

Property 372-26485

Details



[View Map](#)

The 203K FHA Financing credit for LBP stabilization will not exceed 10% of sales price.

Address:	62 WILLOWGROVE CT, TONAWANDA NY 14150 (ERIE county)
Price:	\$146,500
As-Is Value:	\$210,000
Appraisal Date:	10/20/06
Bed/Bath:	4/3
Rooms:	10
Units:	1
Sqft:	2,100
Year:	1994
LBP Addendum(PCR Part 4):	Click here to view the PCR Part 4
LBP Initial Inspection (PCR Part 3):	Click here to view the PCR Part 3
Type:	Detached
FHA Financing:	Uninsured (UI)
203K Eligible:	Yes
Streamline K Eligible:	Yes - Maximum Amount \$35,000 Click here to view the HUD's Mortgagee Letter 2005-19
Maximum Broker Commission:	5%
List Date:	11/27/06
List Type:	Relist
Bid Deadline:	Daily at 23:59:59
Priority:	All Bidders
Property Condition:	Click here to view the Property Condition Report PCR Part 1
Status:	Property Available for Bidding (All Bidders Priority)
Revitalization Area:	This property is part of a Revitalization area. Only HUD registered Brokers can place a bid. Click here to find a HUD registered broker in your area.
MORE INFORMATION:	Click here to learn how to submit a bid. Click here to connect Click here to learn more about HUD homes,

[Submit Offer](#)

Special Comments

Property condition report and LBP inspection report/addendum attached

[\[Back to New York Page\]](#)

Property Condition Report

Front View of Property



Case Number: 372-26485

Full Address: 62 WILLOWGROVE CT. TONAWANDA NY. 14150

Inspection Date: 10/20/2006

Inspection Type: Property Condition Report

NOTICE TO ALL PROSPECTIVE PURCHASERS: Pursuant to section 5.3.4 of HUD RFP: R-OPC-22505, you are hereby notified that the contents of this inspection report are for information only and do not imply any guarantee or warranty of property condition

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1 INSPECTION REQUIREMENTS

STRUCTURAL COMPONENTS including foundation, floors, walls, columns, ceilings, and roofs.

EXTERIOR OF STRUCTURE including wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, and fences.

ROOFING including roof coverings, roof drainage systems, flashing, skylights, and chimneys.

PLUMBING including interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

ELECTRICAL including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.

HVAC (Heating Ventilation, Air Conditioning) including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system

Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits

INTERIOR including walls, ceilings, floors, steps, cabinets, doors, windows, etc

BUILT-IN KITCHEN APPLIANCES including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.

1.1. Exclusions of Inspection

1.2. Exclusions and Limitations

This inspection is limited to visual observations of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks.

This inspection was completed on a home that was winterized and serviced by the former lender. Systems that are being evaluated may have been off and shutdown for an extended period of time thus requiring repairs that are not noted in this inspection. This inspection may not reveal conditions that compromise a particular system. Systems that have been off for extended periods of time will require service, repairs and or new components. This inspection is a condition reports only not a home inspection or home warranty.

The general public visits these homes and conditions are subject to change. Interested buyers are to use this report as a guide in viewing the property.

2 REPORT SUMMARY

This summary is provided to highlight those findings that we believe are for information, significant in nature or which appear to be in immediate need of repair or a safety concern.

This inspection is visual only in areas that were accessible at the time of inspection. No dismantling of building components or systems, no destructive testing, no engineering functions, and no code compliance inspections were performed at the time of the inspection. The findings were as follows:

A Structural Components

- Good condition at time of Inspection

B Exterior of Structure

- Good condition at time of Inspection
- REPLACE FENCE

C Roofing

- Good condition at time of Inspection
- ROOF WAS VIEWED FROM A LADDER

D Plumbing

- Good condition at time of Inspection
- **Testing Method:** Air Pressure Test
- PLUMBING SYSTEM IN WORKING ORDER AT TIME OF INSPECTION
- NEW TOILETS NEEDED
- "Systems should be tested by a licensed inspector prior to purchasing

E Electrical

- Good condition at time of Inspection
- **Testing Method:** Generator Bi-Pass
- ELECTRICAL SYSTEM WAS IN WORKING ORDER AT TIME OF INSPECTION
- "Systems should be tested by a licensed inspector prior to purchasing."

F HVAC – Heating, Ventilation, Air Conditioning

- Good condition at time of Inspection
- **Testing Method:** Generator Bi-Pass
- HVAC WAS IN WORKING ORDER AT TIME OF INSPECTION
- "Systems should be tested by a licensed inspector prior to purchasing."

G Interior

- Good condition at time of Inspection

H Appliances

- WASHER, DRYER, MICROWAVE AND REFRIGERATOR ALL MISSING

3 DIRECTIONS TIPS TO PROPERTY



4 PROPERTY INFORMATION

Address: 62 WILLOWGROVE CT.
City/County: TONAWANDA

State: NY
Zip Code: 14150
Occupied: VACANT

Access to Property: FRONT
Status of Utilities:
Electric: ON
Gas: OFF
Water: ON
Structure Age:
Square Footage: 2100
Number of Baths: 3
House Type: Two Story

5 ADDITIONAL COMMENTS:

Power Company:

Water Company:

Gas Company:

HOA Transferable Warranties:

Meter Number:

Meter Reading:

Meter Number:

Meter Reading:

Meter Number:

Meter Reading:

6 STRUCTURAL COMPONENTS

This portion of the inspection covers general structural component checkpoints of the subject property such as Foundation, floors, walls, columns, ceilings, basement, etc.

6.1. General Structural Information

Access Method: Stairs -- --

Foundation Type: Poured Wall -- --

Basement Type: Unfinished -- --

6.2. Structural Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Basement Floor	S		
Beam Supports	S		
Ceilings	S		
Cracks	NA		
Crawlspace Door	NA		
Floor	S		
Footing Drain	NA		
Ground Grade	S		
Insulation	NV		
Joists	NV		
Sill Plate	NV		
Structural	S		
Sub-Flooring	NA		
Walls	S		
Wood-Ground Distance	NA		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

6.3. Structural Comments

Good condition at time of Inspection

7 EXTERIOR OF STRUCTURE

This portion of the inspection covers general exterior checkpoints of the subject property structure such as wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, fences, ect.

7.1. General Exterior Information

Exterior Siding Type: Vinyl -- --
Lot size: 40X110
Wall Structure: Frame -- --
Temperature: 65
Weather Conditions: Cloudy

7.2. Exterior Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Balconies	NA		
Carports	NA		
Debris	NA		
Decks	NA		
Driveway	S		
Eaves	S		
Entry Locks	S		
Exterior Doors	S		
Fencing/Gates	U	500	REPAIR REAR FENCE
Garage Door	S		
Garage Door Opener	NA		
Landscape	S		
Lawn Care	S		
Leaf Removal	S		
Patio	NA		
Pool/Spa	NA		
Porches	S		
Railings	S		
Retaining Walls	NA		
Sheds/Outbuildings	NA		
Sidewalks	S		
Siding Conditions	S		
Snow Removal	NA		
Steps	S		
Storm/Screen Doors	NA		
Storm/Screen Windows	NA		
Windows	S		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

7.3. Exterior Comments

Good condition at time of Inspection
REPLACE REAR FENCE

8 ROOFING

This portion of the inspection covers general exterior roofing component checkpoints of the subject property such as roof coverings (shingles, flashing, skylights, chimneys, etc.), structural elements of the roof (trusses, rafters, ceiling joists, etc.), roof drainage systems, etc.

8.1. General Roof Information

Attic Type: Soffit

Gutter Type: Aluminum

Method to Observe Attic: Access Hole

Method Used to Observe Roof: Ladder

Number of Layers: 1

Roof Type: --

Roofing Material: Asphalt

8.2. Roof Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Shingle Condition	S		
Flashing/Joints	S		
Soffits/Fascias	S		
Skylights	NA		
Vent Pipes	S		
Chimney	NA		
Gutters	S		
Downspouts	S		
Attic Ventilation	NV		
Attic Water	NA		
Attic Insulation	NV		
Structural Condition	S		
Sheathing Condition	S		
Truss	NA		
Roof Exhaust Fan(s)	NA		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

8.3. Roofing Comments

Good condition at time of Inspection
ROOF WAS VIEWED FROM A LADDER

9 PLUMBING

This portion of the inspection covers general plumbing checkpoints of the subject property such as interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

9.1. General Plumbing Information

Waste Disposal: Municipal

Waste Piping: PVC -- --

Water Heater Capacity: 40

Water Heater Manufacturer: BRADFORD WHITE

Water Heater Model Number:

Water Piping: Copper

Water Supply: Municipal

9.2. Plumbing Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Bar Sink	NA		
Bath Fixtures	U	\$600	NEW TOILETS NEEDED
Connections	S		
Hot Tub/Spa	S		
Interior Vent	S		
Kitchen Sink	S		
Laundry Tub	S		
Main Shut off	S		
Pressure Relief Valve	S		
Pressure Tank	S		
Septic Location/Condition	NA		
Septic System	NA		
Sewer Drainage	NA		
Shower Pan	NA		
Sprinkler System	NA		
Storage Tanks	NA		
Vent System	NA		
Water Filter	S		
Water Heater	S		
Water Heater Flu Pipe	S		
Water Meter Condition	S		
Water Softener	NA		
Water Supply	NA		
Well	NA		
Well Location	NA		
Well Pump	NA		
Sump Pump	S		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

9.3. Plumbing System Comments

Good condition at time of Inspection

Testing Method: Air Pressure Test

PLUMBING SYSTEM IN WORKING ORDER AT TIME OF INSPECTION

NEW TOILETS NEEDED

"Systems should be tested by a licensed inspector prior to purchasing."

10 ELECTRICAL

This portion of the inspection covers general plumbing checkpoints of the subject property such as service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, smoke detectors, ect.

10.1. General Electrical Information

Additional Space Available: --

Box Location: Basement

Capacity: 100 Amp

Conductor Type: Copper

General Wiring: Modern

Number of Disconnects: 16

Panel Manufacturer: SQUARE D

Panel Type: Breakers

Wiring: Copper

10.2. Electrical Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Appliance Wiring	S		
Bath GFCI	S		
Breaker Condition	S		
Exterior GFCI	S		
Exterior Wiring	S		
Ground Bonding	S		
HVAC Wiring	S		
Interior Wiring	S		
Kitchen GFCI	S		
Lighting Fixtures	S		
Panel Box	S		
Receptacle Location	S		
Service Attach (Pole To Panel)	S		
Service Meter	S		
Sub Panel Box	NA		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

10.3. Electrical System Comments

Good condition at time of Inspection

Testing Method: Generator Bi-Pass

ELECTRICAL SYSTEM WAS IN WORKING ORDER AT TIME OF INSPECTION

"Systems should be tested by a licensed inspector prior to purchasing."

11 HVAC (Heating Ventilation, Air Conditioning)

This portion of the inspection covers general HVAC checkpoints of the subject property such as permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating controls of the central air conditioning system and the distribution system, etc. Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits ect.

11.1. General HVAC Information

Inside Unit Brand: NV

Inside Unit Model Number:

Inside Heating Type: FORCED AIR

Outside Unit Brand: NA

Outside Unit Model Number: NA

Outside Unit Type: NA

11.2. HVAC Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Air Conditioning	NA		
Boiler	NA		
Coil (A/C)	NA		
Coil Fins (A/C)	NA		
Condensation Pipe (A/C)	NA		
Controls	S		
Draft Device	S		
Duct Work	S		
Electric Heat	NA		
Evaporator (A/C)	NA		
Fans	NA		
Filters	NA		
Fireplace	S		
Flu Pipes	S		
Furnace (Hot Air)	S		
Gas Lines	S		
Heat Exchanger	NA		
Heat Pump	NA		
Inside Fan Motor	NA		
Oil Tank	NA		
Oil Tank Vent	NA		
Refrigerant Line (A/C)	NA		
Supply Returns	S		
Temperature Drop Test	S		
Thermostat	S		

Vapor Barrier	NV		
Ventilation	NV		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

11.3. HVAC Comments

Good condition at time of Inspection

Testing Method: Utility On

HVAC WAS IN WORKING ORDER AT TIME OF INSPECTION

"Systems should be tested by a licensed inspector prior to purchasing."

12 INTERIOR

The interior portion of the inspection covers checkpoints involving the interior walls, ceilings, floors, steps, cabinets, doors, and windows.

12.1. General Interior Information

There are no general information points in this section.

12.2. Interior Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments
Cabinets	S		
Ceilings	S		
Closets	S		
Countertops	S		
Debris	NA		
Detectors	S		
Door Hardware	S		
Doors	S		
Dryer Vent	S		
Floors	S		
Mold	NA		
Railings	S		
Stairwells	NA		
Steps	S		
Walls	S		
Windows	S		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

12.3. Interior Comments

Good condition at time of Inspection

13 APPLIANCES

The kitchen appliance portion of the inspection covers checkpoints involving the observation and operation of the refrigerator, dishwasher, range, trash compactor, garbage disposal, ventilation equipment, microwave and any other permanently installed appliances.

13.1. General Appliance Information

There are no general information points in this section.

13.2. Appliance Checkpoints

Checkpoints	Rating *	Repair/Cost Estimate	Comments/Operating Condition
Dishwasher	S		
Disposal	NA		
Dryer	MG	500	MISSING
Microwave	MG	100	MISSING
Wall Oven	NA		
Range Hood	NA		
Range/Stove	S		
Refrigerator	MG	600	MISSING
Washer	MG	500	MISSING
Other	NA		

* Ratings: S=Satisfactory U=Unsatisfactory M=Marginal MG=Missing NA=Not Applicable NV=Not Visible

13.3. Appliance Comments

WASHER, DRYER, MICROWAVE AND REFRIGERATOR ALL MISSING

14 HOA INFORMATION NO

15 CODE VIOLATIONS NO

16 PENDING LITIGATION NO

17 DEMO ORDERS NO

18 MOLD DISCLOSURE NO
See MOLD disclouser attached to your contract.

19 ENVIRONMENTAL ISSUES NO

**19.1. See Environmental Compliance Record, Attachment
Please see ECR that is attached to the porperty listing.**