

EXHIBIT A



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 19 REAR SWALLOW STREET NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: GONZ REALESTATE LLC

PROPERTY OWNER'S ADDRESS: 506 GRIFFIN POND ROAD
SOUTH ABINGTON TWP PA 18411

DATE LAST OCCUPIED: VACANT CURRENT CODE STATUS: CONDEMNED

UTILITY STATUS: NONE DELINQUENT LIENS: \$3,839.32
 (INCLUDING WTR&SWR)

COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PROPERTIES

(FOR EACH OF THE FOLLOWING CRITERIA, CHECK YES OR NO FOR THE PROPERTY BEING EVALUATED)

CRITERIA: (CHECK AS MANY AS APPLY)

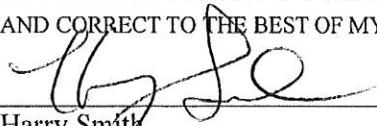
	<u>YES</u>	<u>NO</u>
1. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR USE IS REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN DECLARED PUBLIC NUISANCE IN ACCORDANCE WITH THE MUNICIPALITY HOUSING, BUILDING, PLUMBING, FIRE AND RELATED CODES. EVIDENCE <u>VIOLATION NOTICE ATTACHED</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION USE OR OCCUPANCY IS CONSIDERED AN ATTRACTIVE NUISANCE TO CHILDREN. THIS INCLUDES AN ABANDONED WELL, SHAFT, BASEMENT, EXCAVATIONS UNSAFE FENCE OR STRUCTURE. EVIDENCE <u>VIOLATION NOTICE ATTACHED</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A DWELLING WHICH BECAUSE IT IS DILAPIDATED, UNSANITARY, UNSAFE, VERMIN-INFESTED OR LACKING IN THE FACILITIES AND EQUIPMENT REQUIRED BY THE STATUTE OR AN APPLICABLE MUNICIPAL CODE, HAS BEEN DESIGNATED BY THE AGENCY RESPONSIBLE FOR ENFORCEMENT OF THE STATUTE OR CODE AS UNFIT FOR HUMAN HABITATION. EVIDENCE <u>VIOLATION NOTICE ATTACHED</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS TO THE SAFETY OF PERSONS OR PROPERTY.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. A STRUCTURE FROM WHICH THE UTILITIES, PLUMBING, HEATING, SEWERAGE OR OTHER FACILITIES HAVE BEEN DISCONNECTED, DESTROYED, REMOVED OR RENDERED INEFFECTIVE SO THAT THE PROPERTY IS UNFIT FOR ITS INTENDED USE.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. A VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND IN A PREDOMINANTLY BUILT-UP NEIGHBORHOOD WHICH, BY REASON OF NEGLECT OR LACK OF MAINTENANCE HAS BECOME A PLACE FOR ACCUMULATION OF TRASH AND DEBRIS, OR A HAVEN FOR RODENTS OR OTHER VERMIN.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

	<u>YES</u>	<u>NO</u>
7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. ANY PROPERTY WHICH IS VACANT BUT NOT TAX DELINQUENT, WHICH HAS NOT BEEN REHABILITATED WITHIN ONE YEAR OF THE RECEIPT OF NOTICE TO REHABILITATE FROM THE APPROPRIATE ENFORCEMENT AGENCY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. CRITERIA FOR AN ABANDONED PROPERTY:		
A. VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND ON WHICH A MUNICIPAL LIEN FOR THE COST OF DEMOLITION OF ANY STRUCTURE LOCATED ON THE PROPERTY REMAINS UNPAID FOR A PERIOD OF SIX MONTHS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. VACANT PROPERTY OR VACANT UNIMPROVED LOT OR PARCEL OF GROUND ON WHICH THE TOTAL MUNICIPAL LIENS ON THE PROPERTY FOR TAX OR ANY OTHER TYPE OF CLAIM OF WHICH CITY ARE IN EXCESS OF 150% OF THE FAIR MARKET VALUE OF THE PROPERTY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE PROPERTY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. A PROPERTY WHICH HAS ENVIRONMENTALLY HAZARDOUS CONDITIONS, SOLID WASTE POLLUTION OR CONTAMINATION IN A BUILDING OR ON THE LAND WHICH POSES A DIRECT AND IMMEDIATE THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. A PROPERTY HAVING THREE OR MORE OF THE FOLLOWING CHARACTERISTICS:		
A. HAS UNSAFE OR HAZARDOUS CONDITIONS THAT DO NOT MEET CURRENT USE, OCCUPANCY OR FIRE CODES;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO PUBLIC HEALTH AND SAFETY;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. IS VACANT;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. IS LOCATED IN A REDEVELOPMENT WITH A DENSITY OF AT LEAST 1,000 PEOPLE PER SQUARE MILE, OR A REDEVELOPMENT AREA WITH MORE THAN 90% OF THE UNITS OF PROPERTY BEING NONRESIDENTIAL, OR A MUNICIPALITY WITH A DENSITY OF AT LEAST 2,500 PEOPLE PER SQUARE MILE.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CERTIFICATION:

I, HARRY SMITH, CODES ENFORCEMENT OFFICER FOR THE CITY OF PITTSBURGH, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 14 R SWALLOW ST, Pittsburgh, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


 Harry Smith

3/11/2020

Date

Luzerne County Tax Claim Bureau

Search Result 1 of 1

[Return to Results](#)

[New Search](#)

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

THIS IS NOT A CERTIFIED SEARCH
Data is current as of 1 AM on (03/11/2020)

PARCEL NUMBER: 72-E11SE1-033-038-000
Deed Book - Page: 03004-067379

NAME: FUHRMAN PAULA
ADDRESS: R 19 SWALLOW STREET
PITTSTON
PA 18640
LOCATION: 19 REAR SWALLOW ST
DISTRICT: 72 (PITTSTON CITY WARD 10)
DESCRIPTION: 72-10-86-5
ASSESSED VALUE: 49,600

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH. YOU MAY ORDER A CERTIFIED SEARCH VIA OUR WEBSITE, MAIL, FAX OR BY VISITING THE TAX CLAIM OFFICE.

19 R Swallow Street






Pittston Notice of Violation Report

Complete

Failed items	Created actions
0	0

Document No. 000090
Audit Title 19 R Swallow Street
Location 19 R Swallow Street Pittston PA 18640 United States (41.315571593946174, -75.79530181355496)
Conducted on <input type="checkbox"/> 3rd Mar, 2020 <input type="clock"/> 10:20 AM EST

City of Pittston Notice of Violation

Location 19 R Swallow Street	
Date & Time 📅 3rd Mar, 2020 ⌚ 10:21 AM EST	
Type of Inspection	Other
Genesis	Other
Explain Condemned structure	
<p>THIS SHALL SERVE AS YOUR NOTICE. ANY AND ALL VIOLATIONS DISCOVERED ARE REQUIRED TO BE CORRECTED, ABATED, REPAIRED OR OTHERWISE REMOVED WITHIN THE TIME LIMIT INDICATED BELOW FROM THE DATE OF THIS REPORT.</p> <p>Failure to address these violations may result in the issuance of a non-traffic citation that will require you to appear in court before the District Justice, and if you are convicted, payment of a fine of up to \$1,000.00 and all court costs. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate and shall be a lien upon such real estate.</p>	
Zoning Violation	No
Property Maintenance Violation	Yes
§301 - §302 Exterior Property Violations	§302.4 High Grass/Weeds
Comments All sides of property are overgrown.	
Pictures	
— Photos	
	
	
	
Photo 1	Photo 2
Photo 3	Photo 4
Photo 5	
§303 Swimming Pool, Hot Tub &/or Spa Violations	No
§304 Exterior Structure Violations	<ul style="list-style-type: none"> + §304.2 Exterior Paint/Finish + §304.3 Address Number + §304.6 Exterior Walls + §304.7 Roofs & Drainage + §304.13 Windows & Skylights + §304.15 Exterior Doors + §304.18 Building Security

Comments

Side porch wood surfaces need painted. No visible address numbers posted. Exterior siding detached at front porch. Front porch roof removed and plank structure exposed. All windows are missing. Side porch door has been compromised and remains unsecured. Rain gutters are blocked with debris. Vines growing up siding.

Pictures

— Photos



Photo 6

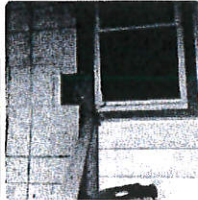


Photo 7



Photo 8



Photo 9

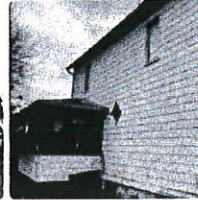


Photo 10



Photo 11

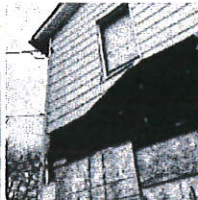


Photo 12

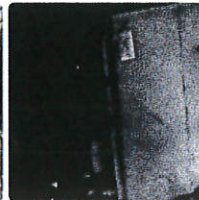


Photo 13

§305 Interior Structure Violations

No

§308 - §309 Rubbish, Garbage &/or Pests Violations

§308.1 Accumulation of Rubbish/Garbage

Comments

Side porch is full of rubbish. All sides of property have accumulated rubbish.

Pictures

— Photos



Photo 14



Photo 15

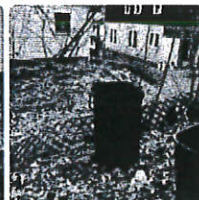


Photo 16



Photo 17



Photo 18




Photo 19

§401 - §403 Light &/or Ventilation Violations

No

§404 Occupancy Violations

No

§501 - §507 Plumbing, Fixtures & Drainage Violations	No
§601 - §607 Mechanical &/or Electrical Violations	No
§701 - §704 Fire Safety Violations	No
§108 Unsafe/Unsanitary Property (Unfit for Occupancy / Condemned)	No
Additional Comments	Yes
Additional Comments Property is posted condemned. No interior inspection at this time.	
Attachments	Unanswered
Number of Days to Correct Violations Expired	
Officer <div style="display: flex; align-items: center;">  <div> Dan Fedak 3rd Mar, 2020 10:46 AM EST </div> </div>	
City of Pittston - 35 Broad Street, Pittston, PA 18640 - 570.654.0513	
NOTICE: SOME REPAIRS MAY NEED PERMITS. CONTACT THE CITY OF PITTSTON CODE ENFORCEMENT OFFICE TO DETERMINE WHAT REPAIRS REQUIRE PERMITS. The scope of this report is a limited visual inspection of the general systems and components of the building and property to identify any item listed in the report which may be in need of correction. This report is not a warranty or guarantee (expressed or implied) that the items are defect free, or that latent or concealed defects do not exist, may have existed in the past, or may exist or become evident in the future, or that the defects we have referenced in this report are the only defects that exist. This report is not a statement of suitability for future expansion or use. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Appeals of this enforcement action may be filed with the City of Pittston Property Maintenance Code and Building Code Appeals Board within twenty (20) days as set forth in the Property Maintenance Ordinance, Uniform Construction Code Ordinance and applicable city resolutions.	

Media summary

19 Photos



Photo 1



Photo 2



Photo 3



Photo 4

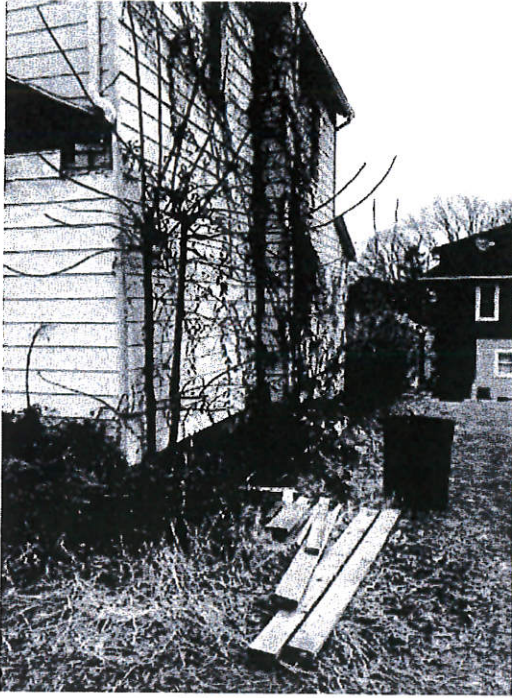


Photo 5



Photo 6

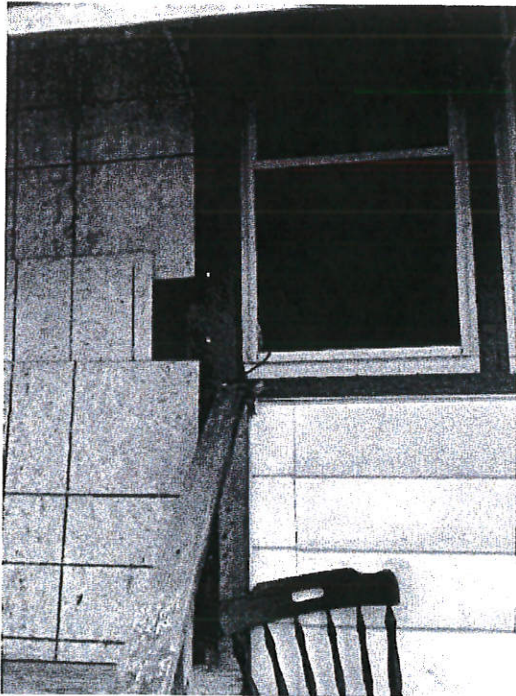


Photo 7



Photo 8



Photo 9

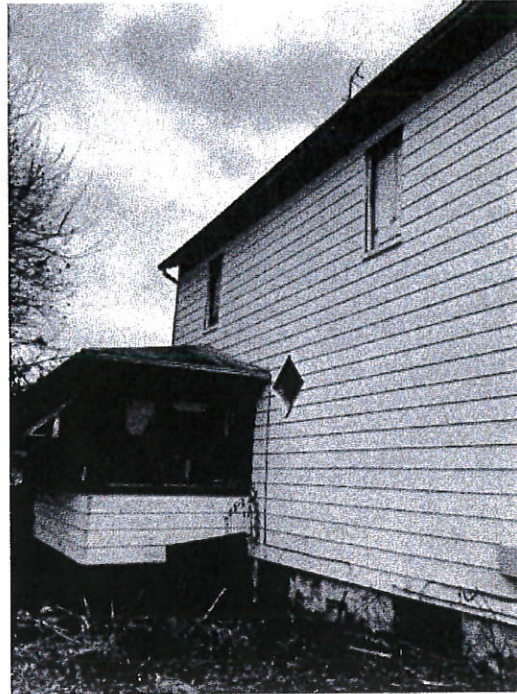


Photo 10



Photo 11



Photo 12

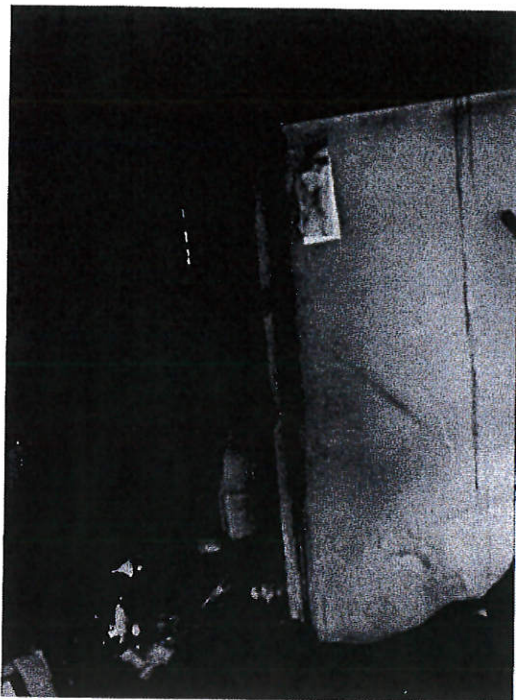


Photo 13



Photo 14

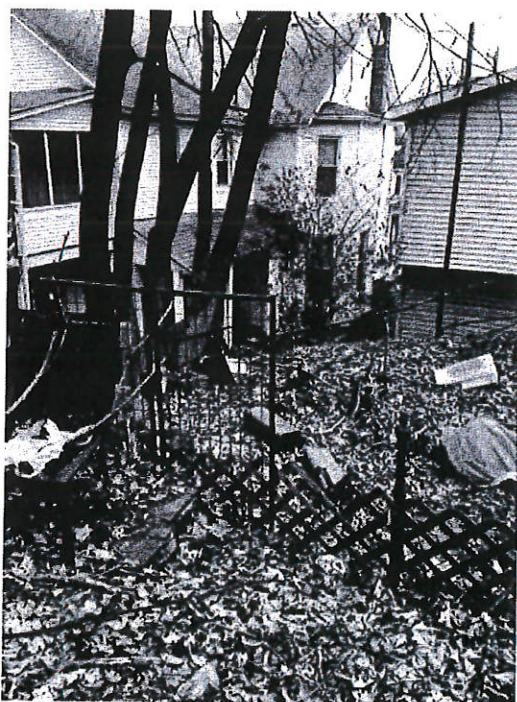


Photo 15

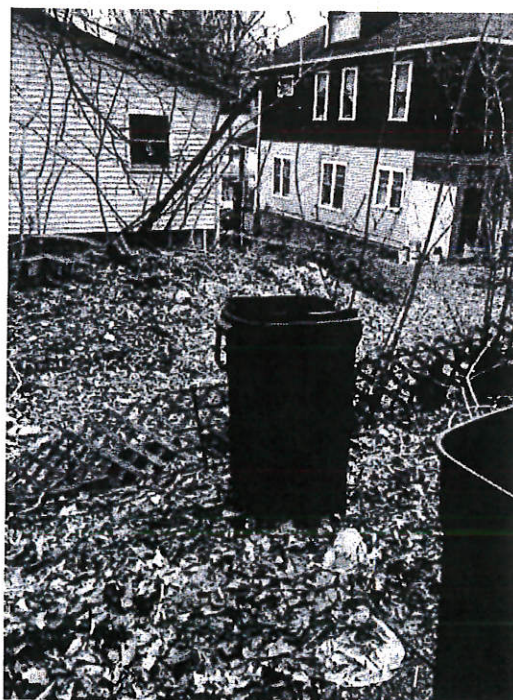


Photo 16



Photo 17



Photo 18

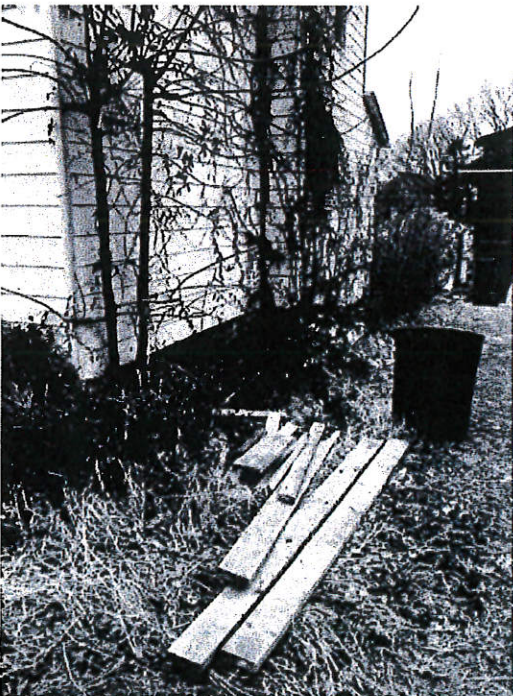


Photo 19

