




*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: 115 Broadhead Ave, Jamestown, NY 14701

Property Description: Large up/down duplex with parking and a fenced in backyard

EXTERIOR	GOOD	FAIR	POOR	NOTES
Roof		<b>X</b>		The metal roof appears to be in good condition, but is inconsistent in the amount it extends beyond the soffit, which may be an issue when installing gutters, and could be causing damage to the fascia boards. All soffits and fascia boards should be checked by a professional to be sure water hasn't been leaking under the metal roof's edge and causing damage internally (only evidence of a leak are in 1 <sup>st</sup> floor laundry room).Rear portion of 1 <sup>st</sup> floor roof (over laundry room) appears to be leaking (running off the roof and into the soffit because the metal does not extend far enough). The aluminum wrapping should be removed, and fascia boards replaced if the damage requires it. Then it should be rewrapped and completed.
Entrances		<b>X</b>		Exterior doors are insulated steel and should be fine as-is, but locks should be changed.
Siding	<b>X</b>			Exterior is brick, some of which is painted, with some vinyl siding, too. It all appears to be in relatively good condition.
Gutters/Downspouts			<b>X</b>	Add gutters around the entire house, at every level of roof with downspouts. The only existing gutters are along the 1 <sup>st</sup> floor of the house along the front.
Windows			<b>X</b>	There are multiple windows throughout that will need to be replaced/repaired. Some are fully vinyl replacement, some are the old wooden window with new storm window or screen outside, some of the new windows were not installed properly and should be replaced or reinstalled. Some are broken, as well.
Foundation		<b>X</b>		Cinderblock/poured/brick foundation. The brick is deteriorating in some spots (near windows) that should be repaired by a professional.
INTERIOR				
Walls/Ceilings/Trim		<b>X</b>		1 <sup>st</sup> floor: Walls are in good condition overall. The laundry room walls should be removed to handle water damage and then re-drywalled. Rear bedroom was used for dogs, so here is some damage to the drywall, as well as a poorly done patch job over an old doorway to the left of the closet. These areas should be re-taped/mudded, and given a fresh coat of paint. Some trim is missing throughout the unit, and should be replaced, caulked, and painted.

				<p>2<sup>nd</sup> floor: Some ceilings are drop ceilings with tiles, which should either be fixed with replacement tiles, or removed and the ceiling above re-drywalled. Walls are in overall good condition. Trim is missing throughout and should be replaced, caulked, and painted.</p> <p>Staircase to 2<sup>nd</sup> floor unit: Stairs are structurally sound, but tested positive for lead, and should be encapsulated or replaced. Walls should be repaired or re-drywalled over.</p>
Floors		X		<p>1<sup>st</sup> floor: Carpeting could be cleaned or replaced, some transitional pieces between changes in flooring are missing and should be installed. New flooring in rear bedroom.</p> <p>2<sup>nd</sup> floor: New flooring throughout.</p>
Kitchen(s)	X			1 <sup>st</sup> & 2 <sup>nd</sup> floor: Both units are missing a cabinet door, everything else just needs a good cleaning. New appliances.
Bathroom(s)	X			<p>1<sup>st</sup> floor: Could use a good cleaning (especially the ceiling), but has been updated and is in good condition.</p> <p>2<sup>nd</sup> floor: Small shower stall, but functional and in good condition.</p>
Bedroom(s)		X	X	<p>1<sup>st</sup> floor: Interior doors are damaged, and should be replaced.</p> <p>2<sup>nd</sup> floor: Interior doors tested positive for lead paint, and should be replaced.</p>
Basement		X		Steps down to basement need to be replaced completely, USE CAUTION. Basement is pretty dry, but the walls should be scraped and painted with Drylock. To help with moisture, 2 dehumidifiers should be installed and running at all times, draining into the sump pump if possible.
<b>UTILITIES</b>				
Plumbing		X		One of the hot water tanks is newer, but the wiring is exposed, and should be inspected by a professional. It is possible the home will need 2 new hot water tanks, one for each unit. There is some updated PVC
Heating		X		Currently both units have electric baseboard heat, but the units should be tested by a professional and updated/replaced with new ones if they do not work.
Electrical		X		The electrical system has been updated to breakers, and shows newer wires coming from the box, but it should be inspected by a professional and updated if needed. Some of the light fixtures appear to have been installed improperly and should be checked by a professional. All outlets should be properly secured to their boxes in the walls, as some are loose or hanging out.
<b>CODE ENFORCEMENT</b>				
<b>VIOLATIONS</b>	 <b>YES</b> or <b>NO</b>		Electrical. Broken windows.	

**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.**

Property Address: 115 Broadhead Ave, Jamestown, NY

### Notes:

- This home tested mostly negative for lead paint, as much of the home has been redone. The areas of concern are as follows:
  - o Old wooden windows (most of which are broken and need to be replaced).
  - o Old window sashes and sills
  - o Interior painted doors (2<sup>nd</sup> floor)
  - o Stairs to 2<sup>nd</sup> floor unit
- Due to the age of the house it is very likely that lead is present elsewhere in this home, so please exercise caution when renovating.