

***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: 23 Fairfield Ave, Jamestown, NY 14701

Property Description: Charming single family home in good shape, medium sized backyard, detached garage

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| **EXTERIOR** | GOOD | FAIR | POOR | NOTES |
| Roof |  | **X** |  | No leaking inside, appears to be newer. There are two spots in the roof (visible from inside the attic) where daylight can be seen, and weather and animals could get in – these should be patched immediately. The chimney should be inspected to ensure it is properly flashed to avoid future leaks. |
| Entrances |  |  | **X** | Front and back entrances: Need new handrails and front steps, sand and repaint floorboards and railings (replace any if necessary) |
| Siding | **X** |  |  | Clapboard siding mostly in good condition. Needs a fresh coat of paint, as does the window trim |
| Gutters/Downspouts | **X** |  |  | Look to be in good condition, but would probably benefit from a good cleaning |
| Windows |  | **X** |  | Some have been replaced, some are original. Older windows should be swapped out with vinyl replacement windows |
| Foundation |  | **X** |  | Should be repointed and cleaned up on the exterior |
|  **INTERIOR** |
| Walls/Ceilings/Trim | **X** |  |  | Living room and dining room have popcorn ceilings, scrape if desired. Tape and re-mud any large cracks, sand, caulk and repaint throughout.  |
| Floors | **X** |  |  | Original floors in very good condition! Sand and recoat with polyurethane. |
| Kitchen(s) | **X** |  |  | Dated, but overall in good condition. Maybe replace cabinet doors (could just be reused with some paint). Update flooring. New appliances. |
| Bathroom(s) |  | **X** |  | Upstairs bathroom is dated, but in good shape. Could benefit from a new vanity. Basement bathroom needs work if the purchaser intends to keep it. |
| Bedroom(s) | **X** |  |  | See notes above in “walls/ceilings/trim” |
| Basement |  | **X** |  | Seems dry, but sump pump should be inspected. The walls are paneled, so it is impossible to make a determination about the foundation from inside. |
|  **UTILITIES** |
| Plumbing | **X** |  |  | Lots of updates to pex and pvc. The kitchen sink drain is not legal. |
| Heating |  | **X** |  | Appears new, but should be tested and inspected by a professional. |
| Electrical |  | **X** |  | Has been updated to a breaker box, but has been off for over 1 year, so the system should be inspected and brought up to code where needed.  |
| **CODE ENFORCEMENT (next page)** |
| **VIOLATIONS** | ***YES*  or *NO*** | Electrical – install GFCI outlets in kitchen and bathrooms |

**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.