



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: 21 Blanchard St, Jamestown, NY 14701

Property Description: Large 3 bedroom 1.5 bath home on the Northside of the City

EXTERIOR	GOOD	FAIR	POOR	NOTES
Roof	X		X	Front porch roof and entire rear addition roof need to be entirely rebuilt/replaced. The remainder of the roof over the main house appears to be in decent shape with no leaks at this time.
Entrances		X		New exterior doors should be installed at all entrances. Sliding door to rear deck needs to be replaced, as well. Front porch ceiling will need to be replaced. Rear deck boards, railings and steps/railings to all entrances should be checked and stabilized, repaired/replaced as needed. Sanded, repainted or stained. Check for code compliance. Stone steps at front of home should be repaired as they are deteriorating.
Siding		X	X	Shingles on the rear addition are falling off and leaving the interior exposed (back right corner of home). Other shingles appear to be in decent condition and should be repainted.
Gutters/Downspouts	NA			Gutters and downspouts should be added to direct water away from the home and the foundation.
Windows			X	Existing windows are old and inefficient as-is, many with broken panes. All windows should be replaced. This includes all windows in the basement as well.
Foundation		X		No major issues, but would benefit from professional inspection.
INTERIOR				
Walls/Ceilings/Trim		X		Living room ceiling has some plaster damage, and should be either re-plastered or removed and replaced with drywall. Drop ceiling in kitchen should either be fully removed and ceiling above repaired, or drop ceiling tiles replaced. Otherwise, most rooms have wallpapered walls, with typical plaster cracks, and nail holes. These should be filled/repaired. Rooms would benefit from fresh coat of paint, or removal of wallpaper.
Floors		X		1 st floor is hardwood, and could be refinished. Upstairs carpets should be removed and replaced with new or the floors refinished. One of the stair treads going up to the 2 nd floor is cracked, and should be replaced.
Kitchen(s)		X		Cabinets could be reused with a good cleaning. New counters and appliances should be installed.
Bathroom(s)	X		X	1 st floor half bath at the rear of the home will need extensive repairs: rebuilding of the exterior wall, ceiling, interior walls

				and floor due to water damage, with all new fixtures. 2 nd floor bathroom is functional and could use a good cleaning and paint if desired.
Bedroom(s)	X			Overall good condition. See "Walls/Ceilings/Trim" and "Floors" categories.
Basement		X		Decent basement, very large and reasonably dry. Could benefit from the walls and floor being scraped and coated with drylock. Replace windows as stated above.
UTILITIES				
Plumbing		X		Needs updating, and the entire system should be checked by a professional.
Heating		X		The furnace looks quite old, likely it will need to be replaced. Duct work should be checked and cleaned, and the whole system inspected by a professional.
Electrical		X		Breakers, and some of the wiring looks newer, but the box is quite small for the size of the house and may need increased amperage. The whole system should be inspected by a professional and updated as needed.
CODE ENFORCEMENT				
VIOLATIONS	<input checked="" type="radio"/> YES or NO			Rear addition where half bath is located has been exposed to the elements for a long time and has serious water damage. Exterior wall and ceiling and possibly the floor will need to be rebuilt there. Purchaser should be prepared to work with code enforcement officers to ensure everything is compliant.

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.

Property Address: 21 Blanchard St, Jamestown, NY

Notes:

- This home tested mostly negative for lead paint. The areas of concern are as follows:
 - o Old wooden windows (most of which are broken and need to be replaced).
 - o Original front door and trim surrounding it (also needing replacement).
- Painted shingles seem to test negative, but do have multiple layers of paint on them.
- 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.