



Redevelopment Authority City Of Erie

Client: Erie County Land Bank
Property: 124 Lemon St.
Corry, PA 16407-0000

Operator: POTTENI

Estimator: Pat Otteni

Type of Estimate: Evaluation

Date Entered: 4/4/2023

Date Assigned:

Price List: PAER8X_APR23

Labor Efficiency: Restoration/Service/Remodel

Estimate: COUNTY-LAND-BANK-

File Number: 124 Lemon St.

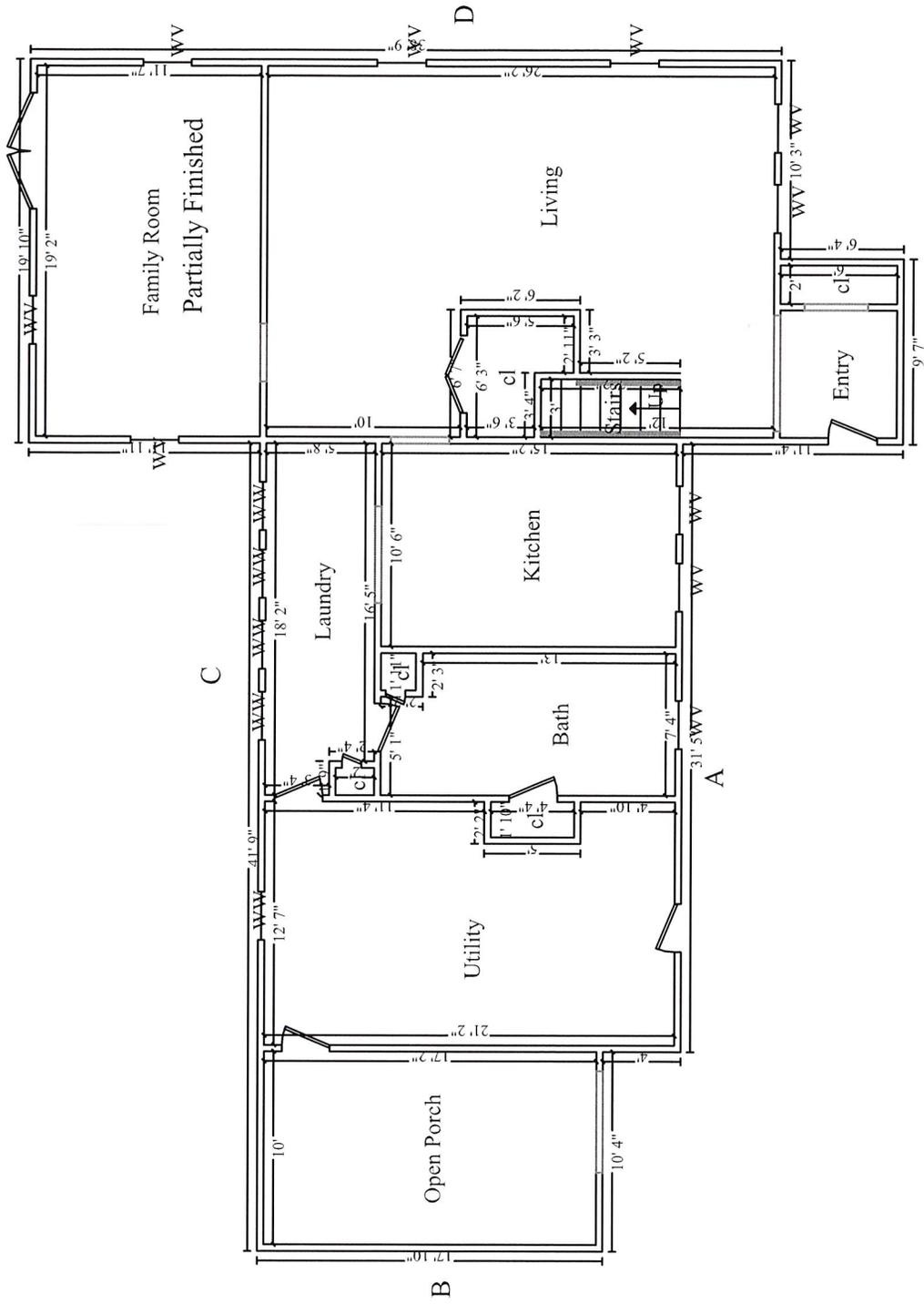
Note: Measurements taken by RACE Inspectors are estimates only and should not be used by Contractors for bidding purposes. Contractors need to take their own measurements for bid calculations.

All work is to be in accordance with RACE specifications and the 2009 edition of the IRC. Any work not in compliance of these standards and codes will be removed and replaced.

All Lead Hazard control work will conform to HUD Guidelines and all Pennsylvania Labor & Industry standards.

Any overages of relocation time will be the responsibility of the Contractor. The need for additional relocation time must be noted on this bid package.

This scopes pricing will include all applicable Municipal permits/fees and any required Municipal inspections or review fees required by the jurisdiction of this project.





Property Address	124 Lemon St.	Parcel ID 08034138001000
Staff Name	Pat Otteni	Vacant Property <input type="checkbox"/> <input checked="" type="checkbox"/>
Does property require securing? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
New lockset location:	Property is secure	Municipality: Corry Boro ZIP: 16407

NOTE: The assessment report only provides general renovation specifications and should not be the sole source from which Purchasers develop a work plan. Additionally, ECLB reserves the right to require renovation work, in addition to that identified in the assessment report. Finally, within the discretion of ECLB, any work not recorded in your work plan but started during the renovation work must be in a finished state before ECLB will transfer title to Purchaser.

Location	Item	Grade					Details / Comments / Recommendations	Estimate
		Good	Fair	Poor	N/A	None		

EXTERIOR INSPECTION

General		Good	Fair	Poor	N/A	None	Details / Comments / Recommendations	Estimate
Roof	Main			X			Sheathing replacement needed	\$ 12,000.00
Windows			X				Most are vinyl	\$ 7,500.00
Entry Doors				X			4-Entry doors need replaced. Door @ Family Rm. Is good condition.	\$ 3,600.00
Storm Doors						X		\$ -
Porch (incl. any bay windows)				X			Porch is structurally unstable	\$ 10,000.00
Chimney(ies)			X				Needs re-pointed	\$ 950.00
Guttering/Soffit fascia				X			Need replacement-Gutters-Soffit & Fascia need repair	\$ 4,000.00
Siding	Wood Vinyl Alum Shakes Gingerb. Stone Oth. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			X			Needs replacement	\$ 13,000.00
Evidence of Insulation (walls)							Insulation evident in addition only	\$ -
Garage	Roof				X			\$ -
	Doors				X			\$ -
	Siding				X			\$ -
Shed	Roof			X			Demolition needed of unit complete	\$ 1,500.00
	Doors			X				\$ -
	Siding			X				\$ -
Safety Landscaping	Vegetation			X			Brush on property, needs cleaned up	\$ 500.00
	Tree(s)			X			One large tree down- needs removed	\$ 1,500.00
	Grading					X		\$ -
Aesthetic Landscaping					X		\$ -	

INTERIOR INSPECTION (Structure & Mechanics)

Personal Property	Estimated dumpsters			X			approx 2- 40 yard	\$	1,200.00
Basement	Foundation Walls		X				Intact- re-pointing needed	\$	1,000.00
	Windows	X						\$	-
	Floor		X				Needs cleaning	\$	250.00
	Utility fixtures			X				\$	-
Electrical	Service			X			Rusted panel box needs replaced	\$	2,500.00
	Fixtures			X			All fixtures need replaced	\$	1,500.00
	Visible wiring			X			Total Rewire needed	\$	10,000.00
	Visible Knob&Tube Yes No					X		\$	-
HVAC	Water Heater 1			X			Replacement needed	\$	1,500.00
	Water Heater 2					X		\$	-
	Furnace 1			X			Boiler assumed in poor condition and associated equipment	\$	12,000.00
	Furnace 2					X		\$	-
	Cooling					X		\$	-

LEAD IN WATER DISCLAIMER: ECLB does not test the chemical composition of the water supply in any home. In many older homes, tap water plumbing may contain elements of lead, and water supplies in these homes may also contain lead. Because the Land Bank has not tested this home for the presence or absence of lead or any other contaminants, it makes no claim about such presence or absence. Buyers are responsible for the quality of water in the home and all tests, remediations, or repairs are to be taken on by the buyer at the buyer's expense.

SEPTIC AND WELL SYSTEM DISCLAIMER: ECLB does not test or inspect septic or well systems. However, as part of any Purchase Agreement between a buyer and the Land Bank for a home that treats waste water by septic system, you will be required to ensure the septic system operates in full compliance with State of Pennsylvania, County of Erie, and local regulations. Please be aware that for many homes running on septic systems, after a short period of disuse, failure of some or all parts of the system is possible. It is the buyers responsibility for any cost of repair, replacement, inspections, and/or permits of the septic system as part of any Purchase Agreement you may enter into with the Land Bank.

Plumbing	General			X			Drains & feeds need replaced	\$	10,000.00
	Water supply		X				Appears to be municipality owned		

INTERIOR INSPECTION (Rooms)

Living room	Walls/Ceiling			X			Needs gutted and replacement	\$	5,000.00
	Floor			X			needs replacement heavy water damage	\$	3,200.00
	Built in woodwork			X			needs replaced	\$	2,500.00
	Mantle/Other			X			need replacement	\$	1,500.00
Family room	Walls/Ceiling					X	Un Finished	\$	-
	Floor					X	Un Finished	\$	-
	Built in woodwork					X	Un Finished	\$	-
	Mantle/Other					X	Un Finished	\$	-
Entry	Walls/Ceiling		X				Patch /paint	\$	350.00

	Floor			X		Replacement needed	\$ 750.00
	Built in woodwork		X				\$ -
	Mantle/Other				X		\$ -
Stair	Walls/ceiling			X		Replacement needed	\$ 680.00
	Floor					Refinish/carpet	\$ 850.00
	Built in woodwork		X		X		\$ -
	Mantle/Other				X		\$ -
Bathroom	Walls/Ceiling		X			Patch /paint	\$ 1,200.00
	Floor			X		Replacement needed	\$ 900.00
	Doors			X		Replacement needed	\$ 800.00
	Toilet			X		Replacement needed	\$ 350.00
	Tub/Shower		X			New controls needed	\$ 250.00
	Sink/Vanity			X		Replacement needed	\$ 500.00
Bathroom 2	Walls/Ceiling			X		Replacement needed	\$ 1,200.00
	Floor			X		Replacement needed	\$ 900.00
	Wood Work			X		Replacement needed	\$ 250.00
	Toilet			X		Replacement needed	\$ 350.00
	Tub/Shower				X		\$ -
	Sink/Vanity			X		Replacement needed	\$ 500.00
Kitchen/Laundry	Walls/Ceiling			X		Patch /paint	\$ 1,500.00
	Floor			X		Replacement needed	\$ 1,250.00
	Cabinets Quantity:			X		Replacement needed. Contractor Grade	\$ 5,000.00
	Sink			X		Replacement needed	\$ 400.00
	Countertop			X		Replacement needed	\$ 2,000.00
	Large Appliances Gas / Elec				X		
Bedroom 1	Walls/Ceiling			X		Replacement needed	\$ 1,500.00
	Doors			X		Replacement needed	\$ 800.00
	Closet			X		Replacement needed	\$ 750.00
	Floor			X		Replacement needed	\$ 850.00
Hall	Walls/Ceiling			X		Replacement needed	\$ 950.00
	Doors				X		\$ -
	Closet				X		\$ -

	Floor			X			Replacement needed	\$ 950.00
Bedroom 2,3	Walls/Ceiling			X			Replacement needed	\$ 3,000.00
	Doors			X			Replacement needed	\$ 1,600.00
	Closet			X			Replacement needed	\$ 750.00
	Floor			X			Replacement needed	\$ 2,000.00
Utility	Ceiling /Walls			X			Replacement needed	\$ 2,000.00
	Floor			X			Cleaning needed	\$ 450.00
Other								
Additional Observations:								
COST SUMMARY								
Interior/Cosmetics								\$ 50,230.00
Exterior (incl. landscaping)								\$ 54,550.00
Systems/Mechanicals								\$ 37,500.00
TOTAL								\$ 142,280.00