




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: 31 Connecticut Ave, Jamestown, NY 14701

Property Description: Charming 4 bed 2 bath home with garage

| EXTERIOR | GOOD | FAIR | POOR | NOTES |
|---------------------|------|------|------|---|
| Roof | X | X | | Some portions of the roof appear to be very new, and some are a little older and should be replaced in the near future to avoid leaks. |
| Entrances | X | | | Both front and back entrances have screen/storm doors, and the main doors are solid wood and in good condition. |
| Siding | X | | | Vinyl siding, should be pressure washed and cleaned. |
| Gutters/Downspouts | X | | | Gutters and downspouts appear to be attached and working. |
| Windows | X | | | Vinyl replacement windows, any that are "foggy" should be replaced. |
| Foundation | X | | | Poured foundation with cinderblock upper. |
| INTERIOR | | | | |
| Walls/Ceilings/Trim | X | X | | There is a crack in the stairwell side of the archway between the living and dining room, this should be patched. Paneling is bowing in spots, and should be repaired or removed. One of the upstairs bedrooms displays some damage to the plaster, which should be patched and repaired. There is wall paper that could be stripped if desired, and the whole home could benefit from a fresh coat of paint. |
| Floors | X | | | Carpeting throughout most of the home with wood floors underneath that appear to be in good condition. Wood floors should be refinished or new flooring/carpet installed. Tile portions of floors are newer and need to be cleaned. |
| Kitchen(s) | X | | | New appliances. Counter top and backsplash could be updated along with new cabinet paint if purchaser desires. |
| Bathroom(s) | X | | | 1 st floor bath is in great condition, the 2 nd floor bath could benefit from some upgrades. |
| Bedroom(s) | X | X | | See note in Walls/Ceilings/Trim section. |
| Basement | X | | | Relatively clean and dry. Could benefit from a good cleaning/scraping and walls/floor can be sealed with drylock paint. |
| UTILITIES | | | | |
| Plumbing | | X | | This home has been unoccupied for a few years, and the furnace and hot water tank may need to be replaced. Both systems should be checked over by licensed professionals and repaired/replaced where needed. |
| Heating | | X | | |

| | | | | |
|-------------------------|---|----|----|---|
| Electrical | | X | | The electrical panel appears to have been updated at some point and some outlets appear to be grounded. The system should be checked by an electrician and updated as needed. |
| CODE ENFORCEMENT | | | | |
| VIOLATIONS |  | or | NO | GFCI outlets should be installed for any outlet near a water source. |

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.

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Notes:

- Given when this home was built (1930) it is possible there is still lead somewhere in the home, so please exercise caution while renovating.