

**Property Information Sheet for 1637 Packard Avenue**

Property is:  Single Family  Duplex  Other

Date: 4/29/19



**ESSENTIAL REPAIRS. All buyers must complete Essential Repairs and obtain a Certificate of Final Inspection, and provide same to the Division of Neighborhood Services within 180 days of deed transfer to buyer for return of deposit. Estimates are deemed reliable but not guaranteed.**

**Entire Building**

Structural Violations:  n/a  Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

**Defective/Missing HVAC:  n/a  Yes; if yes, estimated cost of repair: \$5,000**

**Defective/Missing Plumbing:  n/a  Yes; if yes, estimated cost of repair: \$5,200**

**Defective/Missing Electrical:  n/a  Yes; if yes, estimated cost of repair: \$6,500**

Defective/Missing Egress:  n/a  Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Defective/Missing Smoke Alarm:  n/a  Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Defective/Missing CO Alarm:  n/a  Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Defective/Missing Roof (Major) :  n/a  Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

**Missing Window(s):  n/a  Yes; if yes, estimated cost of repair: \$4,500**

**Missing Exterior Door(s):  n/a  Yes; if yes, estimated cost of repair: \$2,000**

Other:  n/a  Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

**TOTAL ESSENTIAL REPAIRS (minimum required financing to repair property): \$23,200**

**TOTAL ACQUISITION COSTS (required in hand at property transfer): \$7,500 (including \$5,000 deposit)**

**OTHER REPAIRS (Exterior & Interior). Buyer is notified that the following are code violations that must be addressed and are subject to City enforcement.**

**Exterior Condition Report**

Landscaping: \_\_\_ n/a X Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Steps/Handrails: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Service walks: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Fencing: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Parking: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Retaining walls: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Other: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

**Garage**

Singles: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Shingles: Roof over existing: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Shingles: Tear off & re-roof: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Gutters/downspouts: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Flashing: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Eaves: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Siding: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Doors: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Windows: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Slab: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Paint: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Electrical: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

**Other: \_\_\_ n/a X Yes; if yes, estimated cost of repair: \$3,500 (Demolition)**

**Porches**

Roof: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Deck-upper: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Deck--lower: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Steps/handrails: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Ceiling: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Guardrails: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Structural: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Paint: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Other: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

## House

Chimney: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Shingles repair: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Shingles: Roof over existing: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Shingles: Tear off & re-roof: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

***Gutters/downspouts: \_\_\_ n/a X Yes; if yes, estimated cost of repair: \$2,000***

Flashing: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Eaves: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

***Siding: \_\_\_ n/a X Yes; if yes, estimated cost of repair: \$13,000***

Storm Doors: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Prime ("main") Doors: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Storm Windows: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Prime ("main") Windows: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Paint: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Foundation: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Electrical: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Other: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

## Interior Condition Report

### Heating

Repair/replace boiler: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair radiation: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace furnace: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair ductwork: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Replace thermostat: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace grilles: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Tune boiler/furn. inspect heat exchanger: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair:  
\$ \_\_\_\_\_

### **Electrical**

Repair/replace receptacles: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace switches: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace fixtures: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Install outlets and circuits: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

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Upgrade service: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Other: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

### **Plumbing**

Repair/replace kitchen sink: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace kitchen sink faucet: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace tub: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace tub faucet: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace toilet: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace lavatory: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace lavatory faucet: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace wash tub: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace wash tub faucet: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Unclog piping: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair drain/waste/vent piping: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair water piping: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair/replace water heater: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Other: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

### **Windows**

Replace broken glass: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair or replace sash: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

### **Doors**

Repair or replace doors: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Repair or repl. locks/latches: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

### **Walls/Ceilings**

***Repair or repl. @ defective: \_\_\_ n/a X \_\_\_ Yes; if yes, estimated cost of repair: \$10,000***

### **Paint**

Repair or repl. @ defective: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

### **Fire Safety**

Install smoke/CO alarm in basement: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Install smoke/CO alarm: 1st floor: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

Install smoke/CO alarm: 2nd floor: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

### **Handrails**

Repair/replace defective: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

### **Stairs**

Repair defective: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$ \_\_\_\_\_

**Floors**

**Repair defective: \_\_\_ n/a X Yes; if yes, estimated cost of repair: \$6,000**

**Other**

Description \_\_\_\_\_: \_\_\_ n/a \_\_\_ Yes; if yes, estimated cost of repair: \$\_\_\_\_\_

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