



Property Report:

Property Contact Information:

Contact Name: _____

Contact Phone Number: _____

Contact Email Address: _____

Property Information:

Property Address: 1129 NIAGARA AVE

Property SBL#: _____

Approximate Year Built: _____

Approximate Square Footage: _____

Number of Bedroom _____

Number of Bath _____

Property Development Summary:

Please describe below the preferred redevelopment plan and include any noteworthy results the municipality would like NORLIC to take into consideration, i.e. owner occupancy, desired tenant, etc. (Please use additional pages if necessary)

1. Grounds

Grading:

Grading Slope: Flat Minor, Moderate, Steep, Very Steep

Grading Conditions _____ Comments: _____

Driveway/Sidewalk & Walkways:

Driveway/Sidewalk material: Gravel, Concrete, Asphalt

Driveway/Sidewalk Conditions Poor Comments: _____

Vegetation:

Vegetation Conditions _____ Comments: LARGE DEAD TREE - MIDDLE OF BACK YARD

Retaining Wall:

Retaining Wall Material: Concrete, Wood

Retaining Wall Conditions _____ Comments: _____

Other Conditions _____ Comments: _____

Note: Inspect electrical service conditions while outside.

2. Exterior

Entrance Conditions:

Front Entrance Type: Covered/Uncovered, Patio, Porch, Deck

Front Entrance Conditions Poor Comments: FRONT STEPS BROKEN PORCH STONE BROKEN

Rear Entrance Type: Covered/Uncovered, Patio, Porch, Deck

Rear Entrance Conditions POOR Comments: POOR DAMAGED FROM
BRICK - INS

Exterior Walls/Trim:

Structure Type: Wood Frame, Brick/Masonry, Log

Exterior Wall Covering: Wood, Vinyl, Metal, Brick, Stone, Stucco, Veneer, EIFS

Exterior Wall Conditions FAIR Comments: SOME REPAIRS NEEDED

Trim material: Wood, Vinyl, Brick

Trim Conditions FAIR Comments: _____

Eave/Soffit/Fascia:

Conditions POOR Comments: _____

Windows/Exterior Doors:

Window Material: Aluminum, Wood, Vinyl

Window Type: Sliding, Casement, Double Hung, Single Hung, Louver

Window Conditions POOR Comments: BROKEN, MISSING GLASS

Door Conditions POOR Comments FRONT DOOR MISSING GLASS
TRIM (GLASS IS LOOSE)

Exterior Water Spickets:

Faucet Conditions _____ Comments: _____

3. Roofing

Roof Covering:

Method of Inspection: Walked on, Viewed from ladder, Not fully visible

Roof Style: Hip, Gable, Mansard, Shed, Gambrel

Roof Covering Material: Composition shingle, Metal, Clay, Wood Shingles/Shakes

Number of Layers: One, Two, Three, Four or more, Undetermined

Roof Condition Poor Comments: LARGE HOLE IN ROOF.
SMALL HOLES ALL OVER. NEEDS NEW ROOF

Flashing Conditions _____ Comments: _____

Condition of Roof Penetrations Poor Comments: _____

Gutter and Downspout Conditions _____ Comments: _____
NO GUTTERS

Chimney:

Chimney Material: Brick, Block, Concrete, Stone

Chimney Conditions Poor Comment: HOLE IN CHIMNEY IN ATTIC

Attic:

Access Location STAIRS TO ATTIC

Method of Inspection: Entered Attic, No Access, Viewed from Access Entrance Only

Roof Frame Type: Rafters, Trusses

Roof Frame Condition Good Comments: _____

Ceiling Frame Type: Joists, Trusses

Ceiling Frame Condition _____ Comments: _____

Attic Ventilation Type: Gable End, Ridge, Soffit, Rotary Vent

Attic Ventilation Conditions Poor Comments: BLOCKED OFF

Insulation Type: Blown in, Rolled Fiberglass, Combination, None Present

Insulation ~~Conditions~~ _____ Comments: _____

Attic Fan ~~Condition~~ _____ Comments: _____

Other Attic ~~Conditions~~ _____ Comments: _____

4. Heating/Air

Heating:

Location of Unit BASEMENT

Heating Type: Forced Air, Gravity, Radiant, Boiler, Floor/Wall, Heat Pump

Energy Source: Natural Gas, Oil, Wood/Coal, Electric

Heating Unit Condition _____ Comments: FURNACE IS DAMAGED
BEYOND REPAIR

Distribution Type: Registers, Gravity, Radiators, Convectors, Baseboard

Distribution Conditions Poor Comments: ALL RADIATORS HAVE BEEN
REMOVED

Ventilation ~~Conditions~~ _____ Comment: _____

Thermostat ~~Condition~~ _____ Comments: _____

Air Conditioning/Cooling:

Cooling System Type: Split System, Evaporative Cooler, Window/Wall Unit, Heat Pump

A/C Unit Power: 120V, 240V

Unit Conditions _____ Comments: _____

A/C Line Conditions _____ Comments: _____

Fireplace:

Fireplace Location 1ST FLOOR

Fireplace Type: Wood Burning, Natural Gas, Propane, Ventless Gas

Fireplace Conditions POOR Comments: FIREPLACE IS DAMAGED
BEYOND REPAIR

5. Electrical

Service Drop/Weatherhead:

Electrical Service Type/Material: Overhead Underground, Copper/Aluminum

Number of Conductors: Two, Three, Four

Electrical Service Condition POOR Comments: ALL VISIBLE WIRING
HAS BEEN REMOVED

Grounding Condition _____ Comments _____

Main Electrical Panel:

Main Disconnect Location: At Main Panel, Outside at Meter, Other _____

Main Panel Location BASEMENT

Panel Amperage Rating: 60, 100, 150, 200, Other _____

Circuit Protection Type: Breakers, Fuses

Main Panel Conditions FAIR Comments: NEEDS UP GRADE

Wiring:

Conductor Type: Copper, Aluminum

Wiring Method: Plastic-Sheathed, Cloth-Sheathed, Knob & Tube

Conditions POOR Comments: _____

~~Electrical~~ subpanel(s):

Subpanel ~~Location~~(s) _____

Subpanel Conditions _____ Comments: _____

6. Plumbing

Water Main Line:

Main shutoff Location NOT FOUND

Main Line Material: Copper, Galvanized Steel, Plastic/PVC, Lead

Main Line & Valve Condition _____ Comments: NOT FOUND

Water Supply Lines:

Supply Line Material: Copper, Galvanized, Plastic/PVC, Lead

Supply Line Conditions POOR Comments: WATER LINES HAVE BEEN REMOVED

Drain/Waste Lines:

Drain Line Material: Plastic/PVC, Galvanized, Lead, Copper

Drain Line Conditions _____ Comments: _____

Plumbing Vent System:

Plumbing Vent Pipe Material: Plastic/PVC, Copper, Galvanized

Plumbing Vent Conditions _____ Comments: _____
ALL VISIBLE PLUMBING HAS BEEN REMOVED

Gas/Oil Fuel Systems:

Main Shutoff Location _____

Fuel Line Material: Black Steel, Copper

Fuel Line Conditions _____ Comments _____

Fuel Storage Tank Condition _____ Comments: _____

Water Heater(s):

Water Heater Type: Gas, Electric

Water Heater Location NO WATER HEATER

Capacity: _____ Gallons

Water Heater Conditions _____ Comments _____

7. Interiors:

Interior Walls/Ceilings/Floors:

Wall Conditions poor Comments: WATER DAMAGE THROUGHOUT
HOUSE DUE TO LEAKING ROOF

Ceiling Conditions Poor Comments: WATER DAMAGE

Floor Conditions Poor Comments: WATER DAMAGE

Closet Conditions Comments: SAME

Heating Source Conditions Comments:

Windows/Doors:

Interior Window Conditions Poor Comments: BROKEN WINDOWS,
MISSING WINDOWS

Interior Door Conditions Poor Comments: MISSING OR DAMAGED

Interiors Electrical Conditions:

Electrical Conditions Poor Comments: ALL ELECTRIC NEEDS
UP GRADE

Lighting Conditions Poor Comments:

Ceiling Fan Conditions Comments:

Smoke Detectors Present? Yes No Comments:

8. Kitchen

Walls/Ceilings/Floors:

Wall Conditions Poor Comments: ALL KITCHENS HAVE BEEN
REMOVED

Ceiling Conditions Poor Comments: _____

Floor Conditions Poor Comments: _____

Closet Conditions _____ Comments: _____

Heating Source ~~Conditions~~ _____ Comments: _____

Windows/Doors:

Kitchen Window Conditions Poor Comments: MISSING OR BROKEN

Kitchen Door Conditions _____ Comments: SAME

Kitchen Electrical Conditions:

Electrical Conditions Poor Comments: _____

Lighting Conditions Poor Comments: _____

~~Ceiling Fan~~ Conditions _____ Comments: _____

Sink/Counter Tops/Cabinets:

Counter Condition _____ Comments: NO COUNTERS

Cabinet Conditions _____ Comments: " CABINETS

Sink Plumbing Conditions _____ Comments: NO PLUMBING

Sink Faucet Condition _____ Comments: NO FAUCET

~~Garbage Disposal~~ Condition _____ Comments: _____

Appliances:

Stove/Range Type: Electric, Gas, Combo

Stove/Range Conditions _____ Comments: NO APPLIANCES

Hood/Fan Condition _____ Comments: 11

Dishwasher Condition _____ Comments: 11

Refrigerator Condition _____ Comments: 11

9. Bath(s):

Walls/Ceilings/Floors:

Wall Conditions POOR Comments: WATER DAMAGE

Ceiling Conditions _____ Comments: 11

Floor Conditions _____ Comments: 11

Closet Conditions _____ Comments: 11

~~Heating Source~~ Conditions _____ Comments: _____

Windows/Doors:

Window Conditions _____ Comments: _____

Door Conditions _____ Comments: _____

Bathroom Electrical Conditions:

Electrical Conditions POOR Comments: NEEDS UPGRADE

Lighting Conditions _____ Comments: ''

~~Ventilation Fan~~ Conditions _____ Comments: _____

Sink/Plumbing:

Counter/Cabinet Conditions _____ Comments: REMOVED

Sink Drain Conditions _____ Comments: ''

Faucet Conditions _____ Comments: ''

Shower/Tub/Toilet:

Shower Enclosure Condition POOR Comments: _____

Tub Condition FAIR Comments: _____

Bath Faucet Condition _____ Comments: REMOVED

Toilet Condition _____ Comments: REMOVED OR BROKEN

10. Basement:

Basement Walls/Ceilings/Floors:

Wall Conditions _____ Comments: WALLS ARE SOUND

Ceiling Conditions GOOD Comments: _____

Floor Conditions GOOD Comments: _____

Closet ~~Conditions~~ _____ Comments: _____

Heating Source ~~Conditions~~ _____ Comments: _____

Windows/Doors:

Window Conditions FAIR Comments: GLASS BLOCK & WINDOWS

Door Conditions POOR Comments: _____

Electrical Conditions:

Electrical Conditions _____ Comments: SAME AS ENTIRE HOUSE

Sump Pump Conditions _____ Comments: WAS SINK

Other Basement Conditions _____ Comments: OVERALL POOR

11. Garage/Laundry:

Garage:

Garage Type: Attached/Detached, Finished/Unfinished

Exterior Siding Condition (if detached) _____ Comments: _____

Roofing Condition (if detached) _____ Comments: _____

Garage Interiors:

Wall Conditions _____ Comments: _____

Ceiling Conditions _____ Comments: _____

Floor Conditions _____ Comments: _____

Window Conditions _____ Comments: _____

Door Conditions _____ Comments: _____

Electrical/Lighting Conditions _____ Comments: _____

Garage Vehicle Door:

Vehicle Door Condition _____ Comments: _____

Automatic Door Opener Condition: _____ Comments: _____

Laundry Room:

Laundry Room Conditions _____ Comments: _____

12. Foundation/Crawl Space:

Foundation:

BSMT

Access Method: Entered Crawl Space, Viewed from Access, No Access

Access Condition _____ Comments: _____

Foundation Type: Crawl Space, Basement, Slab on Grade

Foundation Material: Poured Concrete, Concrete Block, Brick (Stone) Wood

Foundation Conditions _____ Comments: STONE WALL FOUNDATION
GOOD CONDITION

Column Type: Poured Concrete, Concrete Block, Brick, Stone, Wood (Steel)

Column Conditions FAIR Comments: _____

Ventilation Conditions _____ Comments: _____

Flooring/Structure:

Flooring Support Type: (Joists) Trusses

Flooring Support Conditions GOOD Comments: _____

Crawl Space Insulation/Vapor Barrier:

Insulation Conditions N/A Comments: _____

Vapor Barrier Conditions _____ Comments: _____

Other Crawl Space Conditions: _____