



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: 292 Route 39, Forestville, NY 14062

Property Description: A 3 bedroom 2 bath home with in-ground pool, walk-out basement with additional living space, 2 fireplaces, attached 2 car garage, and large outbuilding/barn.

EXTERIOR	GOOD	FAIR	POOR	NOTES
Roof			X	There is a hole in the roof of the garage. There is also a leak at the front of the home where the living room and garage connect, as seen by the holes in the ceiling. A new roof should be installed as soon as possible to prevent further damage. The fascia is rotting in spots, and should be replaced where necessary, then scraped and repainted. Chimney should be repointed.
Entrances		X		All entrances have steel insulated exterior doors which are mostly in good condition. Replace, repair, and paint as needed. Landscaping is overgrown and obstructs the sidewalk from the driveway to the garage. Trim and remove excess brush, and make repairs to sidewalk if needed.
Siding		X		The top portion of the siding is vinyl and appears to be in good condition. Repair as needed. The bottom portion is faux stone, and it is in poor condition in multiple places. This should be removed and new siding of the purchaser's choice installed.
Gutters/Downspouts	NA			No gutters currently on the house. Gutters and downspouts should be added to direct water away from the home and the foundation.
Windows		X		Vinyl replacement windows, most in good condition. Any windows that are "foggy" or broken should be replaced, but most appear to only need a good cleaning.
Foundation		X		Poured foundation. Large vertical crack all the way down the back left corner of the foundation (behind garage), appears to have been "patched" previously. This should be checked by a professional to determine stability and what the necessary repairs entail.
INTERIOR				
Walls/Ceilings/Trim	X			Throughout most of the home only minor cracks are visible and they should be patched. Hole in living room ceiling should be patched and repaired. Remove drywall on ceiling of garage due to water damage and collection of moisture/mold. The entire home could benefit from a good cleaning and fresh coat of paint throughout. Add trim where it is missing.
Floors	X			Mostly wood floors in good condition. Carpet should be removed and replaced, or floors beneath refinished. Replace

				flooring in kitchen and bath. Seal and repaint basement floors if intending to use that as additional living space.
Kitchen(s)	X			Add new flooring. Install new countertops. New appliances. Paint or replace cabinets. Add GFCI outlet near water source.
Bathroom(s)	X			1 st floor bathroom: Add new flooring. Clean fixtures. Clean/paint vanity cabinet. Add GFCI outlet(s). Basement bathroom: Remove insulation in all fixtures, check functionality, clean or replace if needed. Remove any moldy or damaged ceiling tiles and wallboard, replace. Add GFCI outlet(s).
Bedroom(s)	X			See Walls/Ceilings/Trim notes above.
Basement		X		Clear all debris and garbage, remove anything that may be water damaged or moldy due to moisture. Reasonably large vertical crack in the foundation in the “living room” wall, appears to have been “patched” previously. It leaks and there is a small pool of standing water when it rains. This should be checked by a professional to determine stability and what the necessary repairs entail.
UTILITIES				
Plumbing		X		Plumbing appears to be intact, but the entire system should be checked by a professional, repaired as needed and updated to comply with code. New hot water tank if needed – existing one looks to be in reasonably good condition, but should be inspected by a professional.
Heating		X		Boiler system for baseboard heat. Boiler appears older and likely has not been used for 5+ years. Connections to all baseboards should be checked by a professional if baseboard heat is the purchaser’s preference, and a new boiler system installed. Baseboards in each room should be checked and replaced if damaged.
Electrical		X		System should be checked and updated where needed to be code compliant. GFCI outlets added near any water source.
CODE ENFORCEMENT				
VIOLATIONS	YES or NO			GFCI outlets need to be added in the kitchen(s) and bathrooms near any water source in accordance with code.

Other Notes:

- This property will need to pass a well and septic inspection prior to closing.
- Garage floor appears to be cracked and uneven, possibly due to the foundation cracking in the back left corner.
- The Land Bank makes no representation as to the in-ground pool’s condition or structural integrity.
- The ground level (basement) of this property could be used as additional living space or an in-law suite.
 - o This property is zoned A-1 with the Town of Hanover. This is a residential – agricultural zoning. With an approved special use permit, it may be possible to create a 2nd standalone unit in the

ground level and turn the home into a 2-family. Please check with the Town of Hanover Code Enforcement if interested in pursuing this option.

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 NEGATIVE for lead paint.

Notes:

- Our testing did not show any lead positive results, and most of the home consists of wall paper or v-groove pine, left unpainted.
- Due to the age of the house (built 1970) it is still possible that lead may be present somewhere in this home, so please exercise caution when renovating.