**26 Buffalo St. Silver Creek, NY**- **Minimum Scope and Recommendations**

This house has had some updates over the years but appears to have been neglected and vandalized recently. It does have the potential, to become a charming home, and is situated in a neighborhood of nicely maintained homes.

**Exterior**

* Front porch, needs new paint
* Asphalt siding, could benefit from new vinyl siding
* Upper level has asbestos shingles, many are missing, or falling off.
* Facia and soffit boards are rotting and need to be replaced, asap
* Unable to see or make determination, of upper flat roof.
* New landscaping would enhance the exterior aesthetically

**Interior**

-Basement-The basement was cluttered with furniture and personal belongings and I could not access it. As with most older homes, it may be necessary to replace any old electrical wiring and service panel

* Install new electrical service panel
* Install new wiring, outlets, switches and lighting to meet code requirements.

The plumbing is mostly original, galvanized water supply pipes, and cast-iron waste lines. (I was not able to test them, (since the water is off) but more than likely, will all need to be replaced).

* Install new supply lines, waste lines and vent pipes

The furnace is boiler with radiator steam heat. I was not able to test them, but more than likely, will all need to be replaced).

* Have existing boiler tested and serviced. May have to Install new heating system, boiler.
* Pressure test radiators for leakage, replace where necessary.

-First floor- Some sections of the floor are not level and/or slightly sagging. Most of the flooring is newer, and in good condition. The bathroom window may have been leaking and should be replaced. Areas of walls are cracked, crumbling, and/or missing. Some areas could be patched or repaired; other sections will need to be replaced.

* Check main support structures, add posts or jacks where needed
* Flooring can be cleaned, buffed and polished
* 1st Floor bathroom could use full remodel
* Remove and replace pink wall tiles, fiberglass surround, window ,window moldings
* Remove peeling paint, patch or replace plaster walls and ceilings throughout 1st floor
* Install new sheetrock walls and ceilings where necessary.
* Kitchen needs minor makeover. Has newer cabinets and flooring.
* Replace door/widow moldings where necessary.
* Home would benefit greatly, with Vinyl replacement windows and insulation

-Second floor-

There are 3 bedrooms,1 bathroom. The walls have been vandalized, spray painted. Areas of plastered walls are crumbling, or sections are missing. The plumbing supply lines has been installed on the on the exterior side of the studded walls and will need to be replaced.

* Install new sheetrock walls and ceilings where needed
* Install or move water supply lines in bathroom
* Test fiberglass shower surround for leaks and replace if necessary.
* Door and window moldings will need to be replaced where necessary

**This house may not need a full remodel but could benefit with many updates including bathroom remodel, new plumbing, electrical service panel, all new wiring and new sheetrock, new windows It is located in a nice, quiet section of town and has the potential to be charming and unique.**