

***If you have any questions, please contact the Chautauqua County Land Bank at (716) 969-7843 and select option 4.***

**Minimum Scope of Work**

Property Address: 12 Fairfield Ave, Jamestown, NY 14701

Property Description: Duplex, small front yard, medium sized backyard, detached garage (not accessed yet)

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| **EXTERIOR** | GOOD | FAIR | POOR | NOTES |
| Roof |  |  | **X** | There is a hole in the peak of the roof which is leaking heavily and affecting the second-floor areas inside the house. The roof will need to be replaced ASAP. There also appear to be holes in the facia that need to be repaired as well. |
| Entrances |  |  | **X** | There are 4 entrances total, the side entrance for the 1st floor is in particularly rough shape. All entrances should be inspected and all wood damage and rot replaced/repaired with pressure treated wood. Entryway roofs need to be cleared of any and all organic debris. Locksets should be changed, and damaged doors replaced with new insulated metal exterior doors. |
| Siding |  | **X** |  | Vinyl siding, missing or damaged in several places, corner pieces need to be replaced as well. |
| Gutters/Downspouts | **NA** | | | No gutters. They should be added on either side to direct water away from the foundation. |
| Windows |  |  | **X** | Most windows are original, and inefficient as-is. Suggested replacement with double-paned vinyl windows All should be checked for leaks and caulked. |
| Foundation |  | **X** |  | The foundation walls are stacked stone and original to the house. They appear to be in decent condition. Stones should be re-pointed on a regular basis and any cracks filled in. |
| **INTERIOR** | | | | |
| Walls/Ceilings/Trim |  | **X** |  | Replace or repair existing plaster walls where damaged from water or age. Remove or replace drop ceiling tiles/acoustic tiles. Fill small cracks and nail holes. Install new trim & baseboard moldings where needed. Caulk all gaps in trim prior to paint. Fresh coat of paint throughout. |
| Floors |  | **X** |  | Repair original wood flooring or install new throughout. |
| Kitchen(s) |  | **X** |  | Cabinets could be reused with a good clean and paint, replacing where necessary. Counters and backsplash should be replaced/installed. New appliances. |
| Bathroom(s) |  | **X** |  | Some fixtures could be reused with a good cleaning if not broken. Install new tub/shower, toilet, and sink/vanity if necessary. Plumbing and vents should be checked and replaced where necessary. |
| Bedroom(s) |  | **X** |  | Update light fixtures. |
| Basement | **X** |  |  | Wire brush interior basement walls. Install (paint) "Drylock"(or similar product) to waterproof basement walls. |
| **UTILITIES** | | | | |
| Plumbing |  |  | **X** | The pipes are the original galvanized lines with some newer PVC lines added here and there. The entire system should be replaced. Hot and cold supply lines, shut off valves, waste lines and all plumbing fixtures. New toilets, sinks, and faucets should also be installed. The hot water tanks look newer but should also be tested, replace if needed. The entire plumbing system should be pressurized and tested by a licensed plumber after installation to ensure no leaks or defects. |
| Heating |  |  | **X** | Currently, the only heat source for each apartment is a single gas operated central radiant heater in each apartment.  The new owner will have to decide on which new heat source is economically feasible for them: install forced hot air which would include all new venting & ductwork, or install all new electric baseboard heat to each room. |
| Electrical |  | **X** |  | Entire electrical system should be inspected by a licensed electrician to make sure system is working properly and that there are no other code violations. The electrical panel is newer with breakers. An outlet needs to be installed in the kitchen wall behind where the refrigerator goes. Additional outlets added to each room. |
| **CODE ENFORCEMENT** | | | | |
| **VIOLATIONS** | ***YES*  or *NO*** | | | Electrical – install smoke/carbon monoxide detectors and GFCI outlets, replace missing outlet and light switch covers, additional outlets in each room to bring into compliance. |

**Please Note: THIS IS NOT AN INSPECTION REPORT.**

**A home inspection prior to purchase by a licensed professional is strongly encouraged.**

This document is intended to inform potential purchasers of the minimum scope of work required to bring the property back to habitable condition. *Successful purchase proposals will reflect repairs/renovations which will elevate the home’s appearance and livability beyond the minimum scope of work.*

Please be aware that since this home was built prior to 1978, the property may contain lead paint, which can be extremely hazardous, especially to children under 7 years old.

*The seller and their real estate agents make no representation as to the condition of the property.*All purchasers are encouraged to have the property inspected by a licensed professional prior to purchase.