



# Niagara Orleans Land Improvement Corporation (NORLIC)

## Property Submission Form

NORLIC Board of Directors,

In recognition of the growing problem of distressed, vacant, abandoned and tax-delinquent properties, New York State passed the Land Bank Act, as Article 16 of the New York State Not-for-Profit Corporation Law, which authorizes any Foreclosing Governmental Unit (FGU) to create a land bank to strategically acquire, improve, assemble, and sell these properties.

Under this law, Niagara Orleans Regional Land Improvement Corp. (NORLIC) was formed in October of 2017 via an intermunicipal agreement among five FGUs: Niagara County, Orleans County, City of Niagara Falls, City of Lockport, City of North Tonawanda.

NORLIC seeks to work collaboratively with the cities, towns, and villages, to address the growing problem of distressed, vacant, abandoned, and tax-delinquent properties.

ORLEANS COUNTY recognizes NORLIC as a partner in the fight against blight and distress within our  
(Municipality)

community and thereby, with submission of this letter, formally requests NORLIC to consider the assumption of:

601 Moore St \_\_\_\_\_  
(Property Address)

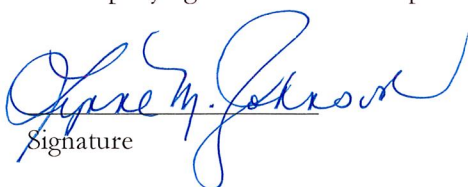
\_\_\_\_\_ SBL #

Should NORLIC accept title to the above mentioned property ORLEANS COUNTY  
would acknowledge the conditions as listed below: (Municipality)

Reimbursement to NORLIC for costs associated with transfer of property; pro rata share of insurance coverage, and any/all other costs associated with the maintenance, upkeep and disposal of the property.

If NORLIC is unable to dispose of the above property after a period of one year from the date of acquisition, NORLIC retains the option to transfer the property back to the host municipality.

Accompanying this letter is a completed Acquisition Application.

  
Signature

\_\_\_\_\_ Date





## Property Report:

### Property Contact Information:

Contact Name: Charles Nesbitt

Contact Phone Number: 585-589-7053

Contact Email Address: cnesbitt@orleansny.com

### Property Information:

Property Address: 601 Moore St.

Property SBL#: 62.20-2-43

Approximate Year Built: 1880

Approximate Square Footage: 2569

Number of Bedroom 4

Number of Bath 1

### 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)

The county would like to see a fully renovated owner occupied property at or above current neighborhood conditions.

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# 1. Grounds

## Grading:

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

Grading Conditions Flat  Comments: \_\_\_\_\_  
\_\_\_\_\_

## Driveway/Sidewalk & Walkways:

Driveway/Sidewalk material: Gravel, Concrete, Asphalt

Driveway/Sidewalk Conditions \_\_\_\_\_ Comments: Driveway - Stone  
Sidewalk - sandstone

## Vegetation:

Vegetation Conditions ok Comments: A few shrubs  
3 trees

## Retaining Wall:

Retaining Wall Material: Concrete, Wood

Retaining Wall Conditions ok Comments: stone/concrete  
(to basement)

Other Conditions n/A Comments: \_\_\_\_\_  
\_\_\_\_\_

Note: Inspect electrical service conditions while outside. meter removed

# 2. Exterior

## Entrance Conditions:

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

Front Entrance Conditions ok Comments: Covered deck  
\_\_\_\_\_

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

Rear Entrance Conditions poor Comments: wood door uncovered

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**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: wood, peeling paint  
some open areas

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Trim material: Wood, Vinyl, Brick

Trim Conditions fair Comments: wood peeling paint

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**Eave/Soffit/Fascia:**

Conditions ok Comments: some wood some ~~wood~~ vinyl

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**Windows/Exterior Doors:**

Window Material: Aluminum, Wood, Vinyl

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

Window Conditions ok Comments: Aluminum sliding

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Door Conditions poor Comments: \_\_\_\_\_

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**Exterior Water Spickets:**

Faucet Conditions ok Comments: one

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### 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 Good Comments: Single layer Composite Shingle

Flashing Conditions \_\_\_\_\_ Comments: Undetermined

Condition of Roof Penetrations \_\_\_\_\_ Comments: Undetermined

Gutter and Downspout Conditions poor Comments: none

#### Chimney:

Chimney Material: Brick, Block, Concrete, Stone

Chimney Conditions n/a Comment: No chimney

#### Attic:

Access Location No Attic

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

Roof Frame Type: Rafters, Trusses

Roof Frame Condition Good Comments: Trusses

Ceiling Frame Type: Joists, Trusses

Ceiling Frame Condition Good Comments: scuffs

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

Attic Ventilation Conditions n/A Comments: \_\_\_\_\_

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

Insulation Conditions Good Comments: rolled Fiberglass - same and Styrofoam panels - same

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Attic Fan Condition n/A Comments: \_\_\_\_\_

Other Attic Conditions n/A Comments: \_\_\_\_\_

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## 4. Heating/Air

### Heating:

Location of Unit No Unit

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

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

Heating Unit Condition n/A Comments: \_\_\_\_\_

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

Distribution Conditions n/A Comments: \_\_\_\_\_

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Ventilation Conditions n/A Comment: \_\_\_\_\_

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Thermostat Condition n/A Comments: \_\_\_\_\_

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**Air Conditioning/Cooling:**

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

A/C Unit Power: 120V, 240V

Unit Conditions n/A Comments: no A/C

A/C Line Conditions n/A Comments: no A/C

**Fireplace:**

Fireplace Location n/A

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

Fireplace Conditions n/A Comments: no fireplace

**5. Electrical**

**Service Drop/Weatherhead:**

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

Number of Conductors: Two, Three, Four

Electrical Service Condition n/A Comments: Disconnected & meter removed

Grounding Condition n/A Comments: Disconnected & meter removed

**Main Electrical Panel:**

Main Disconnect Location: At Main Panel, Outside at Meter, Other no meter or Panel

Main Panel Location basement

Panel Amperage Rating: 60, 100, 150, 200, Other n/A



Circuit Protection Type: Breakers, Fuses

Main Panel Conditions n/A Comments: \_\_\_\_\_

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**Wiring:**

Conductor Type: Copper, Aluminum

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

Conditions ok Comments: same new copper wiring (plastic sheathed)

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Electrical subpanel(s):

Subpanel Location(s) n/A

Subpanel Conditions n/A Comments: \_\_\_\_\_

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**6. Plumbing**

**Water Main Line:**

Main shutoff Location road

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

Main Line & Valve Condition ok Comments: \_\_\_\_\_

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**Water Supply Lines:**

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

Supply Line Conditions n/A Comments: gutted out

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**Drain/Waste Lines:**

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

Drain Line Conditions n/A Comments: guttered out

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**Plumbing Vent System:**

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

Plumbing Vent Conditions n/A Comments: guttered out

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**Gas/Oil Fuel Systems:**

Main Shutoff Location gas - west side of house (outside)

Fuel Line Material: Black Steel, Copper

Fuel Line Conditions OK Comments Black steel

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Fuel Storage Tank Condition n/A Comments: \_\_\_\_\_

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**Water Heater(s):**

Water Heater Type: Gas, Electric

Water Heater Location n/A

Capacity: n/A Gallons

Water Heater Conditions n/A Comments \_\_\_\_\_

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**7. Interiors:**

**Interior Walls/Ceilings/Floors:**

Wall Conditions \_\_\_\_\_ Comments: House is guttered, new 2x4 wall partitions (some)

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Ceiling Conditions n/A Comments: guttered out

Floor Conditions OK Comments: wood floor

Closet Conditions n/A Comments: \_\_\_\_\_

Heating Source Conditions n/A Comments: \_\_\_\_\_

**Windows/Doors:**

Kitchen Window Conditions n/A Comments: \_\_\_\_\_

Kitchen Door Conditions poor Comments: 4x8 plywood

**Kitchen Electrical Conditions:**

Electrical Conditions poor Comments: new wiring & boxes installed, no devices connected

Lighting Conditions n/A Comments: \_\_\_\_\_

Ceiling Fan Conditions n/A Comments: \_\_\_\_\_

**Sink/Counter Tops/Cabinets:**

Counter Condition n/A Comments: \_\_\_\_\_

Cabinet Conditions n/A Comments: \_\_\_\_\_

Sink Plumbing Conditions n/A Comments: \_\_\_\_\_

Sink Faucet Condition n/A Comments: \_\_\_\_\_

Garbage Disposal Condition n/A Comments: \_\_\_\_\_

Ceiling Conditions n/a Comments: gutted out

Floor Conditions o/k Comments: wood flooring

Closet Conditions n/a Comments: gutted out

Heating Source Conditions n/a Comments: \_\_\_\_\_

**Windows/Doors:**

Interior Window Conditions n/a Comments: \_\_\_\_\_

Interior Door Conditions n/a Comments: \_\_\_\_\_

**Interiors Electrical Conditions:**

Electrical Conditions poor Comments: new wiring & boxes installed in most of the house, no devices attached

Lighting Conditions n/a Comments: \_\_\_\_\_

Ceiling Fan Conditions n/a Comments: \_\_\_\_\_

Smoke Detectors Present? Yes, No Comments: NO

**8. Kitchen**

**Walls/Ceilings/Floors:**

Wall Conditions n/a Comments: no kitchen, gutted out

**Bathroom Electrical Conditions:**

Electrical Conditions n/A Comments: new wiring & boxes  
no devices attached

Lighting Conditions n/A Comments: new wiring & boxes  
no devices attached

Ventilation Fan Conditions n/A Comments: \_\_\_\_\_

**Sink/Plumbing:**

Counter/Cabinet Conditions n/A Comments: guttered out

Sink Drain Conditions n/A Comments: guttered out

Faucet Conditions n/A Comments: guttered out

**Shower/Tub/Toilet:**

Shower Enclosure Condition good Comments: Brand new unit  
not in place or connected

Tub Condition ok Comments: \_\_\_\_\_

Bath Faucet Condition n/A Comments: \_\_\_\_\_

Toilet Condition n/A Comments: \_\_\_\_\_

**Appliances:**

Stove/Range Type: Electric, Gas, Combo

Stove/Range Conditions n/a Comments: \_\_\_\_\_  
\_\_\_\_\_

Hood/Fan Condition n/a Comments: \_\_\_\_\_

Dishwasher Condition n/a Comments: \_\_\_\_\_  
\_\_\_\_\_

Refrigerator Condition n/a Comments: \_\_\_\_\_

**9. Bath(s):**

**Walls/Ceilings/Floors:**

Wall Conditions n/a Comments: new 2x4 partitions  
\_\_\_\_\_

Ceiling Conditions n/a Comments: gutted out  
\_\_\_\_\_

Floor Conditions ok Comments: wood floors  
\_\_\_\_\_

Closet Conditions n/a Comments: gutted out  
\_\_\_\_\_

Heating Source Conditions n/a Comments: \_\_\_\_\_  
\_\_\_\_\_

**Windows/Doors:**

Window Conditions n/a Comments: gutted out  
\_\_\_\_\_

Door Conditions n/a Comments: gutted out  
\_\_\_\_\_

## 10. Basement:

### Basement Walls/Ceilings/Floors:

Wall Conditions ok Comments: \_\_\_\_\_  
\_\_\_\_\_

Ceiling Conditions ok Comments: \_\_\_\_\_  
\_\_\_\_\_

Floor Conditions ok Comments: \_\_\_\_\_  
\_\_\_\_\_

Closet Conditions n/A Comments: \_\_\_\_\_  
\_\_\_\_\_

Heating Source Conditions n/A Comments: \_\_\_\_\_  
\_\_\_\_\_

### Windows/Doors:

Window Conditions ok Comments: single pane glass  
\_\_\_\_\_

Door Conditions not Comments: There is no door at  
stair way  
\_\_\_\_\_

### Electrical Conditions:

Electrical Conditions n/A Comments: No Electric Panel  
\_\_\_\_\_

Sump Pump Conditions n/A Comments: \_\_\_\_\_  
\_\_\_\_\_

Other Basement Conditions ok Comments: gutted out  
\_\_\_\_\_  
\_\_\_\_\_

## 11. Garage/Laundry:

### Garage:

Garage Type: Attached/Detached, Finished/Unfinished

Exterior Siding Condition (if detached) ok Comments: Detached T-HI wood  
Painted

Roofing Condition (if detached) fair Comments: missing some shingles

### Garage Interiors:

Wall Conditions ok Comments: \_\_\_\_\_

Ceiling Conditions ok Comments: \_\_\_\_\_

Floor Conditions ok Comments: \_\_\_\_\_

Window Conditions ok Comments: \_\_\_\_\_

Door Conditions ok Comments: man door (steel)

Electrical/Lighting Conditions n/A Comments: \_\_\_\_\_

### Garage Vehicle Door:

Vehicle Door Condition poor Comments: wooden garage doors  
missing a few panels, some rotten wood

Automatic Door Opener Condition: n/A Comments: \_\_\_\_\_

### Laundry Room:

Laundry Room Conditions n/A Comments: \_\_\_\_\_



## 12. Foundation/Crawl Space:

### Foundation:

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

Access Condition Pool Comments: outside doorway; no steps or door

Foundation Type: Crawl Space, Basement, Slab on Grade

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

Foundation Conditions ok Comments: stone

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

Column Conditions ok Comments: wood & steel posts

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Ventilation Conditions n/a Comments: \_\_\_\_\_

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### Flooring/Structure:

Flooring Support Type: Joists, Trusses

Flooring Support Conditions ok Comments: Joists

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### Crawl Space Insulation/Vapor Barrier:

Insulation Conditions n/a Comments: \_\_\_\_\_

Vapor Barrier Conditions n/a Comments: \_\_\_\_\_

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Other Crawl Space Conditions: n/a

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