

***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: 129 Fairview Ave, Jamestown, NY 14701

Property Description: Single family home with 2 bedrooms and 1 bathroom, large wooded backyard with shed

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| **EXTERIOR** | GOOD | FAIR | POOR | NOTES |
| Roof | **X** |  |  | No signs of leaks inside home, but an inspection would be beneficial to be sure. Fascia should be scraped and repainted. |
| Entrances |  |  | **X** | Front entry: Existing posts should be inspected and secured, could benefit from some paint.Back deck: Appears to be in poor condition, may need to be rebuilt. Install handrails all the way around. |
| Siding | **X** |  |  | Intact, but needs a good pressure washing. |
| Gutters/Downspouts |  |  | **X** | Only one gutter/downspout across front of house. More should be added on either side to direct water away from the foundation. |
| Windows |  | **X** |  | Most are double paned vinyl replacement windows. Broken panes need to be replaced. All should be checked for leaks and caulked. |
| Foundation |  | **X** |  | Minimally visible from the exterior of the home. Should be inspected by a professional. |
|  **INTERIOR** |
| Walls/Ceilings/Trim |  | **X** |  | Replace drywall where missing, all areas should be inspected for cracks and repaired. Fill nail holes, and caulk gaps in trim, replacing as necessary. Fresh coat of paint throughout. |
| Floors |  | **X** |  | Dining room floors in decent shape. Install new floors in kitchen, bathroom, bedrooms.  |
| Kitchen(s) |  | **X** |  | Cabinets and countertops could be reused with a good clean and paint. New appliances. |
| Bathroom(s) |  | **X** |  | Overall good shape, newer tub/shower, toilet, and sink. Plumbing and vents should be checked and replaced where necessary. Waste and water lines are disconnected and open into the living room below, DO NOT ATTEMPT TO USE). |
| Bedroom(s) | **X** |  |  | Update lighting, new doors. |
| Basement | **X** |  |  | No major cracks, repair needed on flaking concrete, no moisture present. Laundry hookups should be inspected. |
|  **UTILITIES** |
| Plumbing |  | **X** |  | Minor updates done, most pipes galvanized and original to the house. Waste lines need to be reconnected. Hot water tank should be replaced, and entire plumbing system checked by licensed plumber. Repair and replace as necessary. |
| Heating |  |  | **X** | This house is set up for electric baseboards, some are missing or disconnected and should be re-installed and inspected by a licensed electrician. |
| Electrical |  | **X** |  | Entire system should be checked over by licensed electrician to ensure it all works properly and brought up to code. |
| **CODE ENFORCEMENT** |
| **VIOLATIONS** | ***YES*  or *NO*** | Electrical – add smoke/carbon monoxide detectors and GFCI outlets, replace missing outlet covers. |

**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.