BUILDING CONDITION ASSESSMENT REPORT

Prepared by: Olympic Building Inspections & Engineering

License #: NYS-238901

456 Madison Avenue, Suite 1200

New York, NY 10022

**Property Address: 909 Mother Gaston Boulevard**

**Brooklyn, NY 11212**

**Date of Inspection: September 15, 2022**

**Inspector: James Rodriguez**

**Inspector ID: OBI-2234**

**Report #: 2022-0915-MGB**

EXECUTIVE SUMMARY

This report details the comprehensive building condition assessment conducted at 909 Mother Gaston Boulevard, a five-story residential building located in Brooklyn, New York. The inspection was performed to evaluate the current condition of the building systems, identify potential issues, and provide recommendations for maintenance and repairs.

## BUILDING INFORMATION

Construction Date: 1972

Stories: 5

Gross Floor Area: 45,000 sq ft

Occupancy: 100%

Primary Use: Residential

Number of Units: 40

Number of Elevators: 1

## METHODOLOGY

The inspection was conducted using visual observation, non-destructive testing methods, and review of available documentation. Access was provided to all common areas, mechanical rooms, roof, and representative residential units.

## GENERAL CONDITION

The overall condition of the building is GOOD, with regular maintenance evident throughout the structure. The building has been well-maintained over its 50-year lifespan, with periodic updates to major systems and components.

# STRUCTURAL SYSTEMS

## Foundation:

- Reinforced concrete foundation walls and footings

- No significant settlement or structural movement observed

- Minor hairline cracks noted, typical for age

- Condition: Good

## Superstructure:

- Cast-in-place concrete frame

- Load-bearing masonry walls

- Concrete floor slabs

- No significant structural deficiencies observed

- Condition: Good

# BUILDING ENVELOPE

## Exterior Walls:

- Brick masonry with concrete trim

- Repointing performed within last 5 years

- Minor mortar deterioration at isolated locations

- Condition: Good

## Windows:

- Double-pane aluminum windows

- Installed approximately 10 years ago

- Some units showing signs of seal failure

- Condition: Good to Fair

## Roof:

- Modified bitumen membrane roofing

- Installed 2015

- Proper drainage observed

- Minor ponding at several locations

- Condition: Good

# MECHANICAL SYSTEMS

## HVAC:

- Central heating system with individual through-wall AC units

- Boiler replaced in 2018

- Regular maintenance program in place

- Condition: Good

## Plumbing:

- Copper supply lines

- Cast iron waste lines

- Updated fixtures in most units

- Minor corrosion observed in basement piping

- Condition: Good

## Electrical:

- 400-amp service

- Circuit breaker panels

- Updated wiring in common areas

- Condition: Good

## Elevator:

- Single traction elevator

- Modernized in 2016

- Regular maintenance contract in place

- Condition: Good

## FIRE & LIFE SAFETY

- Sprinkler system throughout

- Fire alarm system updated 2019

- Emergency lighting in compliance

- Condition: Good

# ENVIRONMENTAL CONCERNS

## Asbestos:

- Asbestos-containing materials (ACM) present in some pipe insulation in basement

- All ACM in good condition and properly managed

- No immediate action required

## Lead Paint:

- Likely present given building age

- Well-maintained with no deteriorating surfaces

- Regular testing program in place

## Indoor Air Quality:

- No significant issues identified

- Adequate ventilation observed

- No visible mold growth

# RECOMMENDATIONS

## Priority 1 (Immediate Action Required):

- None

## Priority 2 (1-2 Years):

1. Replace failing window seals in identified units

Estimated Cost: $12,000

2. Repair mortar joints at identified locations

Estimated Cost: $8,500

3. Address basement pipe corrosion

Estimated Cost: $5,000

## Priority 3 (3-5 Years):

1. Plan for roof replacement

Estimated Cost: $85,000

2. Update common area lighting to LED

Estimated Cost: $15,000

## COST SUMMARY

Total Estimated Costs (Priority 2): $25,500

Total Estimated Costs (Priority 3): $100,000

## MAINTENANCE RECOMMENDATIONS

1. Continue current preventive maintenance program

2. Implement quarterly roof inspections

3. Monitor known areas of mortar deterioration

4. Continue annual testing of life safety systems

LIMITATIONS AND DISCLAIMERS

This report represents the professional opinion of Olympic Building Inspections & Engineering based on visual observation of accessible areas and systems at the time of inspection. Hidden or inaccessible areas were not inspected. This report is not a guarantee or warranty of future building performance.

The cost estimates provided are preliminary and based on current market conditions. Actual costs may vary significantly based on contractor selection, material availability, and market conditions at the time of work.

This report is prepared exclusively for the current property owner and may not be relied upon by third parties without express written consent from Olympic Building Inspections & Engineering.

COMPLIANCE STATEMENT

This inspection was performed in accordance with:

- New York State Department of Buildings requirements

- ASTM E2018-15 Standard Guide for Property Condition Assessments

- Local building codes and regulations

CERTIFICATION

I certify that I have performed a building condition assessment of the above-referenced property and that the findings contained within this report represent my professional opinion based on visual observation and non-destructive testing methods.

James Rodriguez

NYS Licensed Professional Engineer

License #: PE087654

Olympic Building Inspections & Engineering

ATTACHMENTS

- Photo documentation

- Floor plans

- Previous inspection records

- Maintenance records

- Equipment specifications

- Testing certificates

END OF REPORT

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Date: September 30, 2022

[Report Seal]

[Professional Engineer Stamp]

Note: This report is valid for one year from the date of inspection. Regular updates and reassessments are recommended to maintain current understanding of building conditions and requirements.