

**Tobin Guy**

CSIMON@FAIRLANE.BIZ

**From:** Cynthia Gervera <cgervera@ftpins.com>  
**Sent:** Monday, November 11, 2024 12:11 PM  
**To:** Lustgarten Insurance Admin  
**Subject:** RE: 534 West 42nd Street Condominium - Pol# 01-C-PK-P20120142-0 11/11/24  
**Attachments:** Attachment\_INSPREC.pdf

Please see attached document(s). Reply on or before 12/11/24. If you have any questions, please contact your Underwriter, Dennis Pollizotto.



Cynthia Gervera  
Inspection Analyst  
(732)679-4382 | [cgervera@ftpins.com](mailto:cgervera@ftpins.com) | [ftpins.com](http://ftpins.com) |  
131 White Oak Lane, Old Bridge, NJ 08857

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Claude your bld was recently inspected - all they found was pitty pat things for you to do? However they have to be done? The sign can be hand scrawled? The stuff in the basement? clean it up - the peeling paint and basement ceiling is probably nothing? Questions? call me

Best Wishes

Guy

# FTP of New Jersey

131 White Oak Lane  
Old Bridge, NJ 08857  
Phone:732-679-3700 Fax:732-679-6928

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## Inspection Compliance Letter

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Date Issued:Nov 11, 2024

ATTN TO:

Lustgarten Associates, Inc.  
375 5th Avenue, 3rd Floor  
New York, NY 10016

**Re: REQUIREMENTS & RECOMMENDATIONS**

Named Insured:534 West 42nd Street Condominium  
Policy Number:01-C-PK-P20120142-0  
Line of Business:Commercial General Liability  
Policy Period:9/17/2024 to 9/17/2025

To whom it may concern,

After inspecting the below location(s), we have the following requirements that need to be complied with as well as recommendations to help prevent potential risks.

**Location: 534 West 42nd Street, New York, New York**

**REQUIREMENTS:**

- 1.) 09-2024 LAUNDRY ROOM HOURS OF OPERATION: Post a sign of reasonable hours of operation on the laundry room door, with the laundry room door being kept locked at all other times.
- 2.) 09-2024 BASEMENT CONGESTION: Eliminate all basement congestion in order to reduce liability hazards and fire hazard. LOCATION: Laundry Room and tenant storage
- 3.) 09-2024 REMOVAL OF PEELING PAINT: Scrape, patch and paint to eliminate all signs of peeling paint. Location: Basement Ceiling
- 4.) 09-2024 DAMAGED CEILINGS: Obtain the services of a qualified and insured contractor to repair the water damaged ceilings at this risk and ensure that the source of the water damage has been identified and repaired. Location: Basement Ceiling

5.) 09-2024 ELECTRICAL HAZARD-MISSING FACE PLACE: Obtain the services of a licensed and insured contractor to install the missing faceplates for all electrical panels at this location to prevent a property and liability hazard.

**Written Confirmation:**

Compliance should consist of written confirmation, date of completion or date when completion is expected and proof of implementation. Proof of implementation can consist of photo or receipt.

1. Complete 11/15/2024 See attached photos

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- 2 Complete 11/15/2024 See attached Photos

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3. Complete 11/15/2024 See attached photos

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4. Complete 11/15/2024 See attached photos

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5. Complete 11/15/2024 See attached photos

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We must have confirmation of compliance no later than: **12/11/2024**. Failure to comply with the requirements could result in the cancellation of the policy.

Claude Simon

\_\_\_\_\_  
*Print Name*



\_\_\_\_\_  
*Signature*

11/19/2024

\_\_\_\_\_  
*Date*

Sincerely,

Dennis Pollizotto/cg  
Underwriter