



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: 63 N Ermine St, Dunkirk, NY 14048

Property Description: This home was previously set up as a multi-family property... The Land Bank would like it to be restored to a single family home.

Please note that this lot is too small to rebuild on if demolished. Renovations should fit within the footprint of the existing structure.

EXTERIOR	GOOD	FAIR	POOR	NOTES
Roof			X	The roof on the rear addition is completely rotted through, with the rest of the roof in poor condition, as well. It should be replaced to avoid leaks and any further damage. Fascia is also missing and damaged in some spots, repair/repaint.
Entrances			X	Side porch is missing two structural supports, and has no railings. Add supports and railings and replace deck boards as needed. Front steps and railing should be added to the front entrance.
Siding			X	Wooden siding in poor condition with chipping paint, it should be replaced with new siding of the purchaser's choice.
Gutters/Downspouts	NA			There are currently no gutters/downspouts, they should be added to direct water away from the foundation.
Windows		X		Most have been upgraded to vinyl replacement, any "foggy" or broken windows should be replaced.
Foundation			X	The front portion of the home is on a crawlspace, and the middle portion is on a partial basement (currently full of water). Multiple beams are missing supports, and there is structural rotting noted where the wooden sill plate comes in contact with the foundation in multiple places. The basement/foundation should be assessed by a structural engineer and reinforced/repared as they suggest.
INTERIOR				
Walls/Ceilings/Trim			X	Given the length of time this home has been vacant, the additions and damage to the foundation and electrical and plumbing systems, a full gut renovation is recommended by code enforcement to ensure the structural integrity of the property and that all systems are repaired and brought into compliance with code.
Floors			X	
Kitchen(s)			X	
Bathroom(s)			X	
Bedroom(s)			X	
Basement			X	Partial basement portion of the home is full of water, causing some corrosion, water damage, and rot. Multiple beams are missing supports, and there is structural rotting noted where the wooden sill plate comes in contact with the foundation in multiple places. The basement/foundation should be assessed

				by a structural engineer and reinforced/repared as they suggest.
UTILITIES				
Plumbing			X	Plumbing should be replaced throughout and the entire system checked by a licensed plumber.
Heating	NA			The previous heating system has been removed from the 1 st floor of the home, and there did not appear to be one for the 2 nd floor. A new heat source needs to be installed throughout.
Electrical			X	The electrical panels are corroded from prolonged exposure to moisture in the basement and should be entirely replaced. The house should be fully rewired and checked over by a licensed electrician.
CODE ENFORCEMENT				
VIOLATIONS	YES or NO			Code enforcement recommends a full gut renovation of this property to ensure the structural integrity of the property and that all systems are repaired and brought into compliance with code.

Other Notes:

- The rear addition is NOT STABLE and should be removed and the bathroom for the 1st floor relocated.
- All debris in the yard and home should be removed and disposed of properly.
- Neighbors report that they believe there were problem with the sewer line connection.

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:

- Much of this home has been renovated and painted throughout the years, so many original parts of the home are no longer present.
- However, some painted areas in the home did test POSITIVE for lead.
 - o These areas include:
 - The exterior siding
 - Painted floor in original (front) portion of home
 - Old painted doorframes and interior doors in the front portion of the home