

# PROPERTY EVALUATION REPORT

OWNER: Arthur Jastemski

ADDRESS: P.O. Box 403, Caroga Lake, NY 12032

LOCATION: 2116 State Highway 10

TAX MAP NUMBER: 83.6 – 6 – 8

Prepared for: Town of Caroga  
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## PROPERTY DESCRIPTION

The subject property is located along the southwest side of New York State 10 in the hamlet of Caroga Lake. The parcel is a 0.10 acre lot with a one story wood framed cottage.

## INSPECTION

The inspection of the property was a visual observation and evaluation with no intrusive examination of the structure or entry to the interior. Photos of the observed conditions were taken and are a part of this report to demonstrate my conclusions as to the safety of the buildings. My evaluation is referenced to the New York State Property Maintenance Code.

## EVALUATION

- 1.The structure and premises have not been maintained in a clean, safe and sanitary condition. [ 301.2, 301.3 ]
2. The property has poor drainage which would allow for stagnant water to accumulate around and under the building. [ 302.2 ]
3. The structure has not been maintained in a structural sound manner and could pose a threat to the public health, safety and welfare. [ 304.1 ]
4. The exterior surfaces, i.e. doors, window frames, cornices, trim have not been properly maintained and are in poor condition. Peeling and chipping paint is evident and will lead to further decay. [ 304.2 ]
5. Structural members appear to be deteriorated and not capable of safely supporting the imposed loads. [ 304.4 ]
6. It is evident from the sagging of the exterior walls that the foundation is inadequate to support the structure properly. [ 304.5 ]
- 7.Exterior walls do not appear to be weather proof and properly coated to prevent deterioration. [ 304.6 ]

8. The roof is in very poor condition and does not appear to be capable of preventing leakage to the interior. [ 304.7 ]

9. Windows and door are in disrepair and may present a fire hazard by not providing adequate exiting of the building. [ 304.13, 304.15 ]

10. Rubbish has been allowed to accumulate around the building. [ 307.1 ]

## CONCLUSION AND RECOMMENDATION

Based on the inspection and the observations noted in this report it is evident that the building is not in compliance with the 2015 International Property Maintenance Code. In its present condition this building is not suitable for occupancy and should be deemed unsafe and dangerous. It is my professional opinion that the structure should be safely repaired or demolished and removed.

Respectfully submitted,

Charles R. Ackerbauer, PE, PLS