

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.

421 Court Street, Little Valley

The electric in the house is borderline acceptable. Some of the wiring contains cloth insulation. This type of insulation was last used in the 1950s and 1960s. The electrical service box needs to be inspected. As previously stated, I recommend a full electrical inspection at a cost of approximately \$200. This fee has been quoted by Greg Gilbert of Franklinville, NY. The electric provider will not turn on the power without an inspection of the electrical service box. A certificate of occupancy will not be issued unless the electrical service has been inspected and approved. This cost would be money well spent. This house has been unoccupied since June, 2017.

Code Violations

There is water inside the electrical service box. The main electrical conduit from the outside meter to the service box needs to be replaced and sealed.

Service boxes do not have covers. Install covers.

Electrical outlets and junction boxes are missing covers. Install covers on all outlets and junction boxes.

The electrical junction in the spare bedroom is open. Install junction box.

The kitchen cabinet lights are wired directly to electrical conduit. Install junction boxes.

Provide new smoke/CO detectors on each floor. Detectors are to be hardwired per code.

Front entry steps are defective. Steps are to be replaced and hand rails installed. Stairs shall meet minimum rise and run.

Basement steps do not have a handrail. Install new handrail.

The chimney does not have a cap. Install a new cap.

The hot water tank ventilation must meet New York State Gas code.

Respectfully Submitted,

Bill Arlow, Field Inspector

Cattaraugus County Land Bank Rehabilitation List

421 Court Street, Little Valley	Repair/ Acceptable	Estimated Cost (\$)		Comments
		Estimated	Completed	
Roof				
New Roof	Repair Necessary	10,500.00		needs new roof and gutters
Install Chimney Cap	Repair Necessary	200.00		
Exterior Walls				
Power Wash and Paint	Repair Necessary	3,000.00		
Interior Walls				
Repair and Paint	Repair Necessary	3,000.00		
		300.00		
Porch/ Decks				
Replace Entry Steps and hand rail to code	Repair Necessary	150.00		
Floors				
	Acceptable			
Ceiling				
	Acceptable			
Electrical				
Electrical Inspection required	Repair Necessary	200.00		
Main Electrical Conduit from meter to service box	Repair Necessary	250.00		New Electrical Box needed 100 amp
Install Box Covers	Repair Necessary	200.00		
Install covers on all outlets and junction boxes	Repair Necessary	75.00		
Install junction boxes for Kitchen Cabinet lightsw	Repair Necessary	100.00		
Install Junction Box in Spare room	Repair Necessary	75.00		
Install Hard wired Smoke Detector and CO detectors on each floor	Repair Necessary	250.00		
Plumbing				
Replace/ Inspect Water Heater	Repair Necessary	1,000.00		
Heating				
Replace/ Service Furnace		2,750.00		
Gas insert to be disabled in Living Room				
Foundation				
	Acceptable			
Basement				
Install new Hand Rail for basement steps	Repair Necessary	125.00		some water intrusion on south end
Attic/ Joists/ Ventilation				
Needs Roof and Ridge Vents	Repair Necessary	650.00		
Windows				
Calk and Paint	Repair Necessary	500.00		
Doors				
	Acceptable			
Clean Up				
REQUIRED	Repair Necessary	500.00		
Hazardous Material Abatement				
Estimated Cost Subtotal		23,825.00		
Unexpected Costs				
Total		\$23,825.00		