



Property Report:

Property Contact Information:

Contact Name: _____

Contact Phone Number: _____

Contact Email Address: _____

Property Information:

Property Address: 530 18TH ST _____

Property SBL#: _____

Approximate Year Built: _____

Approximate Square Footage: 1200

Number of Bedroom 3

Number of Bath 1 1/2

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 OK Comments: _____

Driveway/Sidewalk & Walkways:

Driveway/Sidewalk material: Gravel, Concrete, Asphalt

Driveway/Sidewalk Conditions OK Comments: DRIVEWAY IS HALF
STONE, HALF CONCRETE

Vegetation:

Vegetation Conditions Poor Comments: ENTIRE BACK YARD
IS OVER GROWN

~~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 ARE
HAZARDOUS

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

Rear Entrance Conditions POOR Comments: REAR STOOP IS SINKING - UNSAFE STEP INTO HOUSE

Exterior Walls/Trim:

Structure Type: Wood Frame, Brick/Masonry, Log

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

Exterior Wall Conditions FAIR Comments: GENERALLY GOOD, NEEDS PAINT

Trim material: Wood, Vinyl, Brick

Trim Conditions FAIR Comments: NEEDS PAINT

Eave/Soffit/Fascia:

Conditions FAIR Comments: PATCH & PAINT

Windows/Exterior Doors:

Window Material: Aluminum, Wood, Vinyl

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

Window Conditions FAIR Comments: PAINT

Door Conditions GOOD Comments

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
GROUND & INSIDE (B.R.)

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

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

Roof Condition Good Comments: _____

Flashing Conditions Good Comments: _____

Condition of Roof Penetrations Good Comments: _____

Gutter and Downspout Conditions FAIR Comments: GUTTERS LOOK
OK, DOWNSPOUTS NEED TO BE RECONNECTED AND
LEAD AWAY FROM HOUSE

Chimney:

Chimney Material: Brick, Block, Concrete, Stone

Chimney Conditions Good Comment: _____

Attic:

Access Location 2ND FL STAIRS

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 OK Comments: _____

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

Attic Ventilation Conditions _____ Comments: _____

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

Insulation Conditions UNK Comments: _____

Attic Fan Condition UNK 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 UNK Comments: _____

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

Distribution Conditions UNK Comments: _____

Ventilation Conditions UNK Comment: _____

Thermostat Condition UNK 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 _____

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

Fireplace Conditions _____ Comments: _____

5. Electrical

Service Drop/Weatherhead:

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

Number of Conductors: Two, Three, Four

Electrical Service Condition UNK Comments: _____

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 UNK Comments: _____

~~Electrical~~ subpanel(s):

Subpanel ~~location~~(s) _____

Subpanel Conditions _____ Comments: _____

6. Plumbing

Water Main Line:

Main shutoff Location FRONT WALL

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 Good Comments: _____

Drain/Waste Lines:

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

Drain Line Conditions UNK Comments: _____

Plumbing Vent System:

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

Plumbing Vent Conditions UNK Comments: _____

Gas/Oil Fuel Systems:

Main Shutoff Location EXTERIOR

Fuel Line Material: Black Steel, Copper

Fuel Line Conditions UNK Comments _____

Fuel Storage Tank Condition _____ Comments: _____

Water Heater(s):

Water Heater Type: Gas, Electric

Water Heater Location BASEMENT

Capacity: 40 Gallons

Water Heater Conditions UNK Comments _____

7. Interiors:

Interior Walls/Ceilings/Floors:

Wall Conditions FAIR Comments: PEELING PAINT

Ceiling Conditions FAIR Comments: NEED PAINT

Floor Conditions POOR Comments: 1ST FLOOR MATERIAL WAS REMOVED

Closet Conditions Comments:

Heating Source Conditions Comments:

Windows/Doors:

Interior Window Conditions FAIR Comments: SOME CONDENSATION ISSUES

Interior Door Conditions GOOD Comments:

Interiors Electrical Conditions:

Electrical Conditions Comments: NEEDS UP GRADE

Lighting Conditions OK Comments:

Ceiling Fan Conditions Comments:

Smoke Detectors Present? Yes No Comments:

8. Kitchen

Walls/Ceilings/Floors:

Wall Conditions FAIR Comments:

Ceiling Conditions _____ Comments: NEEDS PAINT

Floor Conditions _____ Comments: NEEDS FLOOR

Closet ~~Conditions~~ _____ Comments: _____

Heating Source ~~Conditions~~ _____ Comments: _____

Windows/Doors:

Kitchen Window Conditions OK Comments: _____

Kitchen Door Conditions OK Comments: _____

Kitchen Electrical Conditions:

Electrical Conditions _____ Comments: NEEDS UPGRADE
NO KITCHEN AT PRESENT

Lighting Conditions OK Comments: _____

Ceiling Fan ~~Conditions~~ _____ Comments: _____

Sink/Counter Tops/Cabinets:

Counter Condition _____ Comments: NO COUNTER

Cabinet Conditions _____ Comments: NO CABINETS

Sink Plumbing Conditions _____ Comments: NO SINK

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: _____

Dishwasher Condition ___ Comments: _____

Refrigerator Condition ___ Comments: _____

9. Bath(s):

Walls/Ceilings/Floors:

Wall Conditions ___ Comments: PAIN T

Ceiling Conditions ___ Comments: U

Floor Conditions OK Comments: _____

Closet Conditions ___ Comments: PAIN T

~~Heating Source Conditions~~ ___ Comments: _____

Windows/Doors:

Window Conditions OK Comments: _____

Door Conditions OK Comments: _____

10. Basement:

Basement Walls/Ceilings/Floors:

Wall Conditions GOOD Comments: WALLS LOOK SOLID
WET WALLS FROM NO GUTTER SPOUTS

Ceiling Conditions OK Comments: _____

Floor Conditions OK Comments: _____

Closet Conditions OK Comments: _____

Heating Source ~~Conditions~~ _____ Comments: _____

Windows/Doors:

Window Conditions _____ Comments: SOME BROKEN WINDOWS

Door Conditions ~~_____~~ Comments: _____

Electrical Conditions:

Electrical Conditions OK Comments: _____

Sump Pump Conditions _____ Comments: NO SUMP

Other Basement Conditions _____ Comments: _____

11. Garage/Laundry:

Garage:

Garage Type: Attached/Detached, Finished/Unfinished

Exterior Siding Condition (if detached) _____ Comments: GENERALLY POOR
CONDITION - OLD BLOCK GARAGE

Roofing Condition (if detached) _____ Comments: NEEDS NEW ROOF

Garage Interiors:

Wall Conditions _____ Comments: NO ACCESS AT THIS TIME

Ceiling Conditions _____ Comments: _____

Floor Conditions _____ Comments: _____

Window Conditions _____ Comments: _____

Door Conditions _____ Comments: _____

Electrical/Lighting Conditions _____ Comments: _____

Garage Vehicle Door:

Vehicle Door Condition UNK 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: _____