



*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: 36 Academy St, Westfield, NY 14787

Property Description: 3 bedroom 2 bath home with attached garage on a corner lot

EXTERIOR	GOOD	FAIR	POOR	NOTES
Roof	<b>X</b>			The house is roofed with architectural shingles and is in overall good condition. The section on the East side of the home that is above the 1 <sup>st</sup> floor bathroom and portion of the kitchen was replaced by the Land Bank to avoid further damage to the structure. The chimney should be inspected and repointed. Metal roof on the garage also appears to be in good condition.
Entrances		<b>X</b>		The exterior doors are likely original to the home and should be replaced or repaired to be as energy efficient as possible. The front porch needs the stone steps repaired and repointed, and the side porch needs the steps rebuilt and new railings. Porch ceilings need a fresh coat of paint. All exterior painted surfaces tested positive for lead, so please use caution while renovating.
Siding	<b>X</b>			Vinyl siding in good condition.
Gutters/Downspouts		<b>X</b>		The existing gutters on the West side of the house appear to be intact and should be re-secured to the house, and gutters should be installed around the rest of the house so they can properly divert water away from the foundation.
Windows		<b>X</b>		Some of the windows are vinyl replacement, any that are damaged or cloudy should be replaced. Any original wood windows should either be replaced or repaired to be as energy efficient as possible. The painted portion of the wooden windows tested positive for lead.
Foundation		<b>X</b>	<b>X</b>	The foundation is fieldstone, down to the floor of the basement. Any gaps and cracks should be filled. The rear East corner of the foundation bulges beyond the house a bit, but this does not appear to be new. The whole foundation should be inspected by a professional and repointed.
INTERIOR				
Walls/Ceilings/Trim		<b>X</b>		Most walls are plaster, with wallpaper, or paneling, and they are in overall good condition. Some rooms have a drop ceiling, which should be removed or repaired and the tiles replaced. Could benefit from fresh coat of paint throughout. There is a hole in the ceiling of the dining room that should be further inspected and patched/repaired.
Floors		<b>X</b>		Carpet should be replaced, or wood floors beneath refinished. Linoleum/vinyl tile flooring in kitchen and 1 <sup>st</sup> floor bath should

				be replaced. Upstairs wood floors tested positive for lead paint, and should be properly remediated, and sealed or stripped. Tile in 1 <sup>st</sup> floor bedroom is likely asbestos, please renovate with caution.
Kitchen(s)		X		The ceiling plaster is falling down and the remnants should be removed completely to avoid further plaster damage. Cabinets should be repaired or replaced, with a new countertop. There is some water damage beneath the sink, which should be remediated. New appliances, and reconfigure kitchen layout if desired. Painted windows and beadboard tested positive for lead.
Bathroom(s)		X	X	1 <sup>st</sup> floor: There was a hole above the bathroom window and water has caused quite a lot of damage through the whole space. It is recommended to gut this room to ensure there is no mold in the stud cavities or structural damage. 2 <sup>nd</sup> floor: the bathroom is dated from a cosmetic standpoint, but otherwise appears functional. Window and beadboard tested positive for lead paint.
Bedroom(s)	X			Bedrooms are in good condition, cracks and holes in the walls should be patched. The flooring in the 1 <sup>st</sup> floor bedroom is likely asbestos tile, so please use caution when renovating and remediate it properly.
Basement			X	The basement is reasonably dry, but the fieldstone foundation has been skim coated and due to moisture in the ground surrounding the foundation, the skim coat is deteriorating and crumbling off. This should be scraped, the stones repointed as needed. Please consult a professional about the best way to care for a fieldstone foundation. There are also a few gaps/holes in the above-ground portion of the foundation where you can see light coming through. These gaps should be filled and the surrounding stones checked to be sure they are stable. Windows in the basement will also need to be replaced.
<b>UTILITIES</b>				
Plumbing		X		Pipes to the 1 <sup>st</sup> floor bathroom appear to be broken/disconnected. Other pipes (those visible from the basement) are galvanized and should be replaced with pex. The whole system should be inspected by a professional and updated/repared as needed. Hot water tank will likely need to be replaced.
Heating		X		The duct work appears to be intact, but the furnace will likely need to be replaced, and the system should be inspected by a professional.
Electrical		X		The electrical system within the house appears to be newer, but the entire system should be inspected by a professional and updated/repared as needed.
<b>CODE ENFORCEMENT</b>				

<b>VIOLATIONS</b>	<b>YES</b> or <b>NO</b>	This home has been unoccupied for multiple years, and the purchaser should plan to work with code enforcement to be sure they are working in compliance with local codes as the home and mechanical systems are updated.
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**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.*

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## 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:

- The following areas tested positive for lead paint:
  - o All painted portions of the exterior of the home, including the old wooden windows, the support columns for the front porch, and the ceilings of both porches.
  - o All wooden windows painted on the interior side
  - o All beadboard in the kitchen and bathroom
  - o All painted doors and trim
  - o The painted floors on the 2<sup>nd</sup> floor of the home (the stairs did not seem to test positive)
- Due to the age of this home, there may be more areas that contain lead and/or lead paint, but they may not be visible or easily accessible until renovation begins. Please use caution and remediate the lead properly.