




*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: 65 E 6<sup>th</sup> St, Dunkirk, NY 14048

Property Description: Large up/down duplex with attached garage on corner lot. Fire damage upstairs.

EXTERIOR	GOOD	FAIR	POOR	NOTES
Roof		<b>X</b>	<b>X</b>	Fire in 2 <sup>nd</sup> floor damaged a large portion of the roof. The rest of the roof looks relatively new, but should be checked by a professional to ensure it was done properly. Damaged portion will require new everything from the rafters outward. The portions near the flames but not engulfed will likely need new rafters sistered in with the old ones for additional support. The roof on the garage will also need to be replaced sooner rather than later.
Entrances			<b>X</b>	Front porch needs to be completely rebuilt. The steps are crooked and unstable, the deck boards are spongy and rotting, there is likely not enough support beneath them, and the roof is collapsing. Roof may be salvageable if supported while new fascia boards and supports are installed (seek professional assistance). Add new insulated exterior doors on front porch and side door by garage. Garage doors need to be cleaned and have a fresh coat of paint, but otherwise appear functional.
Siding		<b>X</b>		Asphalt shingle siding, with wood shingle details at the top. In reasonably good condition except where the fire was. Replace that area to match existing or something similar, or re-side the entire home.
Gutters/Downspouts		<b>X</b>		Existing gutters should be checked and updated or added to where needed.
Windows		<b>X</b>		Existing windows are old and inefficient as-is, and should be replaced, or matched with proper storm windows. All broken windows should be replaced.
Foundation	<b>X</b>			The foundation appears to be in good condition overall.
<b>INTERIOR</b>				
Walls/Ceilings/Trim		<b>X</b>	<b>X</b>	Lots of paint has peeled and is falling onto the floor (some testing positive for lead). Plaster unaffected by water damage could be repaired. Alternatively, plaster could be removed and the rooms re-drywalled. Much of the trim is unpainted and in good condition.
Floors		<b>X</b>		Floors are salvageable where not damaged by water. Could be refinished, or new flooring installed over the existing. Damaged flooring should be removed, and replaced with new subfloor and new flooring throughout.

Kitchen(s)			X	Some of the original cabinets could be reused if desired, but need a good cleaning. New cabinets where applicable, counters, backsplash, appliances.
Bathroom(s)			X	Both bathrooms need to be completely gutted and rebuilt, including portions of the exterior walls due to water/fire damage.
Bedroom(s) (See above)		X		
Basement		X		Relatively dry, the walls should be scraped and painted with Drylock.
<b>UTILITIES</b>				
Plumbing		X	X	Water service from the street has been disconnected, and should be reconnected by the purchaser. Plumbing inside home appears updated in spots, but older galvanized pipes are still in use. There is one hot water tank currently in the basement, but it will likely need to be replaced and a 2 <sup>nd</sup> one added for the 2 <sup>nd</sup> unit. The whole plumbing system needs to be checked by a professional.
Heating			X	Furnace is older and should be replaced. Duct work should be cleaned and repaired/replaced if needed. The furnace has "lower" written on it, so it is likely the 2 <sup>nd</sup> floor unit will need a new form of heating system, whether electric baseboards or a new furnace in the attic to heat it.
Electrical		X		The electrical boxes were updated to breakers, with some new wires and some knob and tube wiring still visible. The entire system should be inspected by a professional and updated as needed.
<b>CODE ENFORCEMENT</b>				
<b>VIOLATIONS</b>	 <b>YES</b> or <b>NO</b>		Roof/fire damage. Water service disconnected. Electrical updates and reconnections from where the fire was.	

Notes:

- 3<sup>rd</sup> floor attic space could be made into a 3<sup>rd</sup> unit if there were a sprinkler system installed all the way down the staircase from the attic to the basement.

**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:

- This home tested mostly negative for lead paint, as much of the trim is unpainted. Painted trim does not seem to contain lead according to preliminary testing.
- The areas of concern are as follows:
  - o The walls of the 1<sup>st</sup> floor kitchen tested positive, but no where else in either unit did.
  - o The door and surrounding trim that separate the basement from the garage.
- Testing was inconclusive, and due to the age of the structure it is very likely that lead is present elsewhere in this home, so please exercise caution when renovating.