

CATTARAUGUS COUNTY LAND BANK-PHASE 2

DATE: November 27, 2017

FROM: Bill Arlow, Field Inspector

RE: Phase 2 Update

These updates reflect additional meetings with the local code enforcement officers.

266 Main Street, Randolph

The condition of the electrical system is the same as 421 Court Street. Again, I recommend an electrical inspection. This house has been unoccupied for approximately 4-5 years.

Code Violations to be Addressed

The service does not meet code. Replace service box.

Kitchen and bathroom electrical outlets near water faucets do not have be GFCI outlets. Install GFCI outlets.

Electrical outlets and junction boxes do not have covers. Install covers on all electrical outlets and junction boxes.

The wiring in the downstairs bedroom is not accessible. Relocate switch and wiring.

The basement stairs are defective. Install new stairs and handrails. Stairs shall meet minimum rise and run.

Gas line to Laundry does not have a shutoff valve. Install shut off valve on gas line.

The 220 line for the dryer does not meet code. Install new 220 line from service box.

There is no handrail at the back entry. Install handrail.

Health and Safety Issues

Existing landscape materials are too close to the house. Remove existing landscape materials.

The north side enclosed porch is defective. The north, east and west sides of the foundation are defective and the floor is rotting at the patio doors.

Additional Notes

This house has a septic system.

There are numerous openings at ground level. Seal all openings at ground level.

The cinder block chimney on the west side is non functional. Basement

Trash and paint cans should be removed in order to prevent fire and vandalism hazard.

Respectfully Submitted,

Bill Arlow, Field Inspector

Cattaraugus County Land Bank Rehabilitation List

266 Main Street Randolph	Repair/ Acceptable	Estimated Cost (\$)		Comments
		Estimated	Completed	
Roof				
Repair Rear Roof	Repair Necessary	1,000.00		
Soffit/ Fascia/ Trim Repair	Repair Necessary	500.00		
New Flashing needed , especially above entry hallway	Repair Necessary	1,000.00		
Install Gutters	Repair Necessary	1,000.00		
Exterior Walls				
Power Wash some paint/ Touch up	Repair Necessary	500.00		
Cinder Block Chimney Remove or Replace	Repair Necessary	300.00		Not functional
Seal east wall on 2nd floor, paint and trim	Repair Necessary	200.00		
Interior Walls				
Repair and Paint	Repair Necessary	1,000.00		
Porch/ Decks				
Enclosed porch north side repair /demolish	Repair Necessary	1,500.00		
Replace Entry hand rail to code (back entry)	Repair Necessary	75.00		
Floors				
	Acceptable			
Ceiling				
Repair and Paint as necessary	Repair Necessary	500.00		
Electrical				
Electrical Inspection required	Repair Necessary	200.00		
Add GFI Outlets in Kitchen	Repair Necessary	250.00		
New Meter Needed	Repair Necessary	0.00		Provided by power company
Replace Service Box	Repair Necessary	1,100.00		
Install covers on all electrical outlets and junction boxes.	Repair Necessary	75.00		
Relocate switch and wiring in downstairs bedroom		100.00		
Install new 220 line deom service box to dryer outlet	Repair Necessary	250.00		
Install Hard wired Smoke Detector and CO detectors on each floor	Repair Necessary	250.00		
Plumbing				
Inspect Water Heater	Repair Necessary	150.00		
Heating				
Inspect and repair/ Replace Furnace	Repair Necessary	200.00		repaired in 2014
Install shut off valve on gas line in Laundry	Repair Necessary	100.00		
Replace Air Filter	Repair Necessary	40.00		
Foundation				
South and North West Corner of Porch Repair	Repair Necessary	1,500.00		
Basement				
Damp, Poor Floor 1/2 dirt no sump	Acceptable	0.00		
Install stairs and handrails	Repair Necessary	1,000.00		
Jacks need to be anchored	Repair Necessary	200.00		
Attic/ Joists/ Ventilation				
Needs Insulation	Repair Necessary	1,500.00		
Windows/ Doors/ Wood Trim				
Upstairs Window need repair to close properly				
Calk and Paint	Repair Necessary	500.00		
Doors				
	Acceptable			
Clean Up				
Paint Cans, debrese, landscaping around house	Repair Necessary	1,000.00		
Hazardous Material Abatement				
Lead Paint Test	Repair Necessary	10.00		
Inspect for Asbestos Material on Heat Ducts	Repair Necessary	150.00		
Estimated Cost Subtotal		13,550.00		
Unexpected Costs				
Total		13,550.00		