



Property Report:

Property Contact Information:

Contact Name: Brian Smith

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Property Information:

Property Address: 171 Niagara Street, Lockport, NY 14094

Property SBL#: 109.13-4-78

Approximate Year Built: 1920

Approximate Square Footage: 2192 sf

Number of Bedrooms: 4

Number of Baths: 2 (full)

Property & Neighborhood 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)

171 Niagara Street is located just northwest of downtown Lockport, across the street from the Niagara County Courthouse. The well-maintained neighborhood is made up of a mix of public buildings, as well as single-family homes and small multiunit residential properties. The preferred redevelopment plan for the property would be either as a single-family home or a two-unit residential property. As the City of Lockport has continued to be to make homeownership a priority, owner occupancy is a major goal of the preferred development of the property.

1. Grounds

Grading:

Grading Slope: Flat

Grading Conditions: Fair

Comments: N/A

Driveway/Sidewalk & Walkways:

Driveway/Sidewalk material: Gravel

Driveway/Sidewalk Conditions: Fair

Comments: Partially grassed over.

Vegetation:

Vegetation Conditions: Fair

Comments: Grassed yard, overgrown shrubs

Retaining Wall:

Retaining Wall Material: N/A

Note: Inspect electrical service conditions while outside.

2. Exterior

Entrance Conditions:

Front Entrance Type: Covered Porch

Front Entrance Conditions: Poor

Comments: Needs repair.

Rear Entrance Type: Uncovered Deck

Rear Entrance Conditions: Poor

Comments: Needs repair.

Exterior Walls/Trim:

Structure Type: Wood Frame

Exterior Wall Covering: China Glaze Material

Exterior Wall Conditions: Poor

Comments: Needs updating.

Trim material: Wood

Trim Conditions: Poor

Comments: Needs repair.

Eave/Soffit/Fascia:

Conditions: Poor

Comments: Some deterioration.

Windows/Exterior Doors:

Window Material: Wood, Vinyl

Window Type: Double Hung

Window Conditions: Average

Door Conditions: Average

Exterior Water Spickets:

Faucet Conditions: Unknown

3. Roofing

Roof Covering:

Method of Inspection: Viewed from ground

Roof Style: Gable

Roof Covering Material: Composition shingle

Number of Layers: Minimum Two, Undetermined

Roof Condition: Poor

Comments: Needs to be replaced.

Flashing Conditions: Unknown

Condition of Roof Penetrations: Unknown

Gutter and Downspout Conditions: Poor

Comments: Needs replacement.

Chimney:

Chimney Material: Brick

Chimney Conditions: OK

Attic:

Access Location: Visible from Second Floor

Method of Inspection: Viewed from Access Entrance Only

Roof Frame Type: Rafters

Roof Frame Condition: Poor

Comments: Needs repair.

Ceiling Frame Type: Joists

Ceiling Frame Condition: OK

Comments: Wood frame.

Attic Ventilation Type: None.

Attic Ventilation Conditions: N/A

Insulation Type: None Present

Insulation Conditions: N/A

Attic Fan Condition: N/A

Other Attic Conditions: N/A

4. Heating/Air

Heating:

Location of Unit: Basement

Heating Type: Forced Air, Boiler

Energy Source: Natural Gas

Heating Unit Condition: Poor

Comments: Not working.

Distribution Type: Registers

Distribution Conditions: Unknown

Ventilation Conditions: Unknown

Thermostat Condition: Unknown

Air Conditioning/Cooling:

N/A

Fireplace:

Fireplace Location: Living Room

Fireplace Type: Wood Burning

Fireplace Conditions: Poor

Comments: Needs repair, but adds great character to house.

5. Electrical

Service Drop/Weatherhead:

Electrical Service Type/Material: Overhead, Copper/Aluminum

Number of Conductors: Three

Electrical Service Condition: Average

Grounding Condition: Unknown

Main Electrical Panel:

Main Disconnect Location: At Main Panel

Main Panel Location: Basement

Panel Amperage Rating: 100

Circuit Protection Type: Breakers

Main Panel Conditions: OK

Wiring:

Conductor Type: Aluminum

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

Conditions: Unknown

Comments: Tough to tell if anything was cut

Electrical subpanel(s): None

6. Plumbing

Water Main Line:

Main shutoff Location: Basement

Main Line Material: Galvanized Steel

Main Line & Valve Condition: Unknown

Water Supply Lines:

Supply Line Material: Copper and Galvanized

Supply Line Conditions: OK

Drain/Waste Lines:

Drain Line Material: Plastic/PVC

Drain Line Conditions: OK

Plumbing Vent System:

Plumbing Vent Pipe Material: Galvanized

Plumbing Vent Conditions: Average

Gas/Oil Fuel Systems:

Main Shutoff Location: East side of property

Fuel Line Material: Black Steel

Fuel Line Conditions: Poor

Comments: None to tank.

Fuel Storage Tank Condition: Small

Water Heater(s):

Water Heater Type: Gas (2)

Water Heater Location: Basement (both)

Capacity: 40 Gallons (each)

Water Heater Conditions: Poor

7. Interiors:

Interior Walls/Ceilings/Floors:

Walls, Ceilings, Floors, are all 90% demoed. Property almost entirely a full gut job.

Windows/Doors:

Interior Window Conditions: OK

Interior Door Conditions: Poor

Interiors Electrical Conditions:

Exposed knob and tube. Again, property is almost entirely gutted.

Smoke Detectors Present? No

8. Kitchen

Walls/Ceilings/Floors:

Gutted.

Windows/Doors:

Kitchen Window Conditions: Poor

Kitchen Door Conditions: Poor

Kitchen Electrical Conditions:

Gutted.

Sink/Counter Tops/Cabinets:

Gutted. Needs to be completely replaced and/or installed.

Appliances:

Stove/Range Type: None, but gas hookup present.

No appliances. Gutted and needs everything.

9. Bath(s):

Walls/Ceilings/Floors:

Mostly demolished. Needs full replacement.

Windows/Doors:

Needs replacing.

Bathroom Electrical Conditions:

Needs replacing.

Sink/Plumbing:

Needs replacing.

Shower/Tub/Toilet:

Needs replacing.

10. Basement:

Basement Walls/Ceilings/Floors:

Wall Conditions: OK

Ceiling Conditions: Open wood frames

Floor Conditions: Concrete, damp

Closet : N/A

Heating Source Conditions: Unknown

Windows/Doors:

Window Conditions: Wood frame

Door Conditions: N/A

Electrical Conditions:

Electrical Conditions: OK, 100 amp panel present with newer wiring.

Sump Pump Conditions: N/A, none.

11. Garage/Laundry:

Garage:

Garage Type: Detached, Unfinished

Exterior Siding Condition (if detached): Poor, wood

Roofing Condition (if detached): Poor

Garage Interiors:

N/A

Garage Vehicle Door:

Vehicle Door Condition: Poor

Automatic Door Opener Condition: N/A

Laundry Room:

N/A

12. Foundation/Crawl Space:

Foundation:

Access Method: Entered Basement

Foundation Type: Basement

Foundation Material: Stone

Foundation Conditions: OK

Column Type: N/A

Column Conditions: N/A

Ventilation Conditions: None

Flooring/Structure:

Flooring Support Type: Exposed framed wood

Flooring Support Conditions: OK

Crawl Space Insulation/Vapor Barrier:

N/A