



Property Address:	7228 Rupert Fairview	Parcel ID: 21076004000600
Staff Name:	ERA - Pat Otteni	
Does property require securing? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
New lockset location:		
		Is the property occupied? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, give unit number and the occupant's name.
		Municipality: Fairview Twp. ZIP: 16415

**NOTE:** The assessment report only provides general renovation specifications and should not be the sole source from which Purchasers develop a work plan. Additionally, ECLB reserves the right to require renovation work, in addition to that identified in the assessment report. Finally, within the discretion of ECLB, any work not recorded in your work plan but started during the renovation work must be in a finished state before ECLB will transfer title to Purchaser.

Location	Item	Grade					Details / Comments / Recommendations	Estimate
		Good	Fair	Poor	N/A	None		

**EXTERIOR INSPECTION**

General		Good	Fair	Poor	N/A	None	Details / Comments / Recommendations	Estimate
Roof	Main			X			Roof is leaking and in need of replacement. Large hole from tree	\$ 6,800.00
Windows				X			wood windows with 8 broken or missing units	\$ 3,300.00
Entry Doors				X			Door jambs have been broken and need replaced (3)	\$ 3,200.00
Storm Doors				X			Front & Rear broken	\$ 450.00
Porch (incl. any bay windows)					X			
Chimney(is)			X				Pointing needed	\$ 400.00
Guttering				X			Damaged or missing	\$ 1,000.00
Siding	Wood Vinyl Alum Shakes Gingerb. Stone Oth. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>		X				Vinyl siding mostly intact	\$ 7,500.00
Evidence of Insulation (walls)				X			Open walls/ceilings show insulation-wet	\$ 3,500.00
Garage	Roof					X		
	Doors					X		
	Siding					X		
Shed	Roof		X				10X 12 Manufactured shed	
	Doors		X					
	Siding		X					
Safety Landscaping	Vegetation			X			yard is overgrown	\$ 500.00
	Tree(s)			X			Large trees over hanging Home	\$ 3,000.00
	Grading	X						
Aesthetic Landscaping					X			

**INTERIOR INSPECTION (Structure & Mechanics)**

<b>Personal Property</b>	<i>Estimated dumpsters</i>			X			3-30 yard dumpster	\$	3,000.00
<b>Basement</b>	Foundation Walls	X					Block foundation appears to be intact		
	Windows	X					Intact		
	Floor	X					Concrete		
	Utility fixtures		X						
<b>Electrical</b>	Service			X			Panel and service are in need of repair	\$	1,800.00
	Fixtures			X			Fixtures are installed but in need of replacement	\$	2,100.00
	Visible wiring			X			Wiring is a mess and needs rewired	\$	8,500.00
	Visible Knob&Tube Yes No						No knob and tube visible		
<b>HVAC</b>	Water Heater 1					X	No water heater	\$	1,000.00
	Water Heater 2					X			
	Furnace 1			X			Appears not functionable and duct work replaced	\$	7,500.00
	Furnace 2					X			
	Cooling					X			
<p><b>LEAD IN WATER DISCLAIMER:</b> ECLB does not test the chemical composition of the water supply in any home. In many older homes, tap water plumbing may contain elements of lead, and water supplies in these homes may also contain lead. Because the Land Bank has not tested this home for the presence or absence of lead or any other contaminants, it makes no claim about such presence or absence. Buyers are responsible for the quality of water in the home and all tests, remediations, or repairs are to be taken on by the buyer at the buyer's expense.</p> <p><b>SEPTIC AND WELL SYSTEM DISCLAIMER:</b> ECLB does not test or inspect septic or well systems. However, as part of any Purchase Agreement between a buyer and the Land Bank for a home that treats waste water by septic system, you will be required to ensure the septic system operates in full compliance with State of Pennsylvania, County of Erie, and local regulations. Please be aware that for many homes running on septic systems, after a short period of disuse, failure of some or all parts of the system is possible. It is the buyers responsibility for any cost of repair, replacement, inspections, and/or permits of the septic system as part of any Purchase Agreement you may enter into with the Land Bank.</p>									
<b>Plumbing</b>	General			X			Plumbing is PVC most is split needs total replacement	\$	7,250.00
	Water supply		X					\$	750.00
<b>INTERIOR INSPECTION (Rooms)</b>									
<b>Living room</b>	Walls/Ceiling		X				Drywall	\$	1,500.00
	Floor			X			Carpet	\$	900.00
	Built in woodwork					X			
	Mantle/Other					X			
<b>Den</b>	Walls/Ceiling			X			Drywall	\$	700.00
	Floor			X			Carpet	\$	500.00
	Built in woodwork					X			
	Mantle/Other					X			
<b>Hall</b>	Walls/ceiling			X			Drywall	\$	300.00

	Floor			X		Carpet	\$ 250.00
	Built in woodwork				X		
	Mantle/Other				X		
<b>Bathroom</b>	Walls/Ceiling			X		Drywall	\$ 900.00
	Floor			X		Vinyl	\$ 350.00
	Doors			X		Needs replaced	\$ 200.00
	Toilet			X		Needs replaced	\$ 200.00
	Tub/Shower			X		Tub ,surround & tub faucet need replacement	\$ 1,250.00
	Sink/Vanity			X		Vanity,sink & faucet need relaced	\$ 250.00
<b>Kitchen</b>	Walls			X		Drywall	\$ 950.00
	Floor			X		Vinyl flooring	\$ 500.00
	Cabinets Quantity:			X		Need replaced	\$ 5,000.00
	Sink				X	Need replaced	\$ 400.00
	Countertop			X		Laminate Need replaced	\$ 1,000.00
	Large Appliances Gas / Elec				X		
<b>Bedroom 1</b>	Walls			X		Drywall	\$ 1,200.00
	Doors			X		Hollow Core (2)	\$ 400.00
	Closet			X			
	Floor			X		Carpet	\$ 850.00
<b>Bedroom 2</b>	Walls			X		Drywall	\$ 900.00
	Doors			X		Hollow core (2) doors	\$ 400.00
	Closet			X			
	Floor			X		Carpet	\$ 850.00
<b>Attic</b>	Conversion				X		
	Insulation				X	UNKNOWN	
<b>Other</b>							
<b>Additional Observations:</b>	This property is in overall poor condition. The roof is leaking and has a large hole due to tree damage.The interior has been severely vandalized and has heavy water damage.Most of the windows /door are broken or missing. Access to look at interior of foundation was hindered due to excessive content debris. the foundation appears to be in good condition from the exterior. This will need further evaluation to determine the extent of the needed repair.						
<b>COST SUMMARY</b>							

Interior/Cosmetics	\$ 25,200.00
Exterior (incl. landscaping)	\$ 19,700.00
Systems/Mechanicals	\$ 28,900.00
<b>TOTAL</b>	<b>\$ 73,800.00</b>