

***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: 419 Washington Ave, Dunkirk, NY 14048

Property Description: Duplex in the heart of Dunkirk, one block off Central Ave. Was originally a single family, but was converted to a duplex at some point.

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| **EXTERIOR** | GOOD | FAIR | POOR | NOTES |
| Roof |  | **X** |  | Roof does not appear to be leaking, but should be inspected by a professional to determine how much life it has before needing replacement. Front porch roof should be replaced. |
| Entrances |  |  | **X** | The front porch is in disrepair, with plywood patches and missing guard rails, and rotting overhangs. It should be repaired and rebuilt to be structurally sound. Rear deck is in disrepair and is collapsing, it should be rebuilt with railings added, and steps stabilized. Doors to the back of the house (both the 1st floor unit and the basement door) should be replaced with insulated steel exterior doors. |
| Siding |  | **X** |  | Older aluminum siding in overall decent condition. Should be washed, repaired wherever necessary, and painted to match. |
| Gutters/Downspouts |  | **X** |  | Gutter across front porch is falling off, should be replaced. Other gutters on home – replace, reinforce and install downspouts where needed. |
| Windows |  |  | **X** | Windows are primarily wooden and original, and in poor shape. They should be replaced with double paned vinyl replacement windows. |
| Foundation |  | **X** |  | Stacked stone foundation. Needs to be repointed in some spots, and inspected by a professional. |
| **INTERIOR** | | | | |
| Walls/Ceilings/Trim |  | **X** |  | Most are in decent condition, and could benefit from a fresh coat of paint. Patch and repair where necessary. The stairs from the kitchen to the 2nd floor in the 1st unit do not have guard rail or a hand rail and those should be installed. |
| Floors |  | **X** |  | Original flooring is mostly in good shape, and should either be refinished or new flooring installed throughout. |
| Kitchen(s) |  |  | **X** | 1st floor kitchen is in rough shape, and 2nd floor kitchen needs to be reconfigured or perhaps moved to a different portion of the “unit” if it is to remain a duplex. New cabinets where they cannot be repaired, new counters, backsplash, appliances. Steps between kitchen floor and rear stairway landing are soft and deteriorated, they will need to be replaced. |
| Bathroom(s) |  |  | **X** | All plumbing connections should be checked, and new tub/shower, toilet, sink/vanities installed where they cannot be cleaned and restored to use. New tile throughout both units. Vents added to prevent moisture buildup. |
| Bedroom(s) | **X** |  |  | No major work needed in bedrooms, check for small cracks, fresh paint throughout. |
| Basement |  | **X** |  | Basement nears to be cleared out of stuff, but appears to be in decent condition. The windows are boarded up, and should be replaced with new windows. A hand rail should be added to the stairs, and the steps between the 1st floor unit’s kitchen and the back door to the basement need to be replaced. |
| **UTILITIES** | | | | |
| Plumbing |  |  | **X** | Some portions of the plumbing system appear to have been removed, and other repaired with PEX. The entire system should be checked by licensed plumber. Repair and replace as necessary. Hot water tanks appear to be newer, but should be checked over by a professional and properly vented outside the house. |
| Heating |  |  | **X** | There is a rusty double furnace in the basement, and some of the duct work appears to be disconnected. New furnace needs to be installed, duct work checked to see where it connects and be reconnected, and viable duct work should be cleaned by a professional or replaced where needed. All heating mechanisms should be properly vented outside the home. |
| Electrical |  |  | **X** | This system needs to be entirely checked over by a licensed electrician and **may need to be completely rewired**. The breaker box is empty and no wires are visible anywhere in the home, so it appears they have been pulled for scrap. Total existing amperage (prior to being scrapped) for a house this size seems low, should be upgraded to 200 amps to accommodate everything properly. |
| **CODE ENFORCEMENT** | | | | |
| **VIOLATIONS** | ***YES*  or *NO*** | | | Electrical – Rewire and reconnect service, upgrade amperage, and bring it all up to NYS code compliance. Smoke alarms should be located in every bedroom, hallway, and on every level of the home including the attic and basement. Carbon monoxide detectors should be located near all bedrooms and on every level of the home, as well.  Plumbing – Water supply and waste lines (and their connections to the street) will need to be checked and replaced where necessary. (At one point, the previous owner was draining waste lines out of the basement windows.) If the attic were to be considered “livable space,” a sprinkler system must be added throughout that area and the stairwell. |

Other Notes:

* The home was originally built as a single family residence, but the front portion of the 2nd floor was converted to a separate unit. Currently each unit has 2 bedrooms, with one unit having access to attic space which is currently not a legal living space. It could be converted back into a single family home by removing the 2nd floor kitchen and opening the hallway back up, or could remain a duplex.
* If the purchaser wishes to run new duct work to the 2nd floor without gutting the house, it may be possible to have a 2nd furnace installed in the attic space and drop the duct work down through the ceiling.
* There is a garage behind the house with access via the Lynx Street alleyway. The roof is in poor condition and needs to be reframed. It may be possible to keep the masonry walls of the garage and replace the roof framing to keep the existing structure intact and in it’s current location – this would require obtaining a building permit to “alter” instead of “rebuild.” If it were knocked down first, then a variance would be required to rebuild. Alternatively, a driveway could be added, provided it is long enough so that the parked car is not beyond the required setback.

**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.