

9423 Western Turnpike, Delanson, NY 12053

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Federal ID: 87-4835599

Real Property Fact Sheet

Sellers Name:

Patrice O'Brien

Address:

39 Hampshire Way, Niskayuna, NY 12309

Phone Number: Day (—)

Cell: (518) 258-1188

Email address:

plobrien261@yahoo.com

Property Address:

609 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:

damage

Secon

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 full
bathroom and kitchen, but no plumbing

Kitchen:

General Condition: Good ☐ Fair ☐ Poor ☐ Needs Remodeling ☐

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 concrete

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

Comments:

access holes cut for plumbing in garage ceiling

and utility room

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 XX

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:

Patrice O'B
Owner Signature

12/10/25
Date