

***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: 172 S Margay St, Dunkirk, NY 14048

Property Description: Single-family home, bedroom space upstairs, 1.5 bathrooms, very large garage with nice yard and shed

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **EXTERIOR** | GOOD | FAIR | POOR | NOTES |
| Roof |  | **X** |  | Metal roof, fascia needs to be repaired/replaced in some spots. Please note that the chimney needs to be re-pointed and possibly re-flashed to ensure no leaks occur. |
| Entrances | **X** |  |  | Front and back entrances are in fine shape, but flooring just inside back door needs to be replaced ASAP as there is a hole where people have fallen through. |
| Siding | **X** |  |  | Vinyl siding in very good condition overall, replace where necessary. |
| Gutters/Downspouts | **NA** | | | No gutters or downspouts currently on the house, they should be installed to divert water away from the home. |
| Windows |  | **X** |  | Most windows are vinyl replacement and are in good condition. Any that are older or “foggy” should be replaced with new. |
| Foundation |  | **X** |  | Home is on a crawlspace. Ornamental exterior blocks need to be replaced in spots, scraped and re-painted. Entrances to the crawlspace need to be secured. Kitchen was an addition and there does not appear to be a foundation, only piers. This entire area should be assessed by a professional and made structurally sound. |
| **INTERIOR** | | | | |
| Walls/Ceilings/Trim |  | **X** |  | Upstairs everything is in good shape. The first floor is dated, and could benefit from upgrades. Bottom portion of walls in room at bottom of stairs/into the living room may need to be replaced from water damage and subsequent mold and rot. Anything beyond reasonable repair in the first floor will need new drywall, trim, caulk and paint. |
| Floors |  | **X** |  | Upstairs wood floors could be salvaged, but should be tested for lead paint and remediated or encapsulated. New flooring needed in landing area. New flooring throughout the first floor, with repairs as necessary due to water damage. Note hole just inside backdoor. |
| Kitchen(s) |  | **X** |  | Cabinets could be repaired and made functional, but the kitchen would benefit from upgrades throughout. New counters, new appliances, backsplash, etc. |
| Bathroom(s) |  |  | **X** | First floor full bath could use a good cleaning, but appears functional. Same for the ½ bath on the second floor. Room at the bottom of the stairs with bathtub in it needs to be reworked or removed. |
| Bedroom(s) | **X** |  |  | The bedrooms spaces are in good condition, but currently requires that you walk through each room to get to the next. Moving the doorways would resolve this. |
| Basement | **NA** | | | Home is on a crawlspace. Vapor barrier should be placed on the ground to prevent excess moisture from collecting under the house. |
| **UTILITIES** | | | | |
| Plumbing |  |  | **X** | Some portions of the plumbing appear updated, but the entire plumbing system should be checked by licensed plumber. Repair and replace as necessary. |
| Heating |  |  | **X** | There are a variety of heating sources throughout, unsure if any work. Converting to one type of heat would be ideal. |
| Electrical |  |  | **X** | Last upgraded in 1972. The whole system should be checked by a licensed electrician and upgraded as needed to bring it up to code. Most rooms only have one outlet, and more should be added throughout. |
| **CODE ENFORCEMENT** | | | | |
| **VIOLATIONS** | ***YES*  or *NO*** | | | Electrical – add smoke/carbon monoxide detectors, additional outlets in all rooms, and GFCI outlets in kitchen and bathrooms. |

Other Notes:

* There is a hole/pipe sticking out of the ground between the driveway and the stairs into the front entry, this will need to be filled in and level out so as not to be a hazard.
* Fascia and trim around the garage should be scraped/repainted/repaired as necessary

**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.