



**COLLAR CITY
AUCTIONS**
INCORPORATED

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Federal ID: 87-4835599

Real Property Fact Sheet

Sellers Name: Patrice O'Brien

Address: 39 Hampshire Way, Rensselaer, NY 12309

Phone Number: Day (→) _____ **Cell: (518) 258-1188**

Email address: plobrien201@yahoo.com

Property Address: 1009 2nd Avenue

City/Town: Watervliet, NY 12189

School District: Watervliet

Land: Lot Size: 54' x 55', **Acreage:** _____

Comments: _____

Zoning: residential / commercial

S/B/L: 44.42-3-27

Type Of Structure: Firehouse **No. Of Units:** _____

Total No. Rooms: 3

First Floor: garage **Second Floor:** 3 **Third Floor:** _____

Special Features: (Fireplaces, wood Stoves, master Bath, Whirlpool, Bath, New Kitchen
hardwood Flooring Etc)

Appliances:

hardwood flooring

Exterior:

Siding: Wood Aluminum Vinyl Stucco Brick Asphalt Other

Siding Condition: Good Fair Poor

Trim Condition: Good Fair Poor

Roof Type: Slate Asphalt Tile Cedar Other Condition: Good Fair
Poor - rubber

Porches Condition: Front: Good Fair Poor Rear: Good Fair Poor

Decks: Yes No Condition: Good Fair Poor

Chimney Condition: Good Fair Poor Comments: N/A

Windows: Single Glazed Double Glazed Replacement Condition: Good Fair Poor

Doors: Front: Wood Metal Storm Condition: Good Fair Poor

Rear: Wood Metal Storm Condition: Good Fair Poor

Garage: Attached Detached No. of Cars 3 Condition: Good Fair Poor

Comments: _____

BEDROOMS: 1st Floor 2nd Floor 3rd Floor

BASEMENT:

Type: Full Partial Crawl

Foundation Wall Type: Stone Block Poured

Condition: Good Fair Poor

Attic Crawl space

Comments: ground floor utility room framed

MECHANICALS:

Heating System Type: Gas Oil Steam Warm Air Hot Water Electric

System Condition: Good Fair Poor Aged

Heat Source: Radiators Baseboards Warm Air Registers Radiant

Piping Condition: Good Fair Poor Aged Duct Condition: Good Fair Poor N/A

Fireplace: Yes No Condition: Good Fair Poor

Chimney Condition: Good Fair Poor N/A

Air Conditioning: N/A

Hot Water: N/A, Gas, Oil, Propane Fired or Electric

Water: City Well: _____ (Well Depth & Type: _____) Health Department Certified: Yes No

Date: _____

Sewer: Yes No , Septic: Yes No , Age: , Tank Size: , Location:

Other Systems Etc: Alarm Yes: No Others:

simplisafe

Comments: garage bays - hot air gas heat; upstairs - 2 rooms have electric baseboard

Electrical:

Service to Structure: 30 60 100 150 200 400 600 (amperage)

Voltage: 110 220 Single Phase: , 3-Phase Service Panel: Breakers Fuses

Outlets: Adequate Inadequate Fixtures: Good Fair Poor

Comments: 2nd floor subpanel, 2nd floor partially powered (no backroom/no bathroom) Second floor subpanel is 100 amp

Plumbing System:

Water Service: Old Newer Condition Good Fair Poor

Water Supply Piping: Galvanized Copper Plastic PVC Condition: Good Fair Poor

Sanitary/Waste: Cast Iron Copper Plastic Condition: Good Fair Poor

Domestic Hot Water: Gas Fired Electric Condition: Good Fair Poor

N/A

Comments: plumbing on ground level only, 2nd floor prepped for

bathroom and kitchen, but no plumbing

Kitchen:

General Condition: Good Fair Poor Needs Remodeling N/A

Cabinets/Counters Good Fair Poor Adequate Inadequate

Appliances: Yes No Condition: Good Fair Poor

Hoods:

Ansul System: Wet Dry

Comments:

Bathrooms:Number: 1ST Fl. 1 2ND Fl. 3RD Fl. Total Condition: 1ST Fl. Good Fair Poor ; 2ND Fl. Good Fair Poor ; 3RD Fl. Good Fair Poor Comments: 2nd floor full bath prepped for plumbing + electric

Interior:**1ST Floor**Ceiling Type (Thru-out): Plaster Sheetrock Acoustic Tiles Condition: Good Fair Poor Evidence of Water Damage Cracks Peeling Paint Other Damage Wall Type (Thru-out): Plaster Sheetrock Paneling Condition: Good Fair Poor Evidence of Water Damage Cracks Peeling Paint Other Damage Floor Type (Thru-out): Hardwood Carpet Other ConcreteCondition: Good Fair Poor Evidence of Water Damage Cracks Doors: Wood Other Missing Condition: Good Fair Poor Trim and Moldings: Wood Other Missing Condition: Good Fair Poor **Comments:**Access holes cut for plumbing in garage ceiling

2ND Floor:Ceiling Type (Thru-out): Plaster Sheetrock Acoustic Tiles and stamped tin

Condition: Good Fair Poor Evidence of Water Damage Cracks Peeling Paint Other Damage see comments *

Wall Type (Thru-out): Plaster Sheetrock Paneling

Condition: Good Fair Poor Evidence of Water Damage Cracks Peeling Paint Other Damage

Floor Type (Thru-out): Hardwood Carpet Other

Condition: Good Fair Poor Evidence of Water Damage Cracks

Doors: Wood Other Missing Condition: Good Fair Poor

Trim and Moldings: Wood Other Missing Condition: Good Fair Poor

Special Features: (Fireplaces, wood Stoves, master Bath, Whirlpool, Bath, New Kitchen
hardwood Flooring Etc)

Appliances:

N/A

Comments:

* Corroded tin around roof access hatch, back room has not been repaired

locker room refinished; tin ceilings cleaned and repainted

** section of wall in upstairs front room removed to prep for
Kitchen

3RD Floor: If Applicable

Ceiling Type (Thru-out): Plaster Sheetrock Acoustic Tiles

Condition: Good Fair Poor Evidence of Water Damage Cracks Peeling Paint Other Damage

Wall Type (Thru-out): Plaster Sheetrock Paneling

Condition: Good Fair Poor Evidence of Water Damage Cracks Peeling Paint

Other Damage

Floor Type (Thru-out): Hardwood Carpet Other

Condition: Good Fair Poor Evidence of Water Damage Cracks

Doors: Wood Other Missing Condition: Good Fair Poor

Trim and Moldings: Wood Other Missing Condition: Good Fair Poor

Special Features: (Fireplaces, wood Stoves, master Bath, Whirlpool, Bath, New Kitchen
hardwood Flooring Etc)

Appliances:

Comments:

General

Comments: _____

Stipulation: if buyer does not plan to keep lockers that are
upstairs, I would like to have opportunity to salvage them

Taxes: Property: \$ 2790.71, School: \$ 2458.67, Town/Village: \$
_____, Total: \$ 5249.38

Assessment: \$ 140,000., Condo or Association Fees: \$ N/A

Mortgage: Yes NO ✓, Assumable Yes No , Type: _____, Balance: \$
_____, Rate: _____

Owner Financing: Yes NO ✓, Terms: _____

Owner Signature

Patrice O'B

12/10/25

Date