

***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: 345 Hallock St, Jamestown, NY 14701

Property Description: Single family home with 3 bedrooms and 1 bathroom, walkout basement and good sized backyard, shared driveway with neighbor, large garage

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| **EXTERIOR** | GOOD | FAIR | POOR | NOTES |
| Roof |  | **X** |  | The roof is in fine shape for now, no signs of any leaks, should be looked over by a professional to give a better idea on its age and when it might need to be replaced. |
| Entrances | **X** |  |  | Entrances are secure, but should have new lock sets installed upon purchase. |
| Siding | **X** |  |  | Siding would benefit from a good pressure washing. Appears intact and undamaged. |
| Gutters/Downspouts |  | **X** |  | There are gutters along the lower rooflines, but they should be applied along all horizontal rooflines. Downspouts should be added to keep the runoff from landing right near the foundation. Existing gutters should be repaired/replaced as needed. |
| Windows |  | **X** |  | Most windows are original, but intact and in good condition. Suggested replacement with double-paned replacement windows, if purchaser chooses, or made more efficient with proper storm windows in the winter. All should be checked for leaks and caulked. |
| Foundation | **X** |  |  | No visible cracks or issues with the foundation from the exterior. |
| **INTERIOR** | | | | |
| Walls/Ceilings/Trim | **X** |  |  | Most walls/ceilings have wallpaper and some of it is painted over, but it is not peeling (except for in the kitchen). All trim is intact and where it should be. Purchaser could decide to strip wallpaper and repaint throughout. |
| Floors | **X** |  |  | Some rooms have carpet that could be replaced, or the floors beneath could be refinished. The wood floors are in great shape where you can see them. |
| Kitchen(s) |  | **X** |  | Ceiling and wall paint is chipping, this should be tested for lead, properly stripped, and repainted. |
| Bathroom(s) |  | **X** |  | New tile installed on the floor, be cautious of existing tiles when removing, could contain asbestos. Toilet sink and tub appear salvageable with a good cleaning, and repainting of the vanity cabinet. Tub should be converted to include shower hookups. |
| Bedroom(s) | **X** |  |  | Nothing specifically needs to be done in the bedrooms. |
| Basement |  | **X** |  | No visible issues in the basement, but some of the concrete/old paint is chipping. Clean and wire brush basement walls and floor. Install (paint) "Drylock" (or similar product) to waterproof basement walls. |
| **UTILITIES** | | | | |
| Plumbing |  | **X** |  | The entire plumbing system should be pressurized and tested by a licensed plumber after installation to ensure no leaks or defects. The hot water tank look newer but should be tested, replaced if needed. |
| Heating |  | **X** |  | Furnace looks to be in decent shape, but should be evaluated by a professional and replaced if necessary. All ductwork should be cleaned and inspected for any leaks.  Fireplace and chimney should be thoroughly checked by a professional before use of any kind. |
| Electrical |  | **X** |  | Entire electrical system should be inspected by a licensed electrician to make sure system is working properly. It is an older system, and will likely require upgrades to be brought up to code. |
| **CODE ENFORCEMENT** | | | | |
| **VIOLATIONS** | ***YES*  or *NO*** | | | Electrical – add smoke/carbon monoxide detectors throughout and GFCI outlets in kitchen and bathroom. |

**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.