



Property Report:

Property Contact Information:

Contact Name: _____

Contact Phone Number: _____

Contact Email Address: _____

Property Information:

Property Address: 2901 GRAND AVE _____

Property SBL#: _____

Approximate Year Built: _____

Approximate Square Footage: 1800

Number of Bedroom 3

Number of Bath 2

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 Good Comments: _____

Driveway/Sidewalk & Walkways:

Driveway/Sidewalk material: Gravel, Concrete, Asphalt

Driveway/Sidewalk Conditions Good Comments: _____

Vegetation:

Vegetation Conditions _____ Comments: NEEDS A CLEAN UP

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 Good Comments: _____

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

Rear Entrance Conditions Good Comments: _____

Exterior Walls/Trim:

Structure Type: Wood Frame, Brick/Masonry, Log

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

Exterior Wall Conditions Good Comments: _____

Trim material: Wood, Vinyl, Brick

Trim Conditions Good Comments: _____

Eave/Soffit/Fascia:

Conditions Good Comments: VINYL & ALUMINUM

Windows/Exterior Doors:

Window Material: Aluminum, Wood, Vinyl

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

Window Conditions FAIR Comments: _____

Door Conditions Good Comments: _____

Exterior Water Spickets:

Faucet Conditions NA 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 Fair Comments: ROOF OVER PORCH NEEDS ATTENTION

Flashing Conditions _____ Comments: _____

Condition of Roof Penetrations _____ Comments: CAN'T SEE

Gutter and Downspout Conditions Good Comments: _____

Chimney:

Chimney Material: Brick, Block, Concrete, Stone

Chimney Conditions Good Comment: _____

Attic:

Access Location NONE

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

Roof Frame Type: Rafters, Trusses

Roof Frame Condition _____ Comments: _____

Ceiling Frame Type: Joists, Trusses

Ceiling Frame Condition _____ Comments: _____

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

Attic Ventilation Conditions _____ Comments: _____

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: NO ELEC ON

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

Distribution Conditions OK Comments: CLEAN DUCT WORK

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: NO TEST

A/C Line Conditions _____ Comments: _____

Fireplace:

Fireplace Location Family Rm

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

Fireplace Conditions _____ Comments: NO INSPECTION

5. Electrical

Service Drop/Weatherhead:

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

Number of Conductors: Two, Three, Four

Electrical Service Condition FAIR Comments: SOME UPGRADES
NEEDED

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 _____ Comments: _____

Wiring:

Conductor Type: Copper, Aluminum

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

Conditions _____ Comments: _____

Electrical subpanel(s):

Subpanel location(s) _____

Subpanel Conditions _____ Comments: _____

6. Plumbing

Water Main Line:

Main shutoff Location BASEMENT

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

Main Line & Valve Condition Good Comments: _____

Water Supply Lines:

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

Supply Line Conditions _____ Comments: _____

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 Good Comments: _____

Gas/Oil Fuel Systems:

Main Shutoff Location BSMT

Fuel Line Material: Black Steel, Copper

Fuel Line Conditions POOR Comments NEEDS TO BE CHECKED BY PLUMBER

Fuel ~~Storage~~ Tank Condition _____ Comments: _____

Water Heater(s):

Water Heater Type: Gas, Electric

Water Heater Location BASEMENT

Capacity: 40 Gallons

Water Heater Conditions _____ Comments DATED 2014

7. Interiors:

Interior Walls/Ceilings/Floors:

Wall Conditions Good Comments: NEEDS PAINT

Ceiling Conditions _____ Comments: NEEDS PAINT

Floor Conditions _____ Comments: 1ST FLOOR NEEDS REPLACE BUCKLED FROM SITTING

Closet Conditions _____ Comments: _____

Heating Source Conditions _____ Comments: _____

Windows/Doors:

Interior Window Conditions _____ Comments: NEED PAINT

Interior Door Conditions Good Comments: _____

Interiors Electrical Conditions:

Electrical Conditions _____ Comments: SOME UP GRADES TO MEET CODE

Lighting Conditions _____ Comments: NO/NSP

Ceiling Fan Conditions _____ Comments: NO NSP

Smoke Detectors Present? Yes, No Comments: NEED UPGRADES

8. Kitchen

Walls/Ceilings/Floors:

Wall Conditions _____ Comments: GABINETS FAIR ALL APPLIANCES NEED UPGRADES

Ceiling Conditions _____ Comments: PAINY

Floor Conditions _____ Comments: NEW ALL 1ST FLR
NEEDS REPLACING

Closet Conditions _____ Comments: _____

Heating Source Conditions _____ Comments: _____

Windows/Doors:

Kitchen Window Conditions FAIR Comments: _____

Kitchen Door Conditions FAIR Comments: _____

Kitchen Electrical Conditions:

Electrical Conditions _____ Comments: NEEDS UPGRADES

Lighting Conditions N/A Comments: _____

Ceiling Fan Conditions N/A Comments: _____

Sink/Counter Tops/Cabinets:

Counter Condition FAIR Comments: _____

Cabinet Conditions FAIR Comments: _____

Sink Plumbing Conditions NA Comments: BROKEN PIPE IN
BASMENT OVER UTILITY SINK

Sink Faucet Condition N/A Comments: _____

Garbage Disposal Condition _____ Comments: _____

Appliances:

Stove/Range Type: Electric, Gas, Combo

Stove/Range Conditions POOR Comments: REPLACE

Hood/Fan Condition NA Comments: _____

Dishwasher Condition NA Comments: _____

Refrigerator Condition _____ Comments: REPLACE

9. Bath(s):

Walls/Ceilings/Floors:

Wall Conditions FAIR Comments: 2ND FLOOR BATH OKAY
1ST FLOOR BATH - TILE FALLING OFF WALLS

Ceiling Conditions FAIR Comments: PAINT

Floor Conditions _____ Comments: REPLACE

Closet Conditions _____ Comments: _____

Heating Source Conditions _____ Comments: _____

Windows/Doors:

Window Conditions FAIR Comments: _____

Door Conditions FAIR Comments: _____

Bathroom Electrical Conditions:

Electrical Conditions _____ Comments: NEED UP GRADES

Lighting Conditions N/A Comments: _____

Ventilation Fan Conditions N/A Comments: _____

Sink/Plumbing:

Counter/Cabinet Conditions FAIR Comments: DATED

Sink Drain Conditions N/A Comments: _____

Faucet Conditions N/A Comments: _____

Shower/Tub/Toilet:

Shower Enclosure Condition POOR Comments: 1ST FLOOR SHOWER
NEEDS WALLS

Tub Condition _____ Comments: _____

Bath Faucet Condition N/A Comments: _____

Toilet Condition N/A Comments: _____

10. Basement:

Basement Walls/Ceilings/Floors:

Wall Conditions GOOD Comments: _____

Ceiling Conditions POOR Comments: TILE CEILING IS ON THE FLOOR

Floor Conditions FAIR Comments: _____

Closet Conditions _____ Comments: _____

Heating Source Conditions _____ Comments: _____

Windows/Doors:

Window Conditions _____ Comments: _____

Door Conditions _____ Comments: _____

Electrical Conditions:

Electrical Conditions _____ Comments: _____

Sump Pump Conditions Y A Comments: _____

Other Basement Conditions _____ Comments: BASEMENT DOES NOT SEEM WET, BUT IS MUSTY

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:

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: _____

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

Column Conditions ____ Comments: _____

Ventilation Conditions ____ Comments: _____

Flooring/Structure:

Flooring Support Type: Joists, Trusses

Flooring Support Conditions ____ Comments: _____

Crawl Space Insulation/Vapor Barrier:

Insulation Conditions ____ Comments: _____

Vapor Barrier Conditions ____ Comments: _____

Other Crawl Space Conditions: _____