




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: 14 Cook Ave, Jamestown, NY 14701

Property Description: 4 bed 1 bath home with garage – needs full rehab!

EXTERIOR	GOOD	FAIR	POOR	NOTES
Roof	X			Metal roof, appears newer with no visibly active leaks
Entrances		X	X	Front porch is in decent condition. Exterior doors are solid wood and have appropriate storm/screen doors. Damaged screen door on side entry should be replaced. Side entry – “porch” is not attached to the house, should either be shifted over and secured, or removed and rebuilt.
Siding	X			Vinyl siding, appears to be in overall good condition, should be pressure washed.
Gutters/Downspouts	NA			No gutters or downspouts present, these should be added to direct water away from the foundation.
Windows			X	Windows are old and many are broken. They should be replaced with new vinyl replacement windows. Historical leaded glass windows are in good condition, and could be salvaged.
Foundation		X		The foundation is poured with block upper. The blocks on the back of the house are damaged in one place, and should be replaced.
INTERIOR				
Walls/Ceilings/Trim			X	This home was full of garbage and debris upon acquisition. The Land Bank has tried to remediate the smell, but it is likely that the floors will need to be removed, and perhaps a portion of the walls at the bottom to eradicate the smell entirely. Studs and joists could also be sprayed or painted to help encapsulate the remaining smell if needed. Trim could be salvaged and reused if desired as it tested negative for lead paint. Many portions of plaster need to be repaired where it has cracked and fallen (if the purchaser is not gutting the house entirely). Bathroom and kitchen should be gutted and completely redone.
Floors			X	
Kitchen(s)			X	
Bathroom(s)			X	
Bedroom(s)			X	
Basement		X		Foundation is poured with block upper. The basement should be cleaned, old appliances and any debris removed, and scraped and sealed with drylock paint. Damaged blocks should be replaced.
UTILITIES				
Plumbing			X	The whole system should be checked by a licensed plumber and replaced

Heating			X	Old boiler systems connected to radiators throughout the house. A new heat source should be added and installed throughout.
Electrical			X	Some wires appear newer, but given the condition of the rest of the house, the entire system should be checked by a licensed electrician and upgraded as needed to be code compliant.
CODE ENFORCEMENT				
VIOLATIONS		or	NO	Nothing about this house is livable as is, and code enforcement will need to be thoroughly involved in the process of bringing it back to life.

Other Notes:

- Tiles on 2nd floor landing may contain asbestos, as well as some pipes in the basement.

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.*

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.

Preliminary Lead Assessment Results

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.

Disclaimer: *These tests were conducted by Land Bank staff and are only intended to inform the prospective purchaser whether or not the property they are considering contains lead paint.*

This home tested POSITIVE for lead paint.

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Notes:

- Most trim and woodwork in this home tested negative for lead, as did the walls.
- The only spots that tested positive were the wooden painted windows and their exterior sills/frames.