



**Agency:**



**Inspector name:**  
James Meagher

 Jul 19, 2018

 51-01 39th Avenue Queens New York 11104

 Phipps Garden Apartments



This building is rated: **Excellent**



24 out of 472 units inspected

## BUILDING

## UNITS

### Exterior

Front Facade	<input checked="" type="checkbox"/>
Rear Facade	<input checked="" type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>
Door Locks	<input checked="" type="checkbox"/>

### Entrance

Vestibule	<input checked="" type="checkbox"/>
Lobby	<input checked="" type="checkbox"/>
Stairs	<input checked="" type="checkbox"/>
Mailboxes/Mailroom	<input checked="" type="checkbox"/>

### Amenities

Hot Water	<input checked="" type="checkbox"/>
Heat	<input checked="" type="checkbox"/>
A/C	<input checked="" type="checkbox"/>
Stove	<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>

### Building

Trash Area	<input checked="" type="checkbox"/>
No Evidence of Moisture	<input checked="" type="checkbox"/>
No Evidence of Odors	<input checked="" type="checkbox"/>
No Evidence of Vermin	<input checked="" type="checkbox"/>
Fire Exit Doors	<input checked="" type="checkbox"/>

### Mechanical Room

Furnace	<input checked="" type="checkbox"/>
Heat/Hot Water Heater	<input checked="" type="checkbox"/>
Electrical Breaker Boxes	<input checked="" type="checkbox"/>

### Basics

Floors	<input checked="" type="checkbox"/>
Walls	<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>
Outlets	<input checked="" type="checkbox"/>
Bath Fixtures	<input checked="" type="checkbox"/>

### Basement

Basement	<input checked="" type="checkbox"/>
Drains	<input checked="" type="checkbox"/>
Laundry Room	<input checked="" type="checkbox"/>
Storage	<input checked="" type="checkbox"/>
Emergency Egress	<input checked="" type="checkbox"/>

### Elevators

Number of elevators:	1
Last checked:	Jul 19, 2018

### Hazards

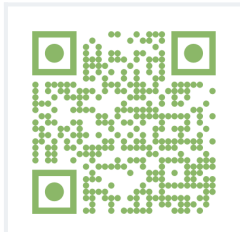
Smoke Detectors	<input checked="" type="checkbox"/>
No Evidence of Leaks	<input checked="" type="checkbox"/>
No Evidence of Faulty Wiring	<input checked="" type="checkbox"/>
No Evidence of Mold	<input checked="" type="checkbox"/>

### Documentation

HPD Registration Posted	<input checked="" type="checkbox"/>
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### Closing Checks

We inspected 24 out of 472 units (5% of total units).



*Yale Fox*

Yale Fox  
CEO of Rentlogic