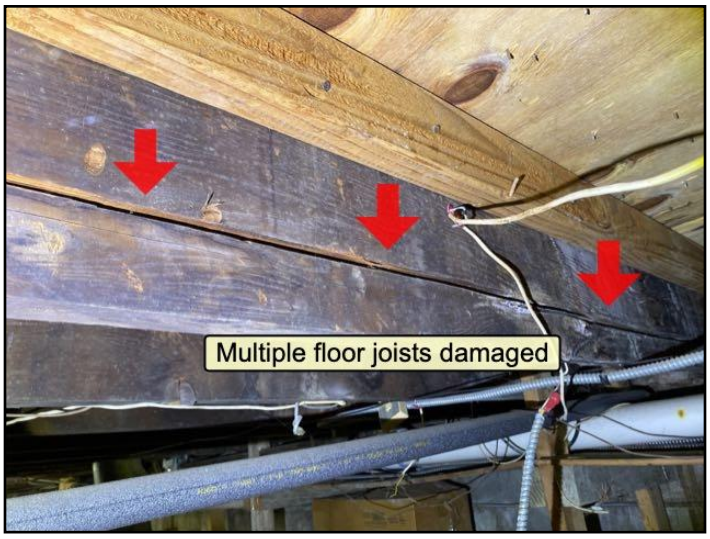
Termite damage

FLOORS \ Joists

16. Condition: • Split or damaged

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





Split or damaged

Split or damaged

Split or damaged

FLOORS \ Sheathing/Subflooring

17. Condition: • Damaged

Damaged

Damaged

ROOF FRAMING \ Sheathing (roof/attic)

18. Condition: • SOFT SPOT

Recommend roofing contractor further evaluate and advise best course of action

Location: Various

SOFT SPOT

SOFT SPOT

Inspection Method and Limitations

General: • Please note that an inspection is not a guarantee that you do not have termites or damage in visually inaccessible areas, such as inside walls or behind finished basement surfaces. Recommend an annual Termite and/or Carpenter Ant inspection.

Inspection limited/prevented by: • Finished living space unable to do a visual inspection. • Ceiling, wall and floor coverings • Carpet/furnishings

Attic space:

• No access

No access

No access

Not included as part of inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components

General Info and Descriptions

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Not visible

Observation and Recommendations

RECOMMENDATIONS \ General

19. Condition: • Old cloth wires have tendency to dry out an loose there insulation. Recommend upgrading

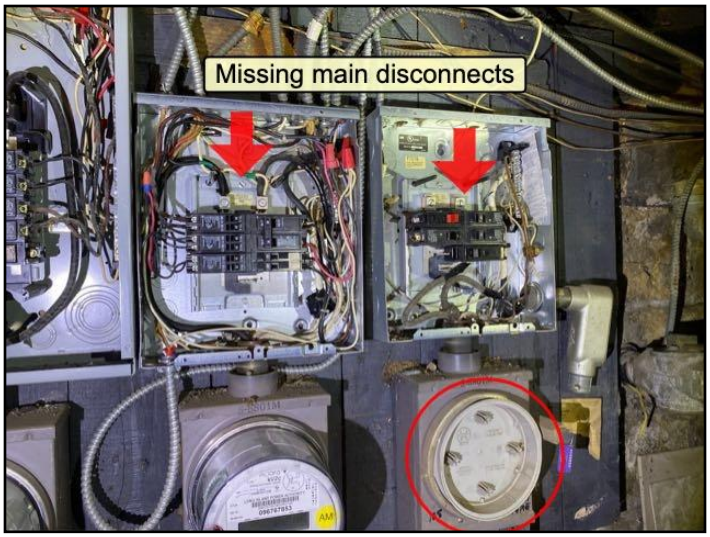
Old cloth wires have tendency to dry out an...

Old cloth wires have tendency to dry out an...

RECOMMENDATIONS \ Overview

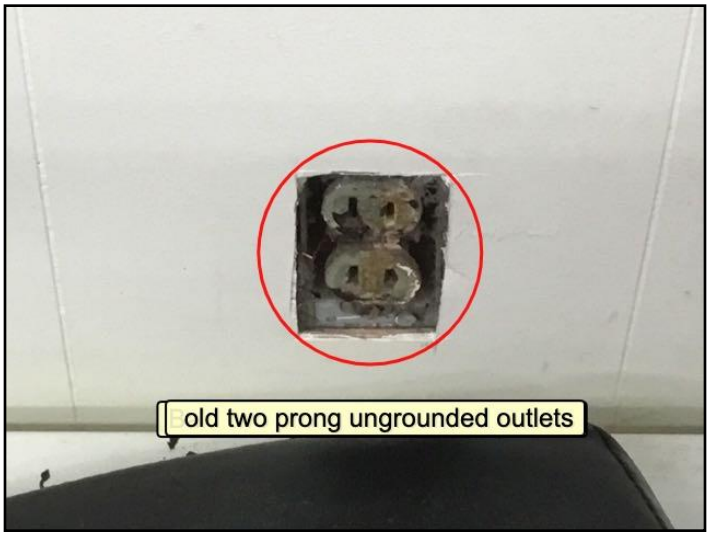
20. Condition: • Licensed electrician

****RECOMMEND LICENSED ELECTRICIAN FURTHER EVALUATE AND CORRECT ALL WIRING AND SAFETY CONCERNS PRIOR TO PURCHASE****.



Licensed electrician

Licensed electrician

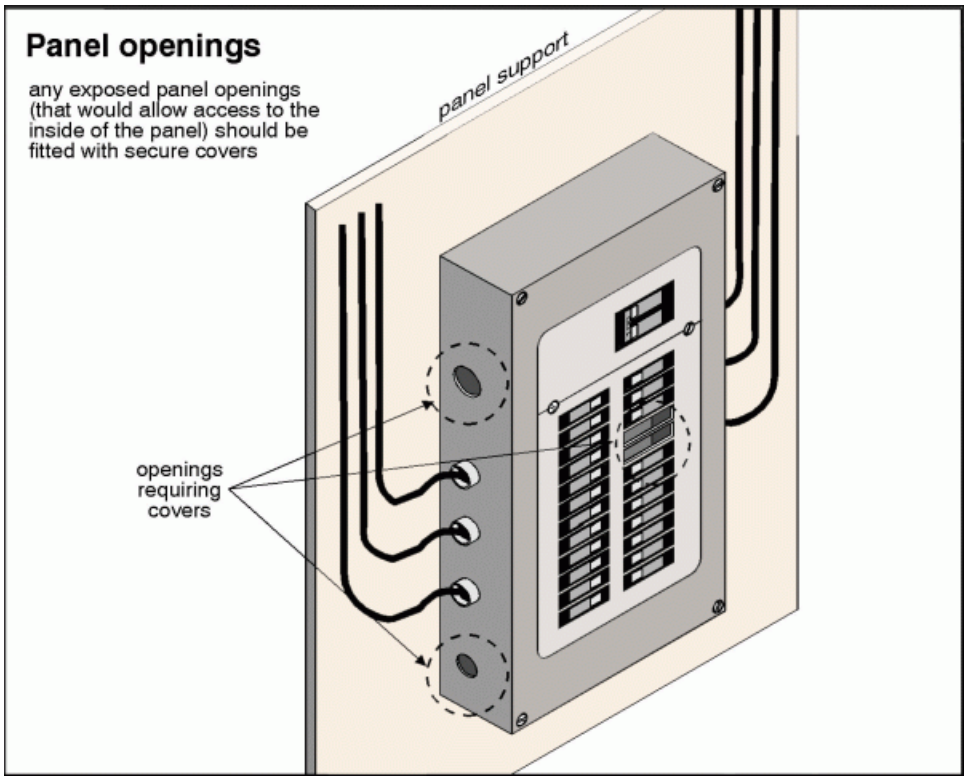


Licensed electrician

MAIN PANEL \ Meter pan - Service box

21. Condition: • Unprotected openings

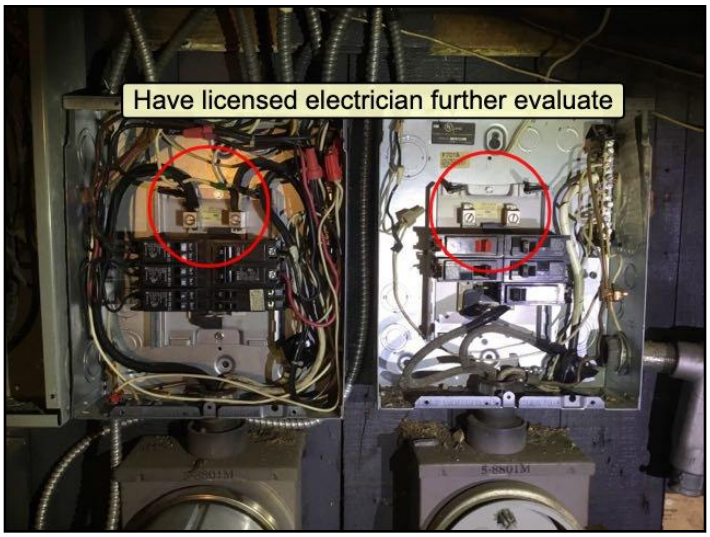
Implication(s): Electric shock

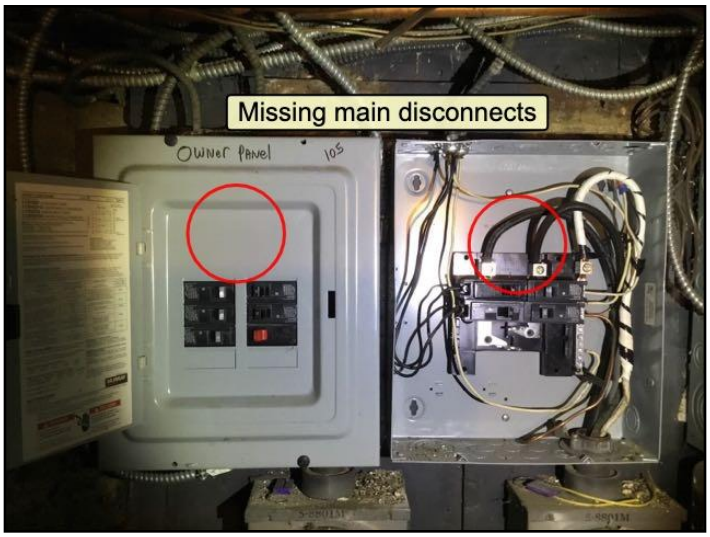


Unprotected openings

MAIN PANEL \ Breaker / wire

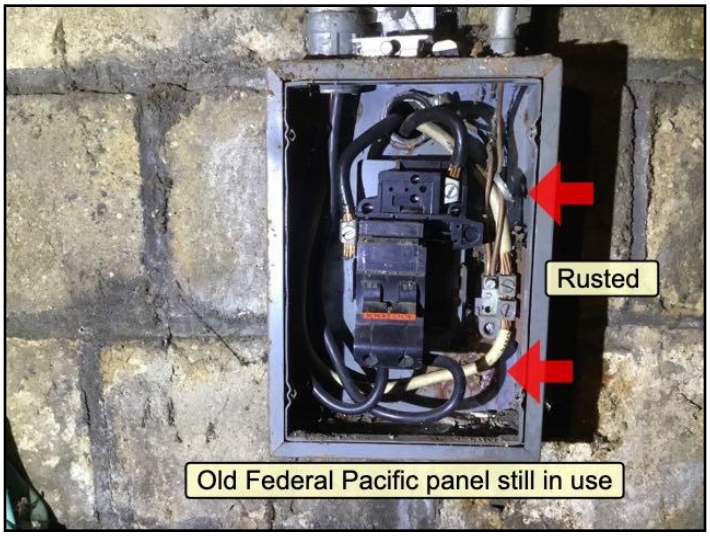
22. Condition: • Missing main disconnect





MAIN PANEL \ Distribution panel

23. Condition: • Federal Pacific service panels can fail to trip in response to over current leading to electrical fires. Federal Pacific company no longer in business. Recommend licensed electrician replace panel.



Federal Pacific service panels can fail to...

DISTRIBUTION \ Wiring (wires) - installation

24. Condition: • WIRES EXPOSED

WIRES EXPOSED

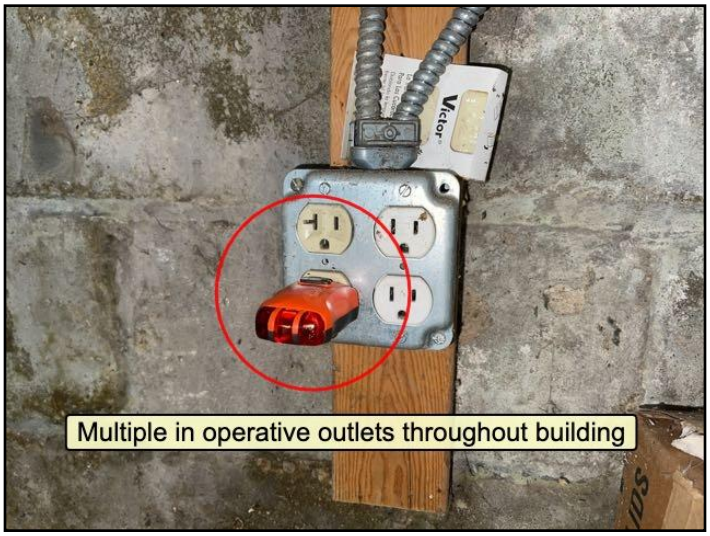
WIRES EXPOSED

DISTRIBUTION \ Outlets

25. Condition: • Inoperative

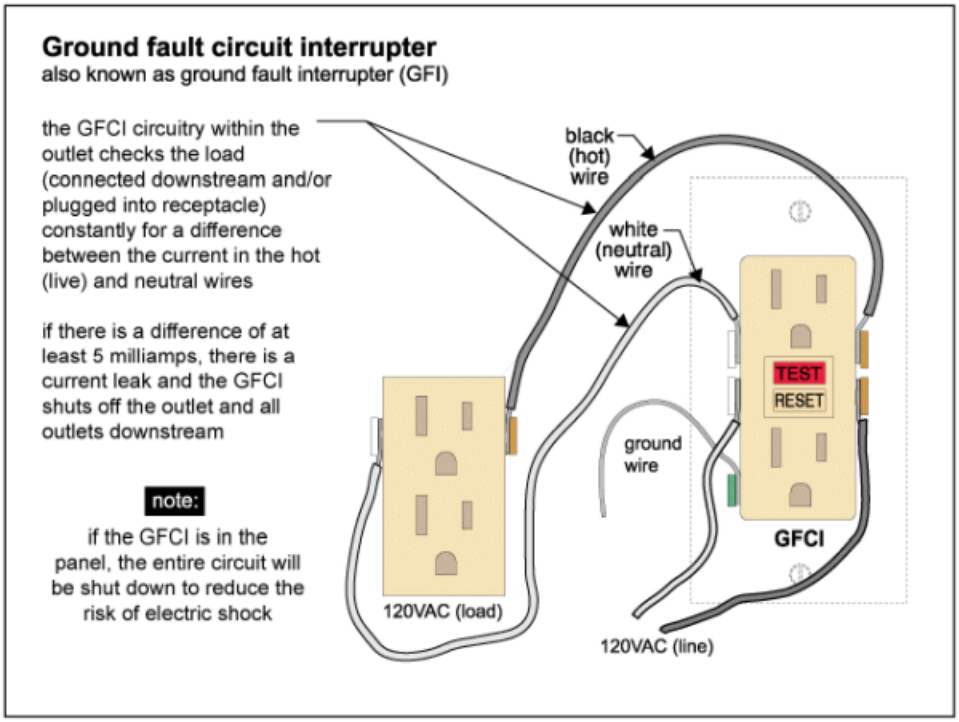
Implication(s): Equipment inoperative

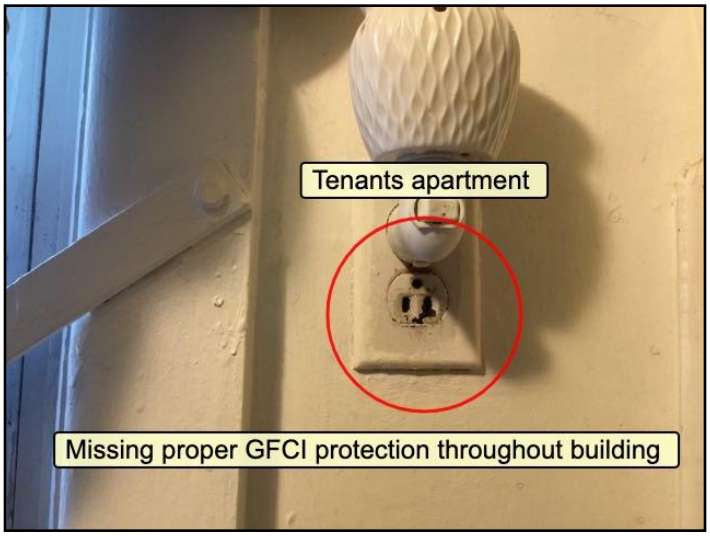
Location: Basement



Inoperative

26. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)
Recommend licensed electrician repairing all electrical concerns. Estimate prior to contract signing
Implication(s): Electric shock





No GFCI/GFI (Ground Fault Circuit...

COMMENTS \ Additional

27. Condition: • See Home Reference Book located on last page of report for additional information and understanding of the systems in your home.

General Info and Descriptions

General:

• General view of electrical system

General view of electrical system

• More than 25% of all Smoke and Carbon Monoxide detectors do not operate properly. Recommend any Smoke and Carbon Monoxide detectors that are over 10 years old or have damaged test buttons be replaced immediately.

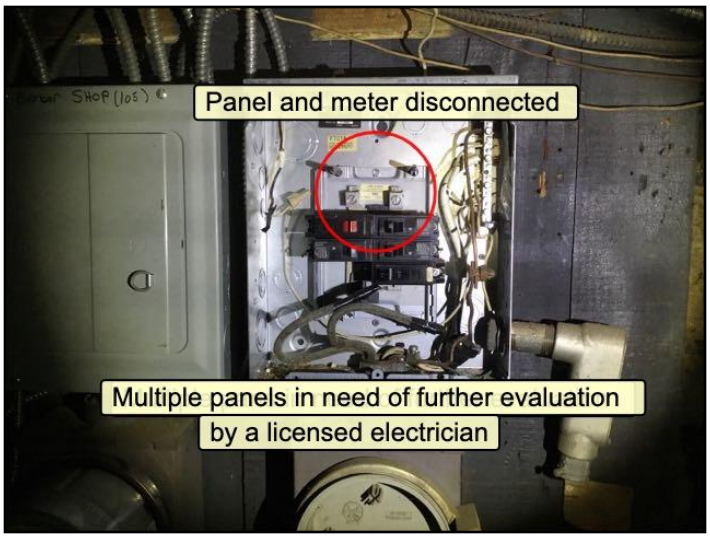
Service size: • 100 Amps (240 Volts)

Main disconnect/service box rating: • 100 Amps

Main disconnect/service box type and location:

• Breakers - basement

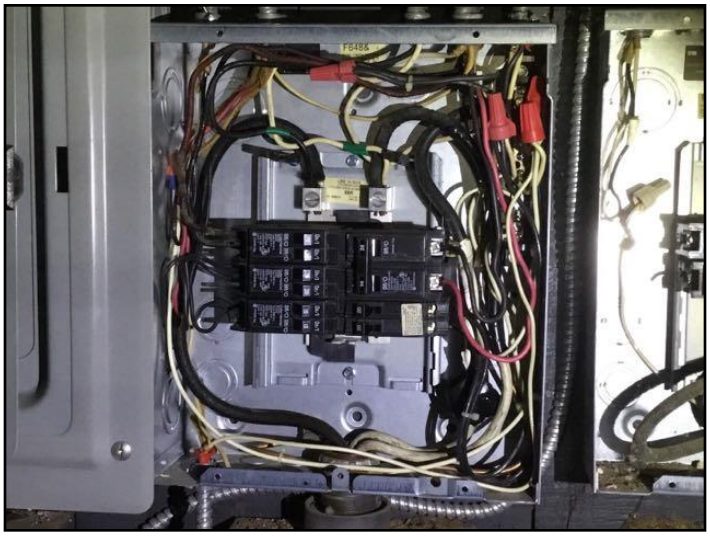
Deli panel not connected



Breakers - basement

• Breakers - basement

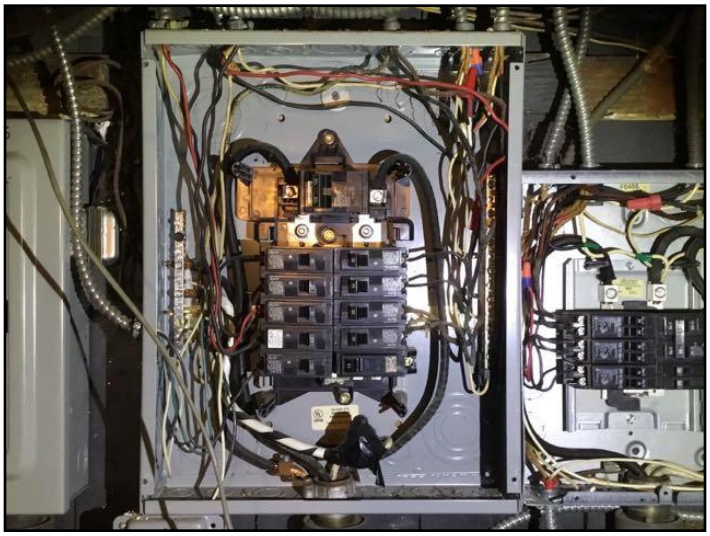
Barber shop



Breakers - basement

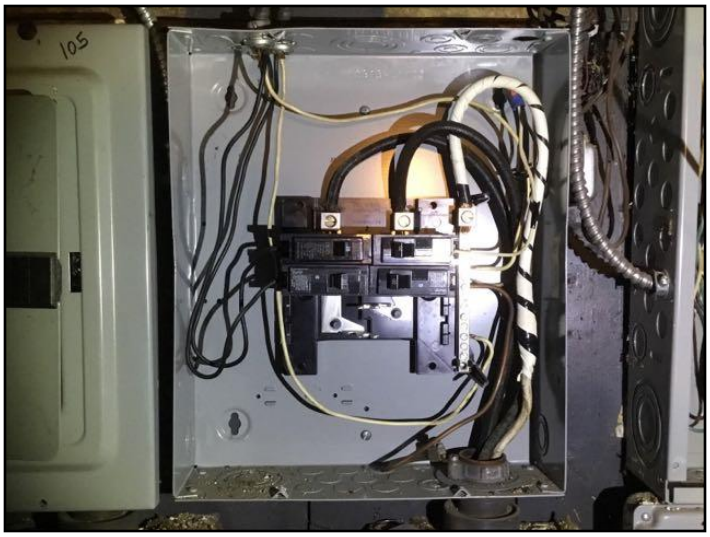
• Breakers - basement

Beauty parlor



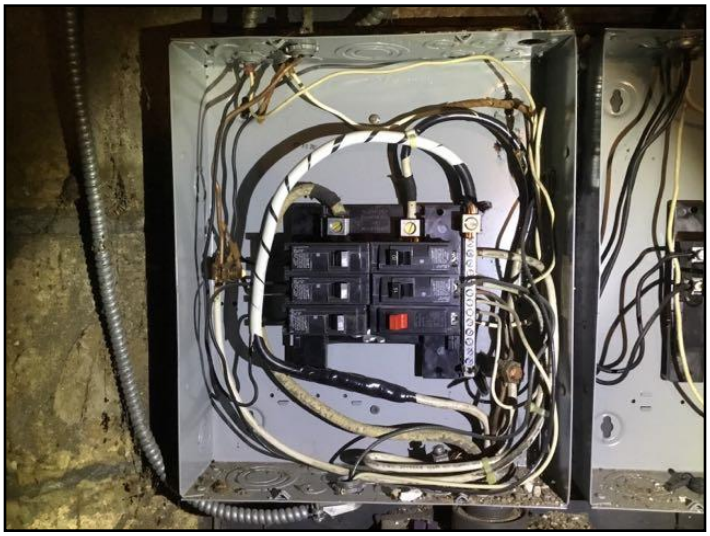
Breakers - basement

• Breakers - basement
Apartment



Breakers - basement

• Breakers - basement
House panel

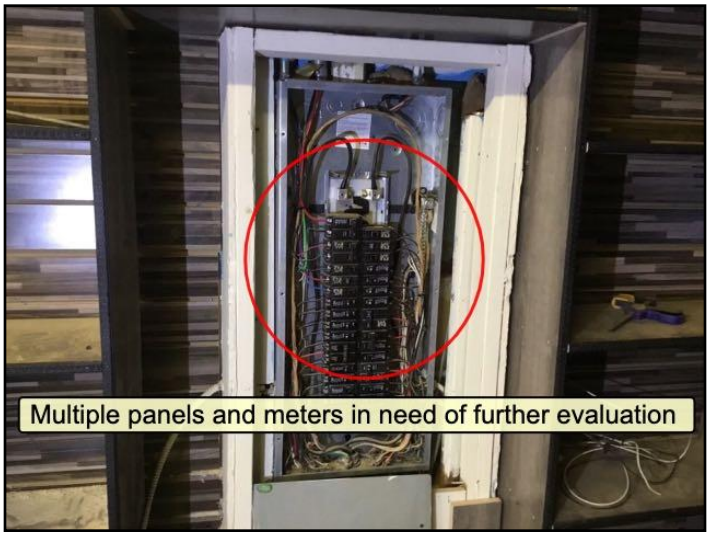


Breakers - basement

- Breakers - basement

Breakers - basement

- Breakers - first floor



Breakers - first floor

Type and number of outlets (receptacles): • Grounded and ungrounded - typical • Ground Fault outlets (GFCI) and/or breakers are required for safety, in all interior and exterior areas, where water will be in contact with an electrical power source. Ground fault circuit interrupter (GFCI) devices should be tested periodically to ensure they remain in proper working condition.

Smoke alarms (detectors): • Recommend replacing prior to moving in

Carbon monoxide (CO) alarms (detectors): • Recommend replacing prior to moving in

Observation and Recommendations

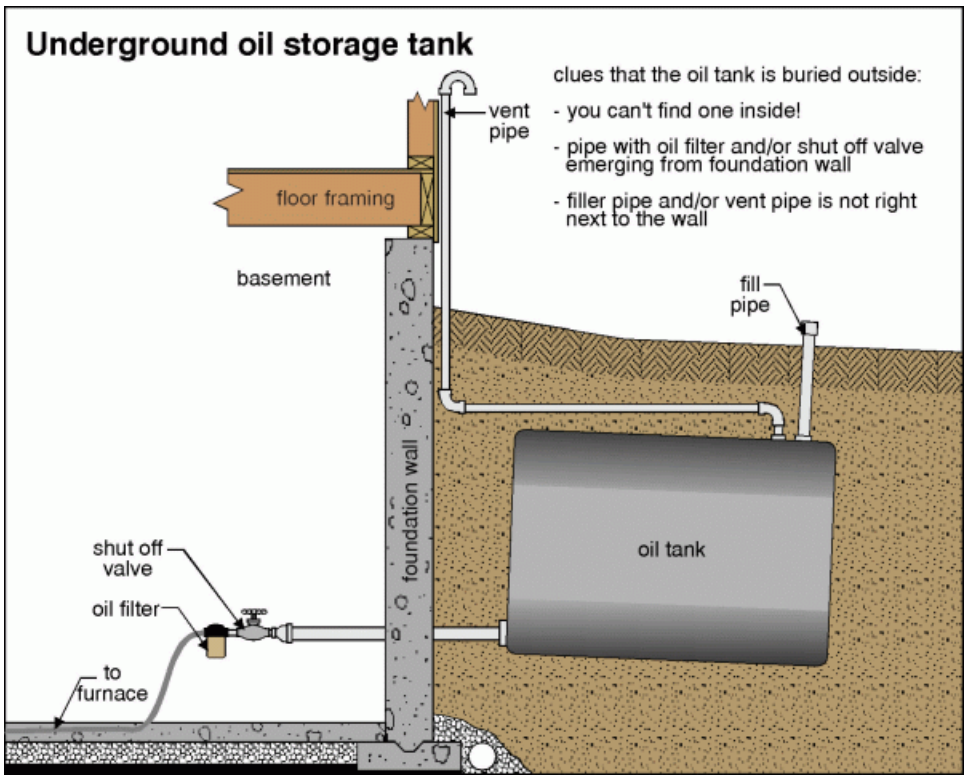
RECOMMENDATIONS \ General

28. Condition: • Recommend an annual service contract with a licensed heating contractor.

RECOMMENDATIONS \ **Buried oil tank**

29. Condition: • An underground oil storage tank exists on property. Request proper paperwork from seller to determine if tank was abandoned properly. Buried oil tanks are an environmental risk. Oil tank abandonment /removal costs vary depending on the extent of work required. An oil tank specialists should be consulted to evaluate and estimated cost prior to contract signing.

Recommend asking seller for proper abandonment paperwork prior to closing. Consult with your attorney.



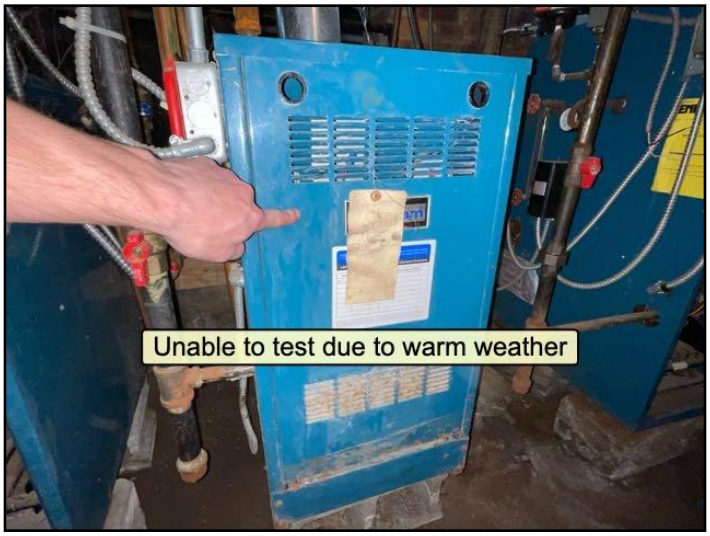
Recommend asking seller if a buried oil tan...

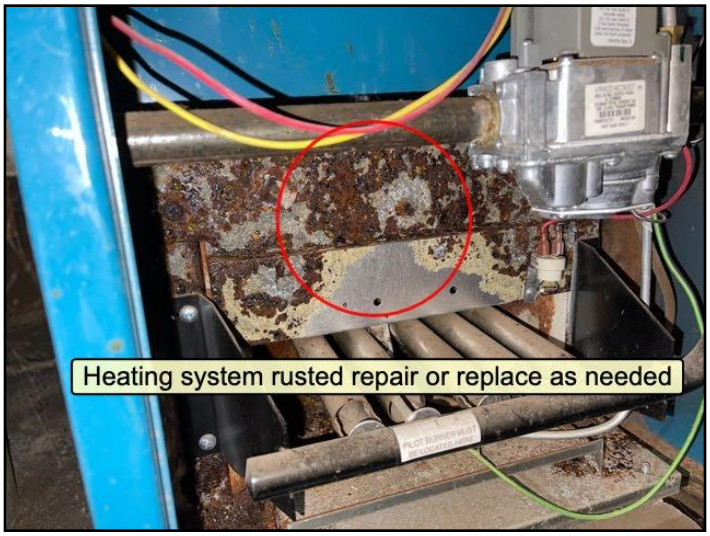
30. Condition: • Oil tank abandoned according to home owner. Have attorney request proper documentation prior to closing
****RECOMMEND ATTORNEY REQUEST PROPER ABANDONMENT PAPERWORK PRIOR TOM CONTRACT SIGNING****

Oil tank abandoned according to home owner....

BOILER \ Heating system

31. Condition: • Rust - recommend further evaluation for all heating systems in basement budget for repair and or replacement



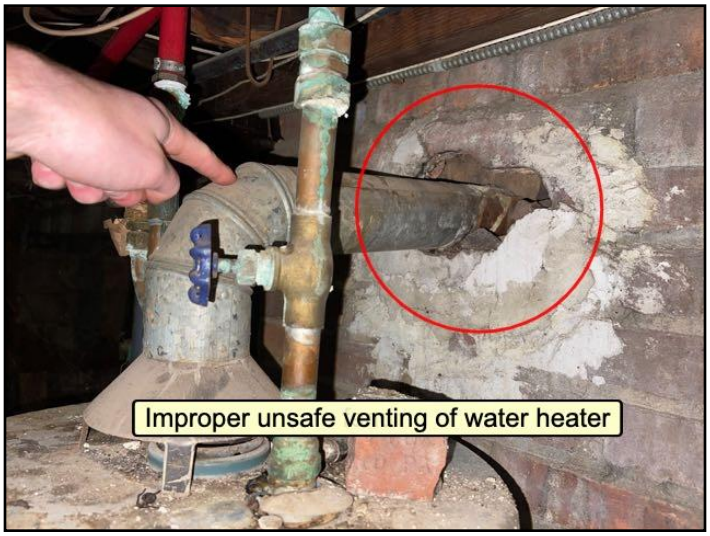


GAS HOT WATER \ *Venting system*

32. Condition: • Poor connections

Implication(s): Hazardous combustion products entering home

Poor connections



Poor connections

GAS STEAM \ Distribution pipes and radiators

33. Condition: • Old steam pipes may have been insulated with asbestos containing material. Ask home owner for disclosure of insulation removal. Heating pipes behind plaster walls may still have asbestos containing materials. Further evaluation by a Environmental specialists is recommended.

Spare photos

Old steam pipes may have been insulated wit...

CHIMNEY \ Masonry chimney

34. Condition: • Missing chimney cap

Missing chimney cap

Inspection Method and Limitations

General: • Older houses with a masonry chimney need to be visually inspected by a professional chimney sweep to further evaluated condition of chimney prior to closing.

Inspection prevented/limited by: • Vent connectors, chimney interiors and flues are not inspected

Warm weather: • Prevents testing heating effectiveness • Prevented testing in heating mode

Zone, boiler and radiator valves: • Not tested as part of a building inspection

General Info and Descriptions

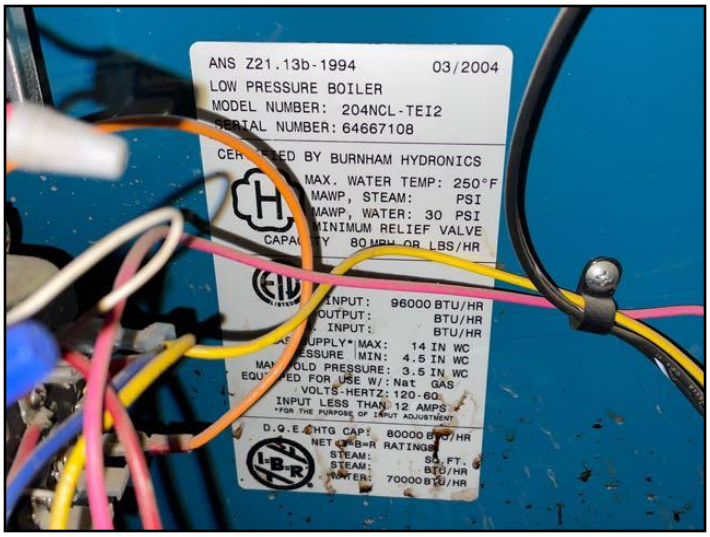
Heating system type: • Boiler

Fuel/energy source: • Gas • Gas

Boiler manufacturer:

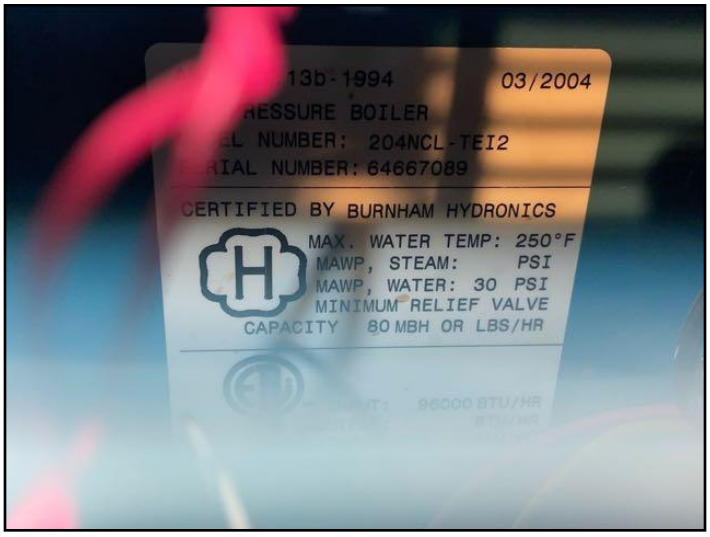
• Burnham

Burnham



Burnham

Burnham



Burnham

Burnham

Burnham

Oil tank type/age: • BURIED OIL TANK

Chimney/vent:

- Masonry
- Abandoned

Abandoned

Chimney liner: • Clay

COOLING & HEAT PUMP

General Info and Descriptions

Air conditioning type: • Air cooled

Manufacturer:

• Goodman

Rooftop air-conditioning needs to be properly supported. Consult with licensed HVAC company to properly support and secure rooftop air-conditioning.

Goodman

Goodman

Compressor type: • Electric

Compressor approximate age: • 3 years

Typical life expectancy: • 10-12 Years

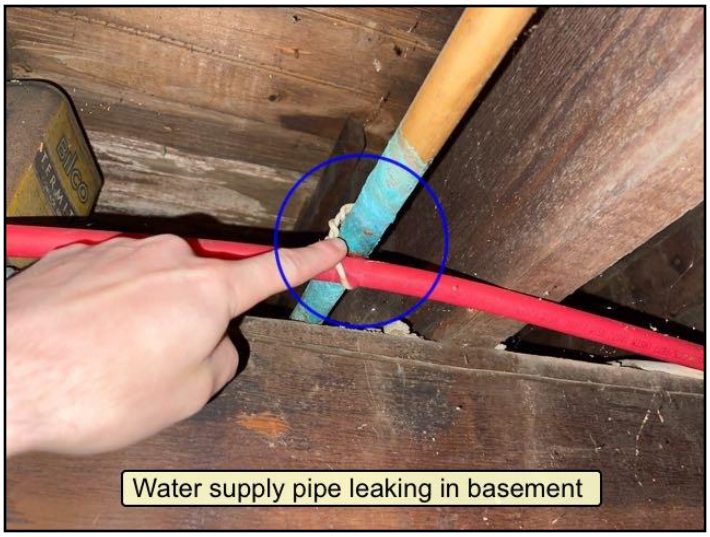
Refrigerant type: • R-410A

Observation and Recommendations

SUPPLY PLUMBING \ Water distribution piping

35. Condition: • Leak

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



Leak

Leak

WATER HEATER \ Tank

36. Condition: • Rust

Implication(s): System inoperative | No hot water

Rust

Rust

Rust

Rust

Rust

Rust

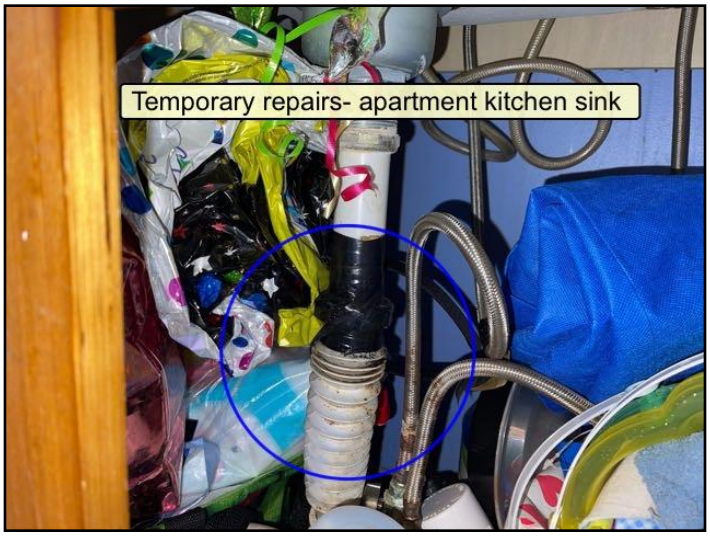
WASTE PLUMBING \ Drain piping - installation

37. Condition: • Poor slope

Implication(s): Sewage entering the building

Poor slope

38. Condition: • Nonstandard materials and patches
Apartment kitchen sink
Implication(s): Chance of water damage to structure, finishes and contents I Sewage entering the building



Nonstandard materials and patches

WASTE PLUMBING \ Traps - performance
39. Condition: • Split, rusted or damaged
Implication(s): Sewage entering the building

Split, rusted or damaged

Split, rusted or damaged

40. Condition: • Old galvanized pipes rust from inside out. Budget for replacement during renovations
Budget for replacement of old galvanized plumbing in the near future. Recommend getting an estimate for replacement by a licensed plumber prior to purchase.

Old galvanized pipes rust from inside out....

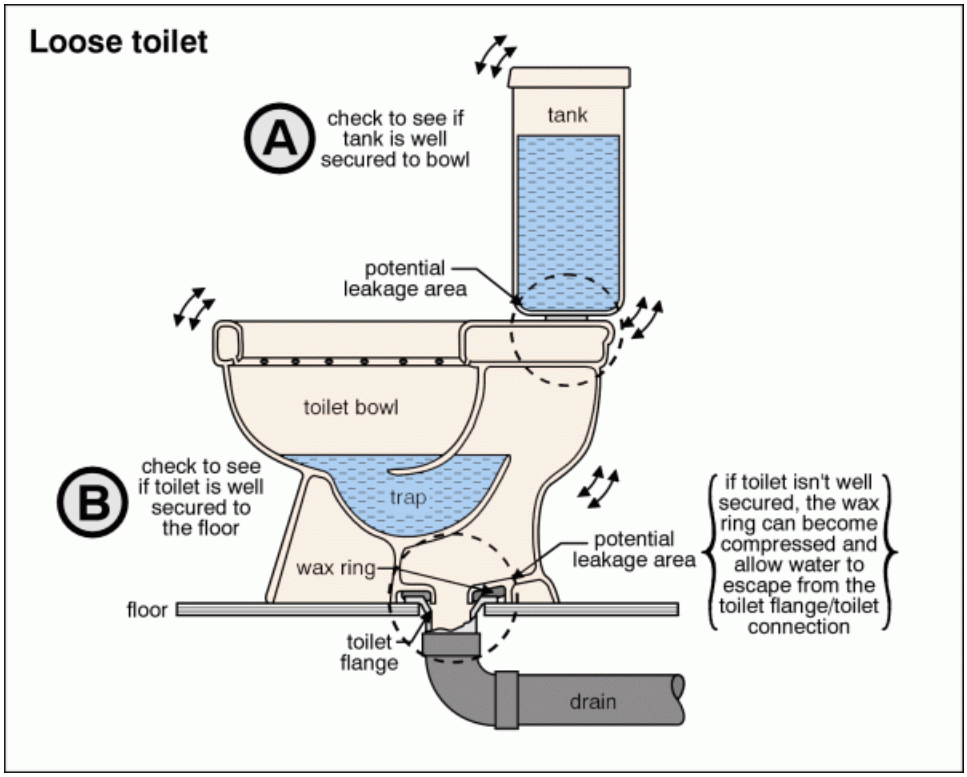
Old galvanized pipes rust from inside out....

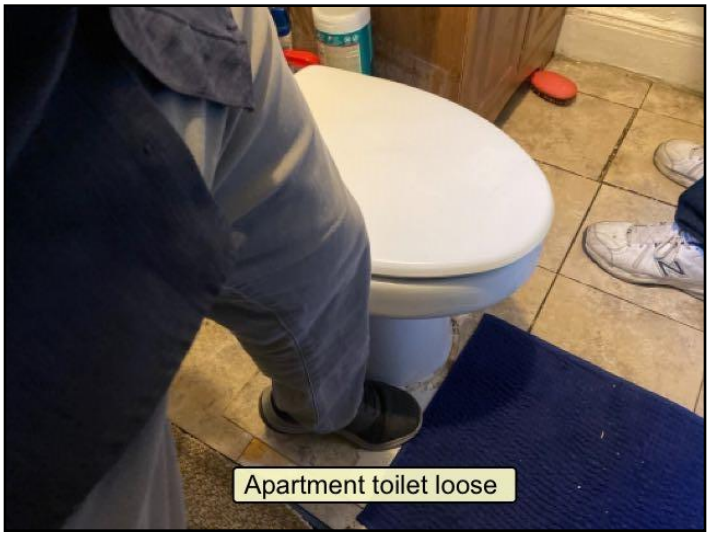
Old galvanized pipes rust from inside out....

FIXTURES AND FAUCETS \ Toilet

41. Condition: • Loose

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage





Loose

Inspection Method and Limitations

General: • Recommend having sewer main scoped to determine condition of line prior to closing. Ask home owner when cesspool/septic system was last serviced request paperwork.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Cesspools not inspected. Recommend asking current home owner for updated service maintenance contract. If unavailable have cesspool inspected prior to contract signing

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readiliy accessible interiors of vent systems, flues, and chimneys • Landscape irrigation systems

General Info and Descriptions

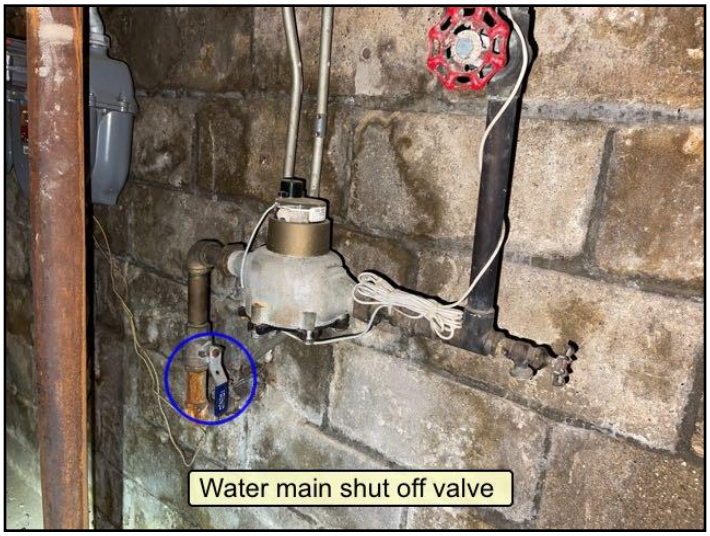
Service piping into building:
• Galvanized steel

Galvanized steel

Supply piping in building: • Copper

Main water shut off valve at the:

• Basement



Basement

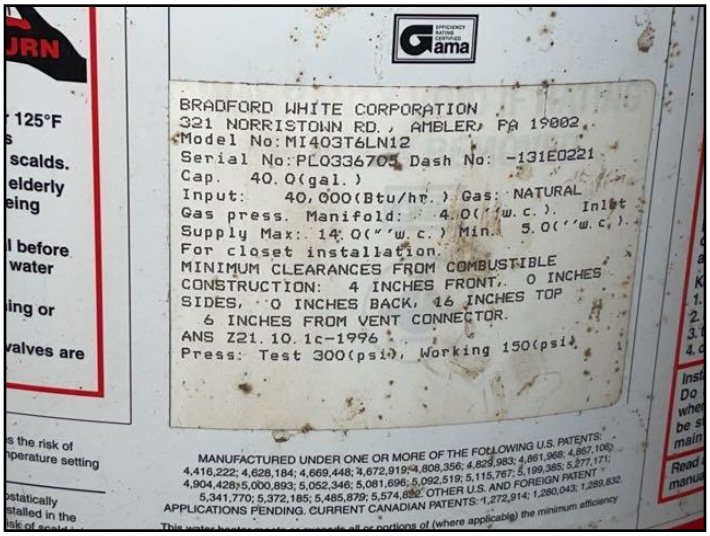
Water heater fuel/energy source: • Gas

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• Bradford White

Bradford White



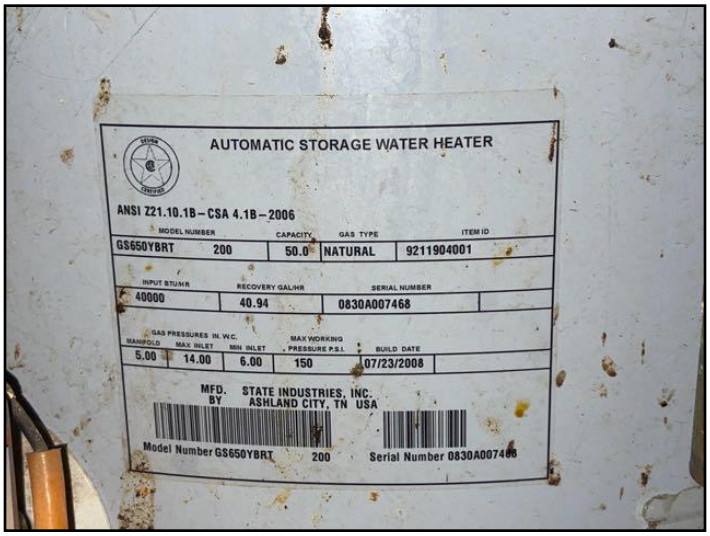
Bradford White

- Rheem

Rheem

- State

State



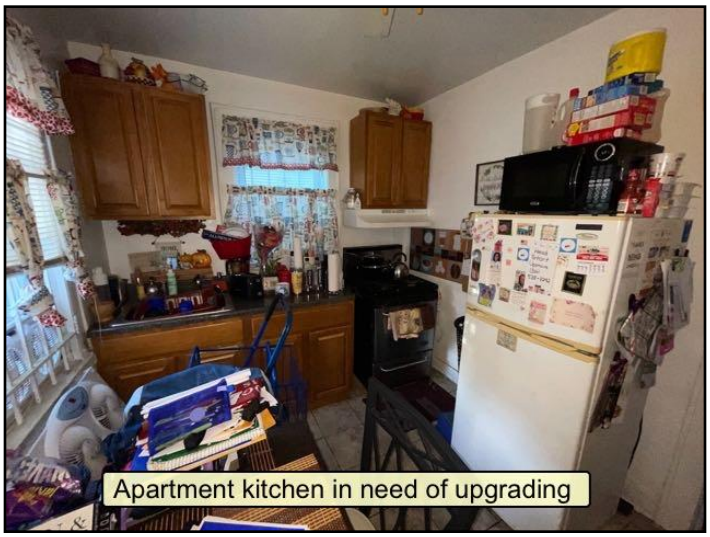
State

Water heater typical life expectancy: • 10 to 15 years

Observation and Recommendations

RECOMMENDATIONS \ General

42. Condition: • Kitchen in need of upgrading



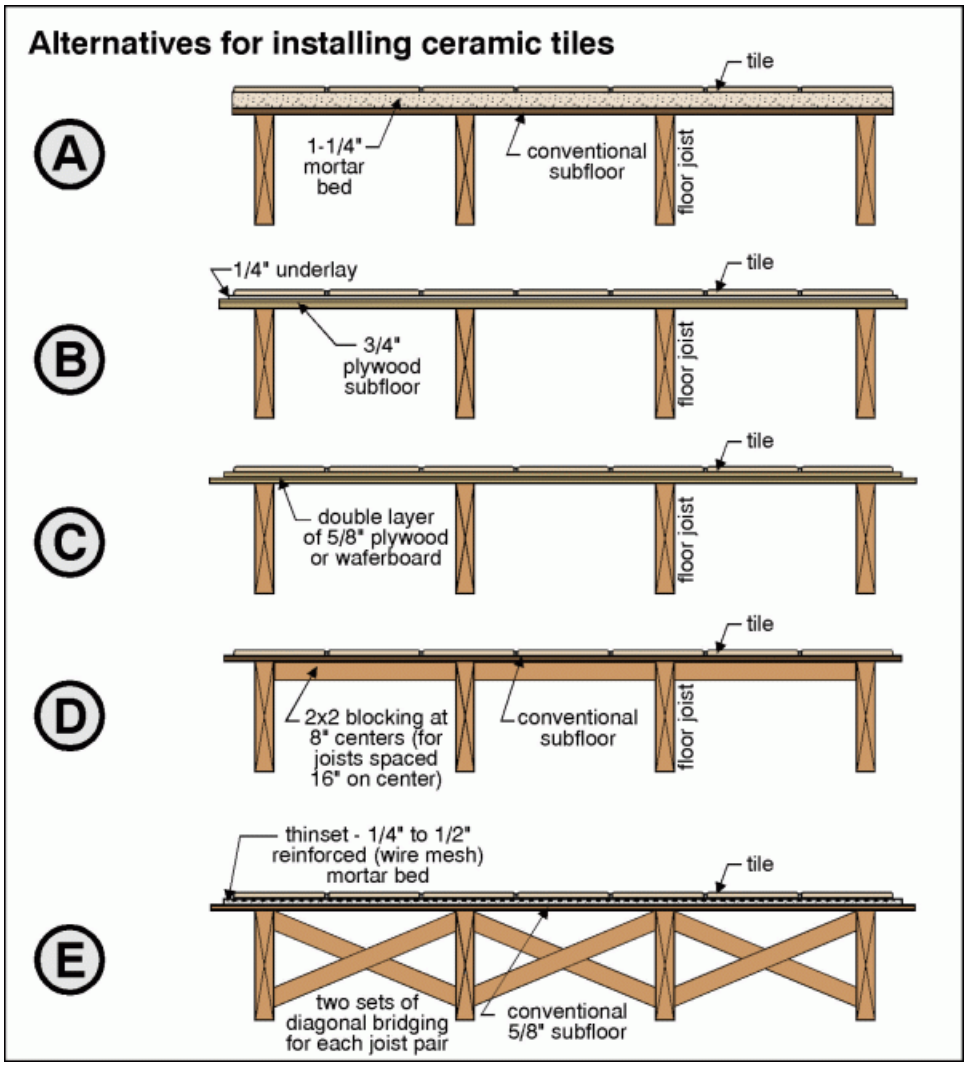
Kitchen in need of upgrading

Kitchen in need of upgrading

FLOORS \ Ceramic tile, stone, marble, etc

43. Condition: • Tiles loose

Implication(s): Slip hazard


Alternatives for installing ceramic tiles
A
tile
1-1/4" mortar bed
conventional subfloor
floor joist
B
1/4" underlay
tile
3/4" plywood subfloor
floor joist
C
tile
double layer of 5/8" plywood or waferboard
floor joist
D
tile
2x2 blocking at 8" centers (for joists spaced 16" on center)
conventional subfloor
floor joist
E
thinset - 1/4" to 1/2" reinforced (wire mesh) mortar bed
tile
two sets of diagonal bridging for each joist pair
conventional 5/8" subfloor

Loose tiles- apartment bathroom

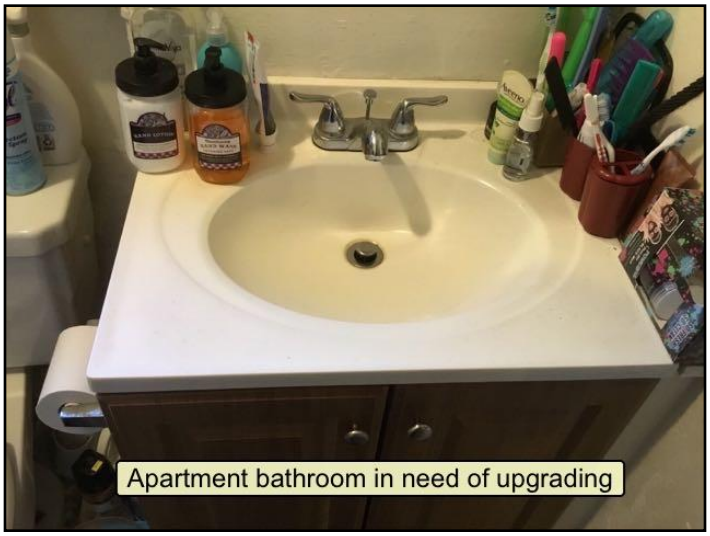
Tiles loose

COMMENTS \ Additional

44. Condition: • Bathroom in need of upgrading. Recommend replacing old pipe/drains and upgrade electric. Insulate exterior walls.
Barber shop

Bathroom in need of upgrading. Recommend...

45. Condition: • Bathroom in need of upgrading. Recommend replacing old pipe/drains and upgrade electric. Insulate exterior walls.



Bathroom in need of upgrading. Recommend...

Bathroom in need of upgrading. Recommend...

Bathroom in need of upgrading. Recommend...

Inspection Method and Limitations

Inspection limited/prevented by: • Storage/furnishings

Not tested: • Oven • Microwave • Dishwasher • Central vacuum

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

Appliances: • Appliances are not inspected or moved as part of a building inspection • Appliances are not moved during an inspection

Basement leakage: • Cannot predict how often or how badly basement will leak

Environmental issues are outside the scope of a home inspection: • 1 • 1

General Info and Descriptions

Exterior doors - type/material:
• Metal

Metal

Metal

END OF REPORT

REFERENCE LIBRARY

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY
  - Asbestos
  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
  - Carbon Monoxide
  - Mold
  - Household Pests
  - Termites and Carpenter Ants
- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS