

***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: 67 Pearl Ave, Jamestown, NY 14701

Property Description: 2 bedroom 1 bathroom home with nice front porch, full walk-out basement, fenced in back yard, and extra lots

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| **EXTERIOR** | GOOD | FAIR | POOR | NOTES |
| Roof |  | **X** |  | Older roof, but not currently leaking. Likely will need to be replaced in the next 2-5 years. |
| Entrances |  | **X** |  | Front steps and handrails need to be replaced, and the skirting along the front and side of the porch is missing and will need to replaced. Railings are peeling paint, should be scraped, sanded, and repainted. Side entry is missing it’s door, a new steel insulated exterior door should be installed. |
| Siding | **X** |  |  | Vinyl siding in good condition. Should be pressurewashed. |
| Gutters/Downspouts | **NA** | | | No gutters currently on house, should be installed with downspouts to keep water away from the house. |
| Windows |  |  | **X** | Existing windows are old and inefficient, should be replaced with vinyl replacement windows. |
| Foundation |  |  |  | Cannot inspect due to paneling on walls in basement |
| **INTERIOR** | | | | |
| Walls/Ceilings/Trim | **X** |  |  | Most in good condition. Patch, sand and caulk as needed. Fresh coat of paint throughout. Paneling could be removed to update the home further. |
| Floors |  | **X** |  | Some original flooring in good condition, could be sanded and coated with polyurethane. Or, new flooring could be installed throughout. |
| Kitchen(s) |  | **X** |  | Needs to be updated with new cabinets, backsplash, counters, appliance, etc. |
| Bathroom(s) |  |  | **X** | Needs to be reconfigured to accommodate room to stand in the shower. |
| Bedroom(s) |  | **X** |  | Repair walls as needed, fresh paint, new flooring. |
| Basement |  |  | **X** | At some point, the basement was converted into living space, with a drop ceiling, paneling, and plywood subflooring added. Due to vacancy and moisture, the flooring has collapsed and now exposes a dirt floor with some standing water. The basement should be gutted to identify and remedy any problems. |
| **UTILITIES** | | | | |
| Plumbing |  |  | **X** | Plumbing appears to be mostly original and needs to be checked by a professional and replaced/updated. |
| Heating |  | **X** |  | Furnace looks newer, but should be inspected and repaired/replaced if needed. |
| Electrical |  |  | **X** | This home has fuses, and was not ever updated to a circuit breaker. The home will need to be checked by a professional to determine whether it needs to be rewired (or if updates have been done, just not to the fuse box), and the service needs to be upgraded to a circuit breaker with appropriate amperage. |
| **CODE ENFORCEMENT** | | | | |
| **VIOLATIONS** | ***YES*  or *NO*** | | | Electrical – Upgrade to circuit breaker, and update wiring throughout if needed. Install GFCI outlets in in kitchen and bathroom. Install new Smoke and carbon monoxide, detectors as per code. |

**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.