2018 Auction Property
8251 Bollier Ave.
Niagara Falls, N.Y. 14304

Date: April 19, 2018

SUMMARY

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NOTICE

An inspection performed **April 10, 2018** found the following items in need of repair or replacement. **Note**: This inspection was conducted by the Niagara Falls Community Development Rehab Supervisor and the City Housing, Electrical, and Plumbing Inspectors. The property had no electrical service, no gas service, and no water service at the time of inspection. The property has not been tested for lead based paint or asbestos containing material.
Please be advised that substantial deficiencies and incipient violation may be found once the property services are restored and further evaluation and testing of the property is completed. Costly hidden renovation items that could exist at this property include but are not limited to: Foundation damage, broken water main pipe, broken sewer main pipe, Lead based paint in painted components, Asbestos containing material that may be disturbed through the course of the renovation work, etc.
The following is a limited scope of work of the visible code violations found April 10, 2018.

It is strongly recommended that any prospective buyer solicit the services of a licensed home inspector and/or a General Contractor prior to the purchase of any real estate property.

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ITEM #1
ELECTRICAL

Service
- Electrical Service update to include new lower service entrance cable.
- Repair to code or terminate all electrical installation for the garage.

Kitchen
- Install GFCI receptacles at countertop.
-Provide working space required in front of the breaker box that is currently buried by kitchen cabinets.

Exterior
- Install light fixture for the rear entrance with wiring and switch control.

General
-Check all Devices, Fixtures and Wiring and Repair/Replace where Worn, Damaged or Missing. Provide GFCI and/or Arc Fault protection where required by the 2014 NEC for any repairs, alterations or additional wiring.
- Eliminate all electric baseboard heating components.

Smoke Detectors & Carbon Monoxide Detectors
-Install to code

ITEM #2
PLUMBING & HEATING

Water Supply Piping
- Restore water service to the property.
- Test water piping throughout and make any needed corrections and repairs to existing installations.
- Repair or Replace plumbing fixtures. (Kitchen faucet, vanity faucet, tub / shower faucet, and toilet)

Gas Supply Piping
- Repair existing gas supply piping and restore gas service to the property.

Waste / Drain Piping
- Mechanically Clean and Video main sewer line and gutter collectors.
- Repair broken and non-code conforming waste / drain piping.

Heating
- Have all gas fired heating appliances properly serviced and inspected by a licensed/registered mechanical contractor with the City of Niagara Falls to ensure they are operating in a safe and normal manner or replace as needed. An inspection report shall be provided to Chief Plumbing Inspector of The City of Niagara Falls on company letterhead upon completion of service and inspection.
- Replace the hot water tank.
- Install a Boiler or forced air furnace and all duct work or baseboard radiation required.

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ITEM #3
INTERIOR REPAIRS

Crawl space foundation
- Foundation walls are cracked and shifted with large voids. Foundation repair will require an approved Architect drawing.

Kitchen
- Repair cabinetry to proper working order.

Bathroom
- Clean and repair tub.
- Replace vanity, toilet, and medicine cabinet.

General Interior Repairs
- Repair all interior doors to proper working condition.
- Replace all windows.
- Patch and paint all walls and ceilings through-out the house.
- Install floor covering through-out the house.

ITEM #4
EXTERIOR REPAIRS

House sidewall, trim coverage, and gutter system
- Clean vinyl siding
- Install aluminum trim coverage at all windows, doors, soffit and fascia.
- Repair or replace aluminum gutter system.

Main House Roofing
- Replace approximately 1000 square foot of asphalt shingle roofing on the main house. Include four 4’ x 8’ sheets of plywood.

Garage Repairs
- Replace approximately 700 square foot of asphalt shingle roofing on the Garage.
- Repair all deteriorated roof sheathing, rafters, fascia, and soffit.
- Install trim coverage and gutters.
- Install a man door. (Storm door is optional)
- Scrape and paint exterior block wall garage.