

***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: 19 Muto St, Lakewood, NY 14750

Property Description: Single family home, 3 beds and 1 bath, extra lots, detached garage (not accessed yet)

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| **EXTERIOR** | GOOD | FAIR | POOR | NOTES |
| Roof | **X** |  |  | The roof appears relatively new and there are no leaks inside. |
| Entrances |  | **X** |  | There is a covered front porch, some of the window trim/ moldings are missing and need to be installed. The windows should be inspected for air leakage, caulked and insulated where needed. The deck looks to be in fairly good condition. It needs to be pressure washed and new paint or stain applied. The sliding glass doors are not operating correctly (very difficult to open and close them) and should probably be replaced. |
| Siding | **X** |  |  | The house has newer vinyl siding that is in very good condition, with the exception of a couple pieces that are damaged and need to be replaced. |
| Gutters/Downspouts | **X** |  |  | The gutters and downspouts should be cleaned out, checked for leaks and corrected where necessary. |
| Windows | **X** |  |  | Most of the windows have already been replaced with double paned vinyl replacement windows. The lower sash of one window is broken (right side of house) and is currently boarded over. It's possible to remove the sash and have new sash installed, or replace window entirely. The exterior window sills are wrapped with aluminum and should be caulked and checked for air leakage. |
| Foundation | **X** |  |  | The foundation appears to be in decent condition with no major issues. Stones should be re-pointed where necessary and any cracks filled in. |
| **INTERIOR** | | | | |
| Walls/Ceilings/Trim | **X** |  |  | These areas are in terrific condition overall. Kitchen ceiling needs to be mudded, sanded, and finished in one spot. The majority of trim/moldings on both the first and second floors need to be installed and caulked. The walls and ceilings should be inspected for cracks and repaired, nail holes filled, etc. Fresh coat of paint throughout. |
| Floors |  |  | **X** | This home could benefit from new flooring throughout. |
| Kitchen(s) |  | **X** |  | The cabinets are original and could be repainted and reused with a good cleaning. One of the drawer faces is missing and needs to be replaced. The base of the sink cabinet is badly warped from a past leak and also needs to be replaced. New appliances. |
| Bathroom(s) |  | **X** |  | Fixtures could be reused with a good cleaning, if not broken. The tub and fiberglass shower unit appears to be in very good shape and probably just need to be cleaned and re-caulked. Plumbing and vents should be checked and replaced where necessary. There is a small area off the bathroom which was used as a laundry room. The Hot and Cold shutoffs will have to be replaced, and there is a soft spot in the doorway between the rooms that may need to be reinforced or replaced. |
| Bedroom(s) |  | **X** |  | There are two finished bedrooms upstairs, one needs the closet finished. One bedroom is gutted and needs to be insulated and finished. |
| Basement | **X** |  |  | The basement consists of block walls which sit on a poured concrete foundation. There are no major cracks or issues associated with the walls. There are a few spots where the concrete surfaces have begun to flake away. But this is easily remedied by scratch coating the areas with Thoroseal and/or Drylock. The basement is good sized, and there was no excessive moisture present. Walkout basement, door in the back right corner. |
| **UTILITIES** | | | | |
| Plumbing |  | **X** |  | There have been some minor updates to the plumbing system. The waste lines under the kitchen sink may have been leaking at one time and may have to be replaced. The entire system needs to be pressure checked by a qualified plumber.  The hot water tank is a newer model and should be inspected,  especially where it vents out of the house. The exterior vent pipe is attached to the siding at the rear of the house  and should be boxed in. |
| Heating |  |  | **X** | The heating system is comprised of boiler and baseboard heat. The boiler looks older and should probably be replaced with a newer, more efficient one. There are several base-board covers missing and/or not installed properly, and these should be replaced/reinstalled. The entire system should be checked and pressure tested by a licensed plumber and/or qualified HVAC professional. |
| Electrical |  | **X** |  | The electrical panel is newer with breakers. An outlet needs to be installed in the kitchen wall behind where the refrigerator goes (the previous owner was using an outlet located to the right, in the kitchen backsplash).  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. |
| **CODE ENFORCEMENT** | | | | |
| **VIOLATIONS** | ***YES*  or *NO*** | | | Electrical – install smoke/carbon monoxide detectors and GFCI outlets, replace missing outlet and light switch covers. The dryer venting exhaust line needs to be replaced  and properly vented to the outside of the house. |

**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.