

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 | ftpins.com |
131 White Oak Lane, Old Bridge, NJ 08857

Insurance coverage cannot be bound or otherwise changed until it is confirmed in writing by FTP Inc. This e-mail and any files transmitted with it are the property of FTP Inc., are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please delete this message immediately from your computer and notify the sender immediately. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. Addressees should scan this email and any attachments for viruses. No representation or warranty is made as to the absence of viruses in this e-mail or any attachments.

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

Inspection Compliance Letter

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.

2

3.

4.

5.

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.

Print Name

Signature

Date

Sincerely,

Dennis Pollizotto/cg
Underwriter