



LEVEL 1 - ASSESSMENT

Property Address: **12818 Coit Rd**
 Permanent Parcel Number: **111-20-020**
 Source: **Forfeiture**
 Neighborhood: **Forest Hills**
 Ward: **08**

Bldg 1 of 1

Reviewer's Name: **William Beard**

Date of Site Visit: **May 14, 2021**

Historic District: **None**

Landmark District: **None**

Site Data

Structure

Type (Field Verify): **Industrial**
 Style:
 Year Built: **0**
 Sq. Ft. (Structure): **193,680, 0 units**
 Sq. Ft. (Basement):
 Bedrooms/Baths/ ½ Baths: **0/0/0**
 Lot Size: **0' X 0' (. S.F.) -**
 Garage: **None**

Describe Street Characteristics:

Commercial & Industrial Business District

Property Status:

- Secured or Unsecured
- NO ENTRY – Pre-Foreclosure
- Appears Occupied
- Unoccupied

photo



Structural Evaluation

Exterior (Describe General Conditions)

Roofing: **Poor**

- Multiple Roof Layers Missing/Deteriorated Shingles
 Missing/Deteriorated Fascia & Soffits

Downspouts/Storm Crocks (Condition): **N/A**

- Missing/Deteriorated Present/Good or Fair Condition

Siding (Condition): **Poor**

- Aluminum Vinyl Wood Transite
 Brick Other

Windows (Condition): **Poor**

- Original Dbl. Hung Replacement Windows Missing

Porches: **Poor**

- Deteriorated Deck Deteriorated Columns Bad Steps
 2-Story Porches

Driveway :

Poor Concrete

Garage :

Poor

- Secured Unsecured Insufficient room for garage

Foundation:

- Cracks: Major Minor Yes, but no issue
 Settling or Sinking
 Foundation Notes: **N/A**

Basement: **None**

- Cracks Water in Basement Mold on walls
 Structural Defects:

Mechanicals:

HVAC: **N/A**

- Furnace Missing Newer Furnace
 Outdated System A.C.

Electrical: **N/A**

- Newer Panel Outdated System

Plumbing: **N/A**

- Missing Supply Lines Updated Drain System

Interior Walls, Ceilings & Flooring :

Poor

Kitchen/Baths :

N/A

Recommendation

- Extensive Renovation Moderate Renovation Minimal Renovation Demolition Vacant Lot

Summary: This property is collapsing and is a hazard to the area it needs to come down
 I could not gain full access to all floors safely. It should come down. (Meter not Accessible) (Brick Siding)











