

484
Greenwich
St.

Building and
Mechanical
Inspection



Front of building showing brick pointing maintenance needed.



Exterior Brick – front façade of building needs brick pointing maintenance



Newly
constructed
building adjacent
to 484
Greenwich – void
between
buildings needs
to be covered
from exterior



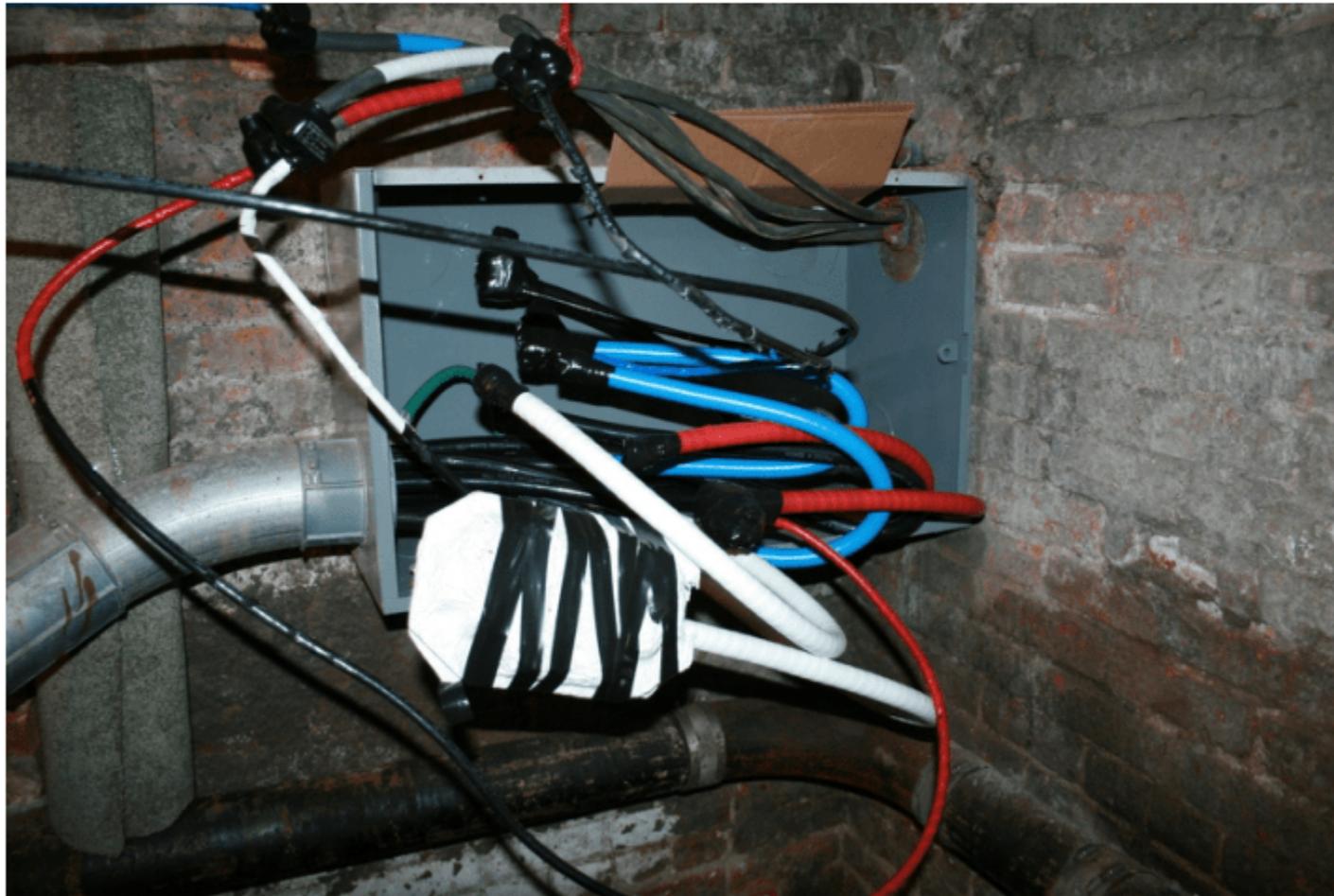
Fire and Water service – exterior covering discolored, needs to be repainted.



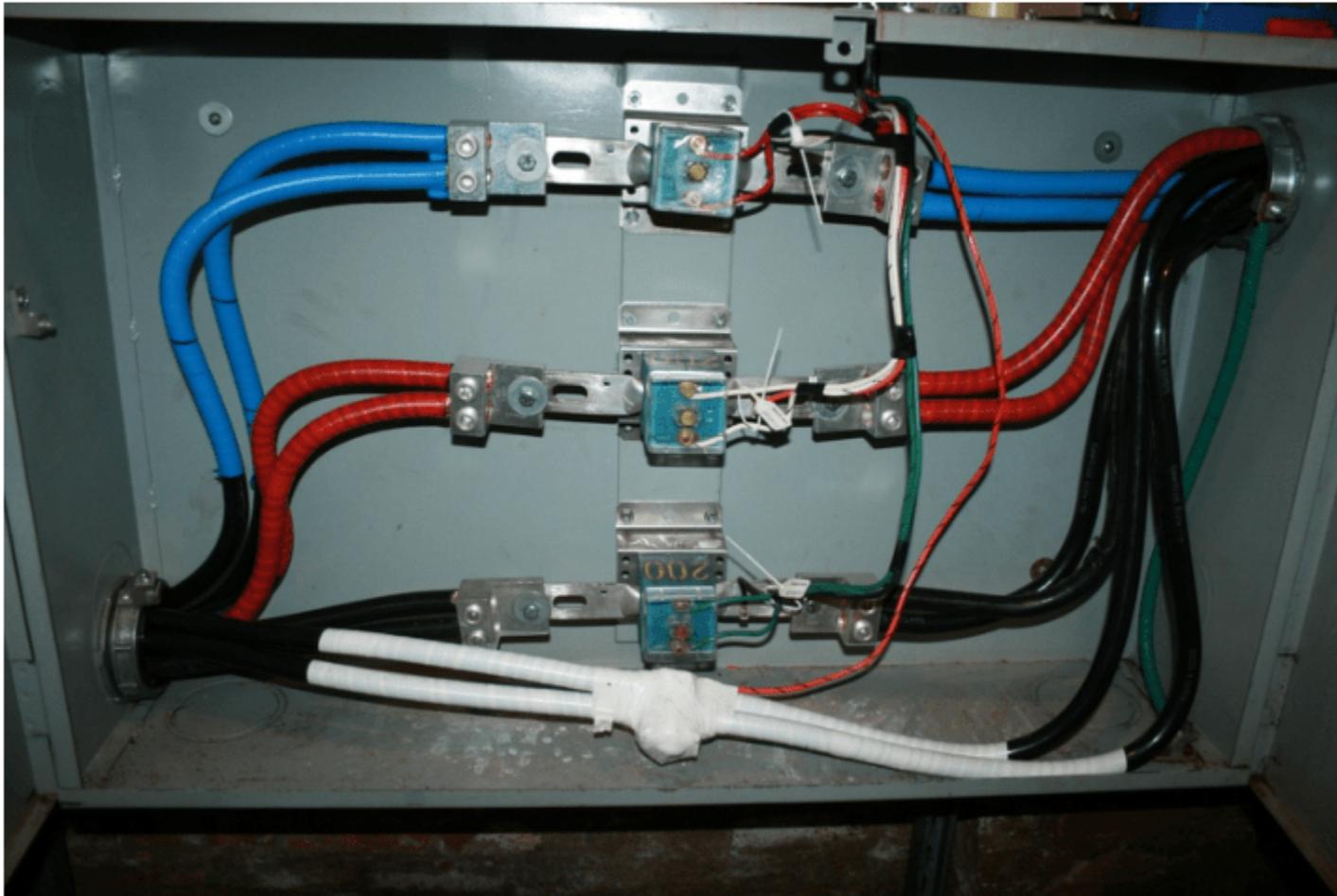
Street hatch door – needs to be replaced at street level to water tight hatch to avoid future basement flooding



Main incoming electric from Con Edison still left open. Main electric supply lines and box replaced. As you can see by the discoloration on the brick walls and 100% saturated moisture readings on the brick that water sat in the basement for a long period of time and destroyed the original electrical service



New three phase service junction box installed, left open by electrician, replaced after Hurricane Sandy



New electrical equipment breaker panel installed and left open by electrician. Check to see if the owner had new panels inspected by NYC



Rusted door in basement showing water level from standing water from flood.



Basement ceiling – remove from water damage,
water entered street hatch above exit door and
destroyed ceiling



Masonry crack in basement foundation wall on Greenwich street side, needs to be checked by structural engineer to see how deep the crack extends outward



Large Masonry crack in basement wall was previously repaired with hydraulic cement, should be checked by structural engineer



Main Stair well wall brick patching, possible water seepage



Rusted stair steel shows water in basement for a long period of time. Super storm Sandy hit October 29th, many basements on Greenwich St. did not get pumped out until November 11th.



Basement at building next to 484 Greenwich pumped out on 11/08/12



New Trane XR80 boilers installed after hurricane Sandy, air conditioning coil not hooked up to condenser unit on roof. No air conditioning on the lower three floors of the residence



Trane Heating /AC unit in basement
cooling coil for ac not connected to
condenser unit on roof no ac on
floors,1,2&3



Trane RX80 units picture shows no ac/coils hooked up
for Air Conditoning



New Gas Hot Water
Heater A/O
Smith



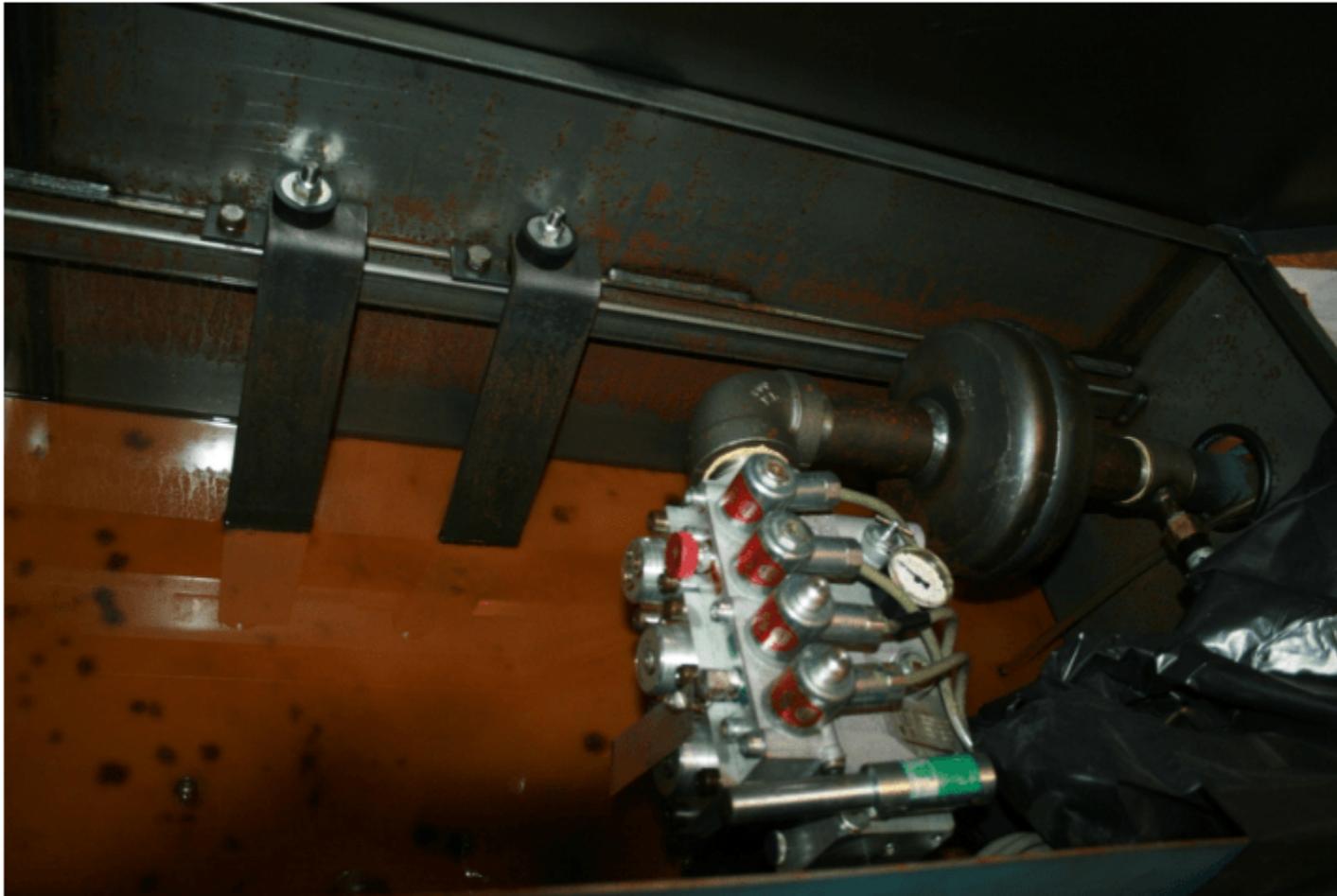
Gas & Fire
sprinkler
Service – looks
in good
condition



Elevator Control panel – looks newly installed, elevator in process of being rebuilt. No elevator service in house at this time



Hydraulic elevator not in operation – water in hydraulic oil, this part of the elevator will possibly be replaced or drained and repaired.



Main Water service and Fire service in good condition



Fire Dry Pipe sprinkler system in good condition.



Fire dry pipe in good operating order



Lobby floor crack damage



Entrance lobby floor crack damage



Lobby floor Cracked in many areas



Lobby Floor cracks



Main steel support for warehouse Industrial strength column and beam



Office floor Wood floor worn from office chairs.



Front Door security intercom operational /Central music system



Exposed air duct system



Windows operational but out dated



Side Window blocked by new building and large masonry crack in wall



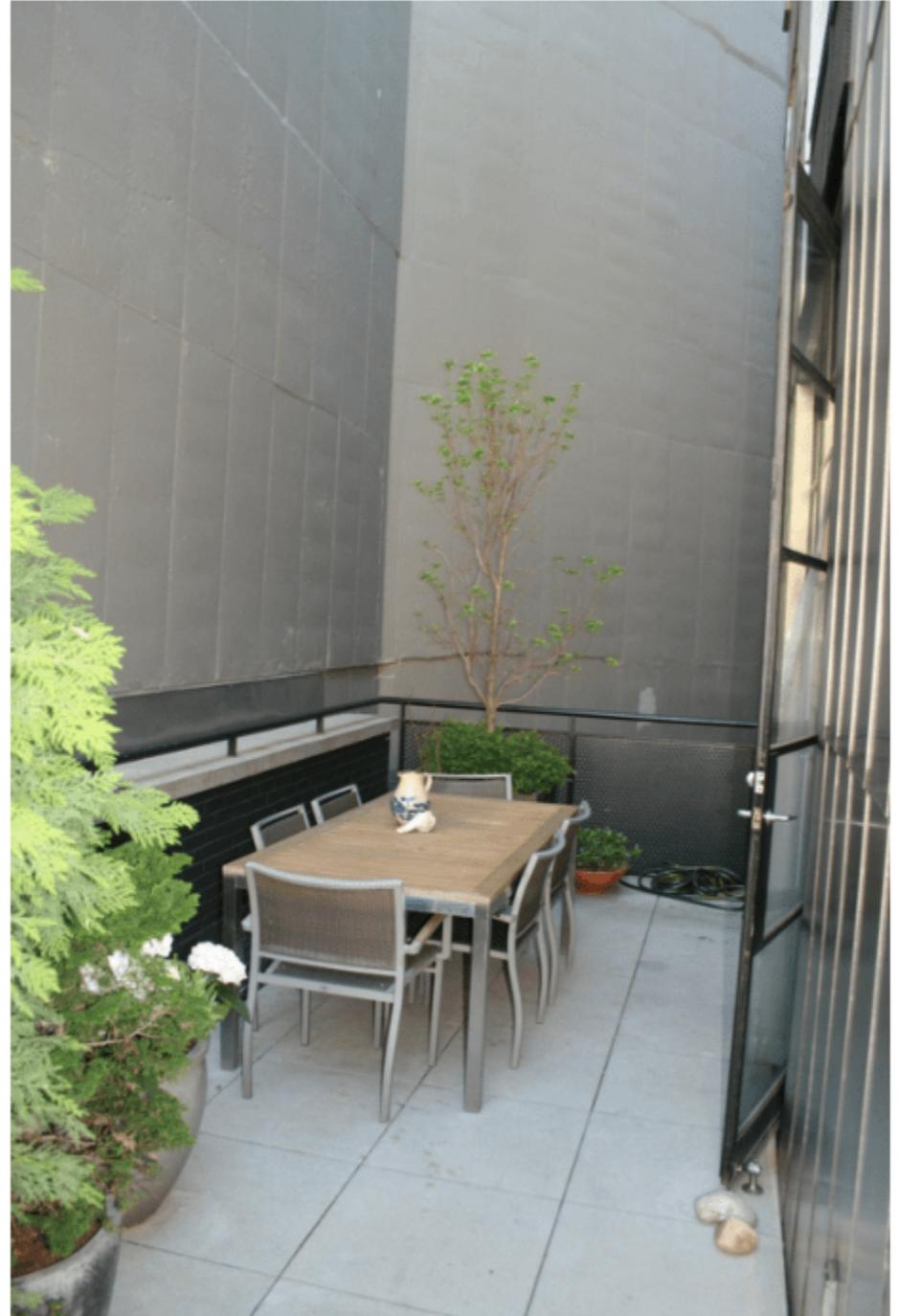
Wood floor damage laundry room, floor lifted from water damage.



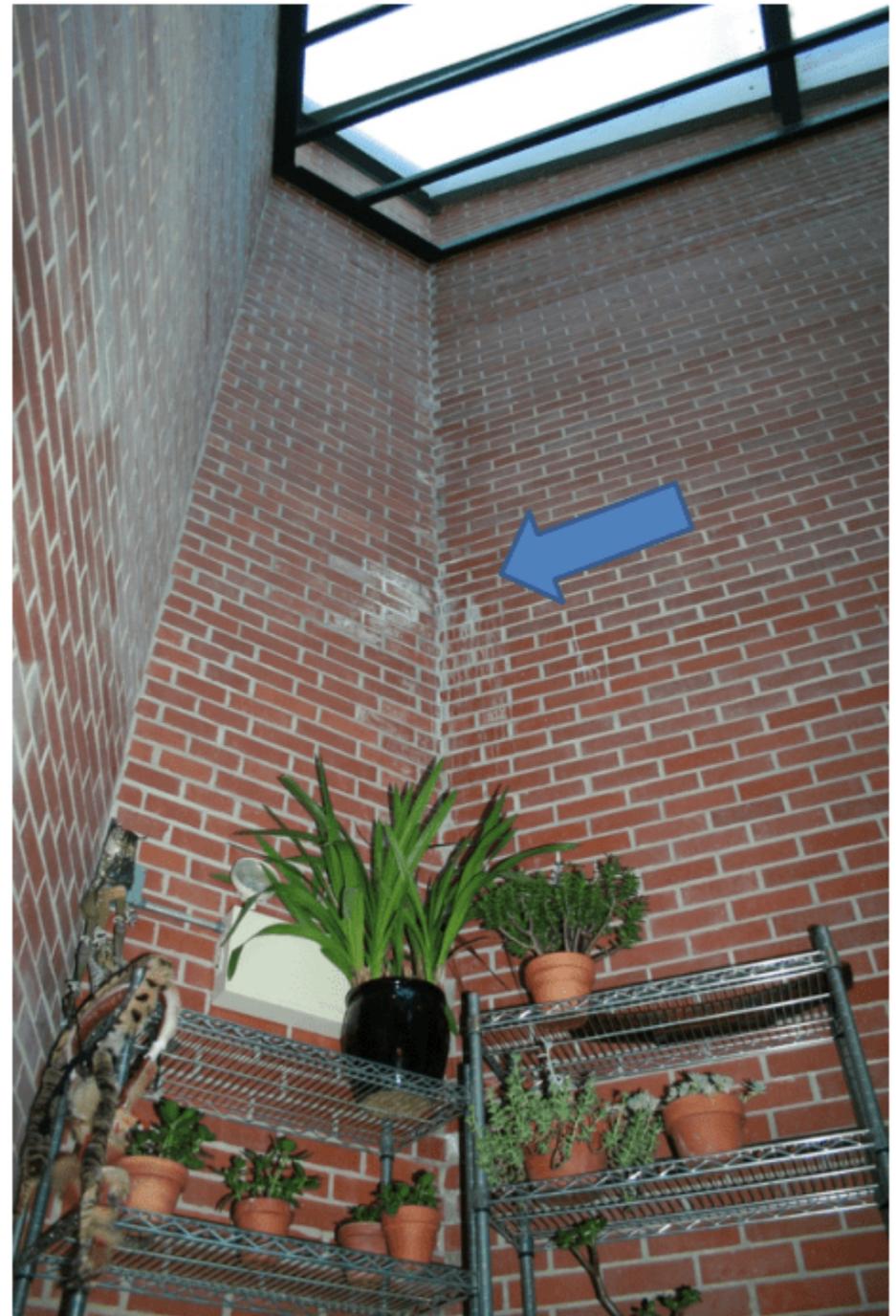
Kitchen appliances original to 1999 renovation



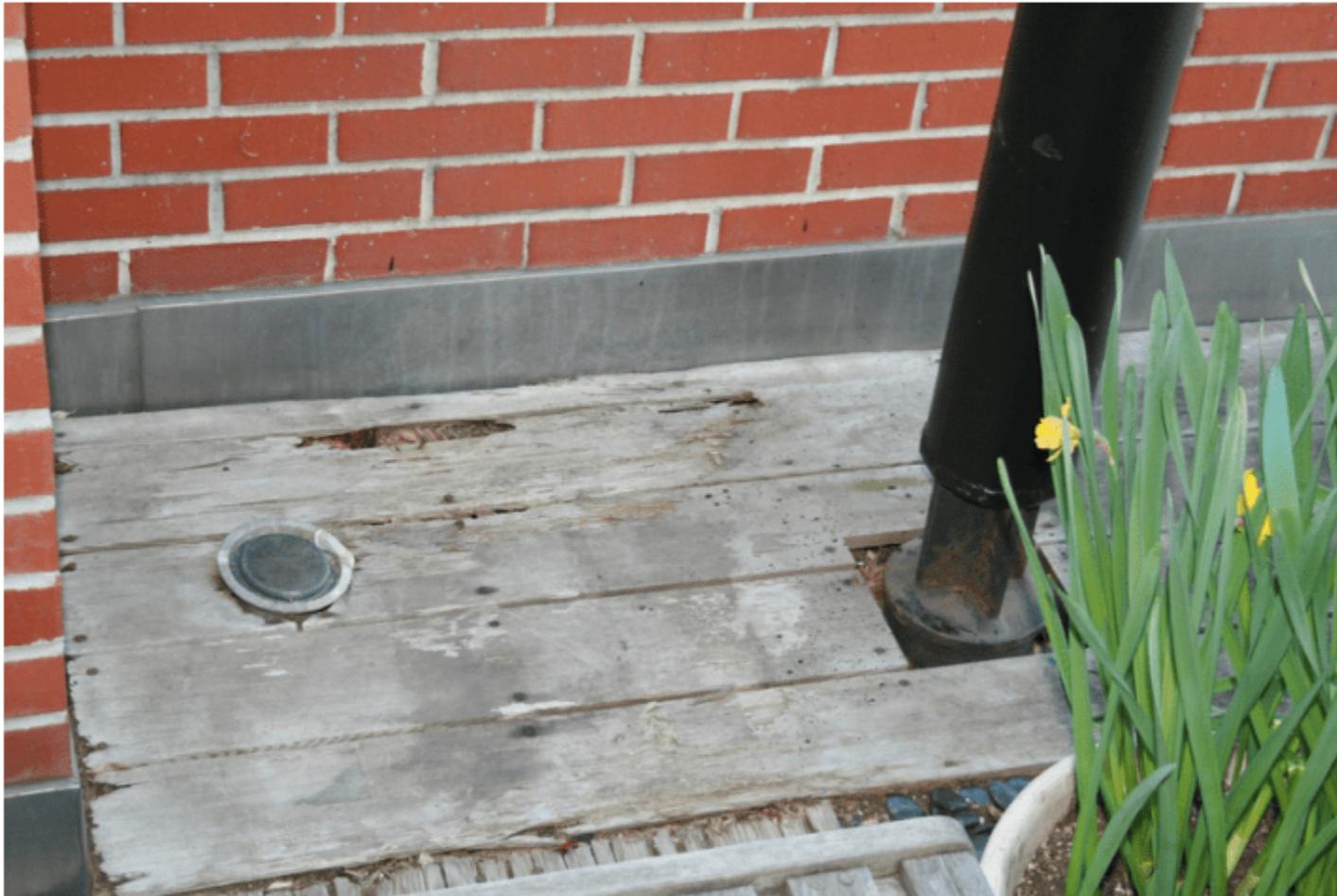
Terrace Blocked by new building wall



Brick in main stair roof level shows signs of water seepage



Wood decking on roof - original needs replacement due to rotting.



New Trane Condenser units installed above upper front terrace above out door shower mechanical noise over head of main roof terrace.



Bedroom AC unit also above roof terrace concealed
in wood enclosure.



Kitchen floor key pad area for ac/system alarm system
inter com central music system



Wood roof deck rotted wood and tripping hazzard.Deck needs to be replaced.



Mechanical Equipment enclosure above roof deck check noise level when all equipment is running .Access for maintenance and installations limited.

