



Bid Summary Sheet – LEAD Remediation & Healthy Homes Work

Building site:

**627 S. Roberts Rd.
Dunkirk NY, 14048**

An open house walkthrough is scheduled for **Tuesday May 19, 2026 at 2pm.** For questions on the walkthrough or the bid process, contact Gabriel Shields at 716-661-9430 EXT 2254.

Use the attached work specifications to submit your bid.

- Bids are to be received in a sealed envelope with “**627 S. Roberts Rd. Lead Bid**” written on the envelope.

Submission Date: **Bids must be received by Friday May 29, 2026 at 4pm**

Send or deliver completed forms to:

**Chautauqua Opportunities, Inc.
Housing and Community Development
402 Chandler Street
Jamestown, NY, 14701
ATTN: Gabriel Shields**

Bid opening is open to the public and will be on: **Monday June 1, 2026 at 9am**

COI reserves the right to reject any or all bids for the following reasons:

- The bid does not fall within expected cost reasonableness as determined prior to opening of bids + or – 10% of the in-house estimate
- The bid is not received in the manner described above
- The bidder’s availability does not meet the timeframe of the project
- The bidder fails to complete all sections of the bid summation
- The bidder is not in good standing with COI or with the property owner
- The bidder has not Maintained required EPA Certifications and/or Insurances with COI
- The bidder fails to attend the pre-bidding open house

If the winning bidder fails to execute a contract within a reasonable time, COI reserves the right to re-award the bid or solicit new submissions. In certain cases, the property owner can choose a contractor other than the low bid, if the property owner pays the difference in the two bids. All bidders will be notified in writing of the bid award and the reasons for the award (low bid, owner preference, etc.)

Bid Specifications:

Lead Remediation

Rear Foyer:

1. Repaint ceiling
2. Repaint Window #1 Casing, Sill, Apron on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Rear Foyer: \$ _____

Stairwell:

1. Repaint Stair Stringer on All Walls
2. Enclose Stair Risers on Wall A
3. Repaint Baseboards on All Walls
4. Repaint Ledge Apron on Wall C

Total room materials: \$ _____

Total room labor: \$ _____

Total Stairwell: \$ _____

Kitchen:

1. Replace Door #1 on Wall A
2. Replace Door #1 on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Kitchen: \$ _____

Bathroom 1:

1. Repaint Ceiling
2. Replace Door #1 on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Bathroom 1: \$ _____

Dining Room:

1. Repaint Ledges #1, #2 on Wall A
2. Repair or Replace Door #1 Jamb and Stop on Wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total Dining Room: \$ _____

Living Room:

1. Repaint Window #1 Sill, Apron on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Living Room: \$ _____

Sun Room:

1. Replace Door #1 Jamb, Stop, Threshold on Wall A
2. Repaint Ceiling

Total room materials: \$ _____

Total room labor: \$ _____

Total Sun Room: \$ _____

Bedroom 1:

1. Repaint Baseboards on All Walls
2. Repaint Door #1 Casing on Wall B
3. Replace Door #1 stop on Wall B
4. Repaint Closet Door Casing on Wall C
5. Replace Closet Door Jamb

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom 1: \$ _____

Basement Stairwell:

1. Repaint Ceiling
2. Repaint Walls on Wall A,B,C
3. Repaint Ledge on Wall B
4. Repaint Beam side face on Wall C
5. Repaint Trim on Wall C
6. Repaint Stair Baseboard on Wall C
7. Repaint Door #1 Casing on Wall A,C
8. Replace Door #1 Jamb and Stop on Wall C
9. Repaint Beam side face #2 on Wall C
10. Enclose Lower Stair Risers on Wall A
11. Repaint Lower Stair Stringers on Wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Basement Stairwell: \$ _____

Basement:

1. Replace Access panel Door on Wall A
2. Repaint Access panel ledge/threshold on Wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Basement: \$ _____

2nd Floor Hallway:

1. Repaint Ceiling Trim on Wall C
2. Replace Door #1 on Wall A,C
3. Replace Door #1,2 on Wall D
4. Repaint Door #1 Casing on Wall A
5. Repaint Door #1,2 Casing on Wall D
6. Replace Door #1 Jamb and Stop on Wall A
7. Replace Door #1, #2 Jamb and Stop on Wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total 2nd Floor Hallway: \$ _____

Bathroom 2:

1. Repaint Door #1 Casing on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Bathroom 2: \$ _____

Bedroom 3:

1. Repaint Baseboards on All Walls
2. Repaint Door #1 Casing on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom 3: \$ _____

Bedroom 4:

1. Repaint Door #1 Casing on Wall A,C,D
2. Replace Door #1 Stop on Wall D
3. Repaint Closet Door Casing on Wall A
4. Replace Closet Door on Wall A
5. Repaint Closet Ceiling
6. Repaint Closet Walls on All Walls
7. Repaint Closet Trim on All Walls
8. Repaint Closet Baseboard on Wall D
9. Repaint Closet Hook board on Wall B,D
10. Repaint Window #1 Sill,, Apron, Casing, Stop on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom 4: \$ _____

Storage Room:

1. Repaint Door #1 Casing on Wall B
2. Replace Door #1 Stop on Wall B
3. Repaint Baseboard, Quarter Molding on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Storage Room: \$ _____

Bedroom 5:

1. Repaint Baseboards, Quarter Molding on All Walls
2. Repaint Door #1 Casing on Wall C
3. Replace Door #1 Jamb and Stop on Wall C
4. Repaint Window #1, #2 Casing, Sill, Apron on Wall A
5. Replace Closet Door, Door, Jamb, Stop on Wall B
6. Repaint Door #1 Casing on Wall B
7. Repaint Closet interior Door Casing on Wall B
8. Replace Closet Hanger Rod on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom 5: \$ _____

Garage (interior):

1. Repaint Door #1 Frame on Wall B
2. Replace Door #1 Jamb, Stop on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Garage (interior): \$ _____

House (exterior):

1. Enclose or Repaint All Window Casings, Sills on All Walls
2. Repaint Storm Door Casing on Wall A
3. Repaint Foundation on Walls A,B,D
4. Enclose or Repaint Soffit, Fascia on All Walls
5. Enclose or Repaint All Trim on All Walls
6. Replace Window #1-5 (A4,A5,A6,A7,A8) on Wall A
7. Replace Window #1-3 (B1,B2,B3) on Wall B
8. Replace Window #1-3 (D9,D10,D11) on Wall D
9. Repaint Vertical Pipes on Walls C,D

Total room materials: \$ _____

Total room labor: \$ _____

Total House (exterior): \$ _____

Lead Remediation Total:

Total lead remediation materials: \$ _____

Total lead remediation labor: \$ _____

Healthy Homes

Priority #1

Mold and Moisture Issues:

1. Install Gutters/Downspouts on Garage/House
2. Replace tub, shower, surround in Bathroom 1
3. Repair or Replace damaged floorboards in Bathroom 1
4. Provide Dehumidifier in Basement
5. Enclose or Resurface Walls in Bathroom 2
6. Replace flooring in Bathroom 2
7. Repair or Replace Ceiling in Bathroom 2
8. Repair or Replace Closet Ceiling and Walls in Bedroom 1
9. Replace Boarded up Window in Basement
10. Repair or Reinforce crumbling foundation on Wall D of Detached Garage

Total HH Priority #1 materials: \$ _____

Total HH Priority #1 labor: \$ _____

Total HH Priority #1: \$ _____

Priority #2

Electrical Hazards:

1. Repair or Replace Knob and Tube Wiring In Attic and Basement
2. Secure Light Switch box in Basement Stairwell
3. Repair/Enclose Exposed wire in Ceiling of Closet in Bedroom 1
4. Install Ceiling light in Bedroom 5
5. Repair or Replace Electrical junction box in Attic

Total HH Priority #2 materials: \$ _____

Total HH Priority #2 labor: \$ _____

Total HH Priority #2: \$ _____

**Priority #3
Unsafe Structures:**

1. Repair or Replace Roof of Sun Room
2. Repair or Replace Ceiling in Sun Room
3. Repair or Replace Roof of Detached Garage
4. Repair or Replace Fascia of Detached Garage
5. Replace cracked Kitchen window
6. Assess and Secure Asbestos-insulated water pipes in Basement
7. Repair or Replace Ceiling in Bedroom 2
8. Repair or Replace Ceiling in 2nd Floor Hallway
9. Install light in Attic
10. Address natural gas odor in Basement

Total HH Priority #3 materials: \$ _____

Total HH Priority #3 labor: \$ _____

Total HH Priority #3: \$ _____

**Priority #4
Pest Control and Prevention:**

1. Seal/replace slotted roof decking on Wall A

Total HH Priority #4 materials: \$ _____

Total HH Priority #4 labor: \$ _____

Total HH Priority #4: \$ _____

**Priority #5
Improper Ventilation:**

1. Restore Function to Window #1 on Wall B in Living Room
2. Install exhaust fan with exterior vent in Bathroom 1

Total HH Priority #5 materials: \$ _____

Total HH Priority #5 labor: \$ _____

Total HH Priority #5: \$ _____

Healthy Homes Total:

Total healthy homes materials: \$ _____

Total healthy homes labor: \$ _____

Project total:

Total project materials: \$ _____

Total project labor: \$ _____

Permit Fee (if needed) \$ _____

PROJECT TOTAL: \$ _____

Approximate Date when available to start work: _____

After the contract is signed, the Contractor will have 30 days to start work. The Contractor has 10 days to finish the lead work portion of the project, or sooner, unless more time is requested below. Any further time after 10 days will have to be Approved prior to work starting by Housing and Urban Development Grantee.

Additional Days (Lead) _____ Interior Days (Lead) _____

Total Project Days (Lead & H.H.) _____

Contractor Information:

Business Name: _____

Business Address: _____

Business Phone: (____) _____ - _____

Contact Name: _____

Contact E-Mail: _____

Contractor's General Terms and Conditions:

Work covers demolition, renovations, remodeling, and associated work as **noted on bid proposal**.

Comply with codes, ordinances, rules, regulations, orders and other legal requirements of public authorities which bear on performance of work.

Time Management: Do your work during normal working hours (7:00 am – 5:30 pm) unless special arrangements are made with the owner. Once work has begun, plan to remain on the site until completion of contract. Avoid working on holidays.

Protection: Protect other work during cutting and patching to prevent damage. Provide protection from adverse weather conditions for that part of the project that may be exposed during cutting and patching operations. Provide protection of family environment from exposure to harmful conditions and materials. Provide protection to floors, furniture, heating systems, and owner's other personal property.

Cleaning: Make sure to thoroughly clean areas and spaces where work is performed or used as access to work areas, including touch-up painting of marred surfaces. Properly dispose of all materials and construction debris.

The contractor shall limit use of the premises to the work indicated, so as to allow for owner occupancy. Keep existing driveways and entrances serving the premises clear and available at all times. Do not use lawn for parking or storage of materials without prior approval from the owner.

Manufacturer's Instructions: Where installations include manufactured products, comply with the manufacturer's applicable instructions and recommendations for installation, to the extent that these instructions and recommendations are more explicit and stringent than requirements indicated in the contract documents.

It shall be the contractor's responsibility to visit the site where work is to be done and ascertain the extent and the nature of the work involved. No extra cost by the contractor shall be entertained for failure of the contractor to visit the site and determine the job conditions affecting all phases of his work prior to submitting a quote on this project.

Painting- - **The Contractor will use a LEAD barrier compound (LBC) for paint film stabilization as an interim control measure. Previously painted surfaces will be finished with additional coats of paint in a like color.**

Component Replacement- All replacements will include associated hardware new/unused fixtures. **Visible interior wood components must be sanded/finished wood. No rough lumber, OSB, or plywood should be used for visible components.**

Contractor's Duties: Except as specifically noted, provide and pay for:

1. Building permits
2. Proper insurances, including all subs: verified before work starts
3. Enforce strict discipline and good order among employees
4. Do not employ unfit persons, nor persons not skilled in assigned tasks
5. Labor, materials, and equipment
6. Tools, construction equipment, and machinery
7. Other facilities and services necessary for proper execution and completion of the work
8. Pay legally required sales, consumer, and use taxes
9. All buildings constructed pre 1978 contractor must work lead safe and provide an EPA "Renovation Recordkeeping Checklist" for each day worked.
10. **Contractor must have current Liability, Disability and Workers Compensation Insurances on record at COI**
11. **Contractor must be a EPA Lead-Safe Certified Firm and provide Certificates for all workers associated with the project to COI**

All work will be completed according to the Workscope and all local, state, and federal code requirements. Workmanship is to be guaranteed a minimum of twelve (12) months from date of completion. Invoice will be paid after receipt assuming work passes final inspection/clearance testing approvals.

Date: _____

Company name: _____

Signature: _____

Chautauqua Opportunities, Inc. reserves the right to reject any or all bids.

NON-COLLUSIVE BIDDING FORM

Sub-grantee Name: CHAUTAUQUA OPPORTUNITIES, INC.

1. By submission of a proposal, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint proposal each party thereto certifies, as to its own organization, under penalty of perjury, to the best of his knowledge and belief, that:
 - (a) the prices in a proposal have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
 - (b) unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
 - (c) no attempt has been made or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a proposal for the purpose of restricting competition.

2. A proposal shall not be considered for award nor shall any award be made where subdivisions (a), (b), and (c) under item #1 have not been complied with provided, however, that, if in any case, the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the proposal a signed statement which sets forth in detail the reason therefore. Where subdivisions (a), (b), and (c) under item #1 have not been complied with, the proposal shall not be considered for award nor shall any award be made unless COI HOUSING AND COMMUNITY DEVELOPMENT (HCD) determines that such disclosure was not made for the purpose of restricting competition.

3. Any proposal hereafter made to HCD by a corporate bidder for work or services performed or to be performed or for goods sold or to be sold, where competitive bidding is required by statute, rule, or regulation, and where such proposal contains that certification referred to in subdivision (a) of item #1, shall be deemed to be authorized by the Board of Directors of the bidder, and such authorization shall be deemed to include the signing and submission of the proposal and the inclusion therein of the certificate as to non-collusion as the act and deed of the corporation.

Bidder name: _____

Address: _____

License #(s) to conduct business in NYS and/or NYC, if applicable:

Name: _____ Title: _____

Signature: _____ Date: _____

Lead Hazard Remediation Plan

Refer to attached XRF Lead Paint Inspection Reports. The full inspection with negative and positive results AND the positive only results are available directly following this plan.

Location of Hazard (Interior/Exterior & Room#/name)	Type of Lead Hazard (Dust, paint, or soil)	Structure/Feature (window, wall, door, trim, etc.)	Wall A B C D	Substrate (wood, plaster, drywall, etc.)	Condition (Intact or Deteriorated) D or I (Dust – Failing Value)	Recommended Control (Abatement or Interim Control) A or IC	Remediatio n Action Required **
Rear Foyer	Paint	Ceiling		Drywall	D	IC	Repaint
		Window #1 casing, sill, apron	B	Wood	D	IC	Repaint
Stairwell	Paint	Stair stringer	-	Wood	D	IC	Repaint
		Stair risers	A	Wood	D	A	Enclose
		Baseboards	All	Wood	D	IC	Repaint
		Ledge apron	C	Wood	D	IC	Repaint
Kitchen	Paint	Walls	A, C, D	Composite Paneling	I	IC	Monitor
		Door #1	A	Wood	D	A	Replace
		Door #1	B	Wood	D	A	Replace
Bathroom 1	Paint	Ceiling	-	Plaster	D	IC	Repaint
		Walls	A, B	Enclosed	I	IC	Monitor
		Door #1	B	Wood	D	A	Replace
Dining Room	Paint	Radiator elbow connection	B	Metal	I	IC	Monitor
		Ledges #1, #2	A	Wood	D	IC	Repaint
		Door #1 jamb, stop	D	Wood	D	A	Replace
Living Room	Paint	Radiator elbow connection	A	Metal	I	IC	Monitor
		Wall	B	Drywall	I	IC	Monitor
		Window #1 sill, apron	B	Wood	D	IC	Repaint
Sun Room	Paint	Door #1 jamb, stop, threshold	A	Wood	D	A	Replace
		Ceiling	-	Drywall	D	IC	Repaint
		Radiator elbow connection	A	Metal	D	IC	Monitor
		Walls	All	Drywall	D	IC	Monitor
		Ceiling	-	Plaster	D	IC	Repaint
Bedroom 1	Paint	Baseboards	All	Wood	D	IC	Repaint
		Door #1 casing	B	Wood	D	IC	Repaint
		Door #1 stop	B	Wood	D	A	Replace
		Closet door casings	C	Wood	D	IC	Repaint
		Closet door jamb	C	Wood	D	A	Replace
		Ceiling	-	Plaster	D	IC	Repaint
Basement Stairwell	Paint	Walls	A, B, C	Plaster	D	IC	Repaint
		Ledge	B	Wood	D	IC	Repaint
		Beam side face	C	Wood	D	IC	Repaint
		Trim	C	Wood	D	IC	Repaint
		Stair baseboard	C	Wood	D	IC	Repaint
		Door #1 casing	A, C	Wood	D	IC	Repaint
		Door #1 jamb, stop	C	Wood	D	IC	Repaint
		Beam side face #2	C	Wood	D	IC	Repaint
		Lower stair risers	A	Wood	D	A	Enclose
		Lower stair stringers	A	Wood	D	IC	Repaint
		Basement	Paint	Access panel door	A	Wood	D
Access panel ledge/threshold	A			Wood	D	IC	Repaint
2 nd Floor Hallway	Paint	Ceiling trim	C	Wood	D	IC	Repaint
		Doors	A, C, D1, D2	Wood	D	A	Replace
		Door casings	A, D1, D2	Wood	D	IC	Repaint

2 nd Floor Hallway	Paint	Door jambs, stops	A, D1, D2	Wood	D	A	Replace
Bathroom 2	Paint	Door #1 casing	B	Wood	D	IC	Repaint
		Radiator elbow connection	A	Metal	I	IC	Monitor
Bedroom 3	Paint	Baseboards	All	Wood	D	IC	Repaint
		Door #1 casings	B	Wood	D	IC	Repaint
Bedroom 4	Paint	Door #1 casings	A, C, D	Wood	D	IC	Repaint
		Door #1 stop	D	Wood	D	A	Replace
		Closet casing	A	Wood	D	IC	Repaint
		Closet door	A	Wood	D	A	Replace
		Closet ceiling	-	Wood	D	IC	Repaint
		Closet walls	All	Wood	D	IC	Repaint
		Closet trim	-	Wood	D	IC	Repaint
		Closet baseboard	D	Wood	D	IC	Repaint
		Closet hook board	B, D	Wood	D	IC	Repaint
		Window #1 sill, apron, casing, stop	B	Wood	D	IC	Repaint
		Storage Room	Paint	Door #1 casing	B	Wood	D
Door #1 stop	B			Wood	D	A	Replace
Baseboard, baseboard shoe/ quarter molding	B			Wood	D	A or IC	Replace or Repaint
Radiator elbow connection	D			Metal	D	IC	Monitor
Bedroom 5	Paint	Baseboards, baseboard shoes/quarter molding	All	Wood	D	IC	Repaint
		Door #1 casing	C	Wood	D	IC	Repaint
		Door #1 jamb, stop	C	Wood	D	A	Replace
		Radiator elbow connection	A	Metal	I	IC	Monitor
		Window #1, #2 casing, sill, apron	A	Wood	D	IC	Repaint
		Closet Door, jamb, stop	B	Wood	D	A	Replace
		Door #1 casing	B	Wood	D	IC	Repaint
		Closet interior door casing	B	Wood	D	IC	Repaint
Garage (interior)	Paint	Closet hanger rod	B	Wood	D	A	Replace
		Door #1 frame	B	Wood	D	IC	Repaint
		Door #1 jamb, stop	B	Wood	D	A	Replace
House (exterior)	Paint	Windows exterior casings, sills (sunroom ext)	A, B, D	Wood	D	IC	Repaint
		Storm door casing	A	Wood	D	IC	Repaint
		Foundation	A, B, D	Wood	D	IC	Repaint
		Soffit, Fascia	All	Wood	D	A or IC	Enclose or Repaint
		Trim	All	Wood	D	IC	Repaint
		Window #A4	A	Wood	D	A	Replace
		Window #A5	A	Wood	D	A	Replace
		Window #A6	A	Wood	D	A	Replace
		Window #A7	A	Wood	D	A	Replace
		Window #A8	A	Wood	D	A	Replace
		Window #B1	B	Wood	D	A	Replace
		Window #B2	B	Wood	D	A	Replace
		Window #B3	B	Wood	D	A	Replace
		Window #D9	D	Wood	D	A	Replace
		Window #D10	D	Wood	D	A	Replace
Window #D11	D	Wood	D	A	Replace		
Vertical pipes	C, D	Metal	D	IC	Repaint		

*See description for abatement or interim control in the Lead Hazard Control Options section. Costs to address lead hazards can vary. Generally, abatement methods are considerably higher than those of interim control. Dust hazards for windows will be addressed during the abatement process by cleaning and/or finishing all horizontal surfaces.

** Remediation Action is based upon the surface and condition of the substrate. Friction and Impact surfaces require abatement action with paint removal, replacement, encapsulation, or enclosure. Other surfaces may be remediated through interim controls, such as paint film stabilization. When a surfaces substrate is damaged, it must be repaired or replaced.

NOTES

Risk Assessor, Jeffrey Mitchell, notated the following from inspection on October 5, 2022:

No surprises in this home. However, closets and storage room are packed full of clutter and large containers/totes. You will notice shots missing in these areas, and it is simply because these shots could not be taken due to obstacles in the way.

Where the rooms do not have wall shots at all, it is because some rooms were covered in composite wood paneling and trim (no paint), so these surfaces were not shot.

-Rear foyer, bathroom 1, bedroom 1, stairwell, Bedrooms 4 and 5, storage room.

All the windows and components (all negative for lead) in the sun room on walls A, B, and D are identical with the same paint histories. There are 11 windows total on these three walls. The top casing, sills and aprons are continuous along the span of each wall of windows. However, the lone window on Wall C tested positive on the sash components.

Risk Assessor, Sarah Mott, notated the following from inspection on October 3, 2025:

Kitchen walls are covered in paneling and well intact.

Lone wall in Living Room (wall B) tested +LBP but is intact and will require monitoring.

Bathroom 1 walls are covered in a laminate paneling.

Home was a recipient of weatherization through COI, door in basement stairwell is completely blocked off

Healthy Homes Supplemental Workplan

Status is documented as: NOT-ASSESSED IDENTIFIED
 Assessed & No IDENTIFIED &
 hazard addressed

Resident Name: Melissa & Robin Boehm Inspector Name: Darrick Christodaro
 Resident Address: 627 South Roberts Rd, Dunkirk, NY 14048 Date of Inspection: 10/03/2025

Age of property: 1897	Property type: Single/Residential	Total # of rooms: 14	Bedrooms: 5
Rent/Own: Own	Rent Amount: \$480		

<u>Hazard</u>	<u>Status</u>	<u>Action Required</u>
CO/Smoke Detectors	Hazard Identified	Replace and install new smoke/CO detectors as needed.
Mold & Moisture Issues	Hazard Identified	Priority #1: Install exterior gutters/downspouts (house & garage) as needed. Replace tub/shower (and wall panels) in Bathroom 1. Repair water damaged floorboards in Bathroom 1 as needed. Provide basement dehumidifier. Resurface walls in Bathroom 2 (deteriorated wall paper). Replace vinyl floor in Bathroom 2. Repair sagging ceiling in Bathroom 2. Assess/repair water damage to closet ceiling and walls in Bedroom 1. Replace boarded Basement window. Repair/reinforce crumbling foundation, Detached Garage (D wall).
Pest Control & Prevention	Hazard Identified	Priority #4: Seal/replace slotted roof decking (A wall).
Electrical Hazards	Hazard Identified	Priority #2: Evidence of knob/tube wiring (assemblies) in Attic & Basement: assess and address as needed. Secure Basement Stairwell light switch box to wall. Cover exposed closet, ceiling light wires in Bedroom 1. Install ceiling light in Bedroom 5 (wires present & exposed). Assess electrical junction box in Attic (entrance) and address as needed.
Safety from Intruders	Hazard Identified	Replace broken window pane on door to Detached Garage (B wall).
Temperature Extremes	Hazard Identified	Repair crack/hole in closet ceiling corner, Bedroom 2.
Falls	Hazard Identified	Secure Basement Stairwell handrail to wall. Replace missing floor slats in Storage Room.
Fire Hazards	Hazard Identified	Provide fire extinguishers as needed. Repair sagging door frame in Bathroom 2 to allow door to fully close. Repair sagging door frame in Bathroom 3 to allow door to fully close.
Lead-Based Paint	Hazard Identified	See LIRA Report regarding components and surfaces to be abated.

Radon	Assessed & No Hazard	None
Unsafe Structures	Hazard Identified	Priority #3: Repair/replace Sun Room roof & interior ceiling. Repair/replace Detached Garage roof and fascia. Replace cracked Kitchen window. Replace two cracked Sun Room windows (B & D walls). Asbestos-insulated water pipes in Basement: verify bubble wrap is secure, address as needed. Repair damage to drywall ceiling in Bedroom 2. Assess 2 nd floor Hallway ceiling and repair as needed. Install light in the attic. Assess faint natural gas odor in Basement by heating units and address as needed.
Improper Ventilation	Hazard Identified	Priority #5: Restore function to Living Room window, A wall (painted shut). Install ceiling fan (exterior exhaust) in Bathroom 1.
Inadequate Plumbing	Hazard Identified	Remedy internal water leak in toilet, Bathroom 1.
Environmental Tobacco Smoke Exposure	Assessed & No Hazard	None

Additional Healthy Homes Issues Identified:

1. Fasten separating door frame to wall, Kitchen into Rear Foyer (B2).
2. Fasten separating door casing and jamb, Dining Room (C).
3. Fasten separating ceiling trim segments, Living Room.
4. Replace vinyl floor, Bedroom 5.

[Questions/Concerns/Revisions]

- No heat (radiator absent) in Bedroom 2 (child's)—must use space heater.
- Advise on safe power strip usage (Bedroom 3, Bedroom 4, Bedroom 5)
- Attic difficult to navigate due to haphazard arrangement of insulation and no visible floor (limited headroom).

627 S. Roberts Rd.

Dumont, NJ

SBL: 7916-5-2

10/3/25 STM

NOT TO SCALE

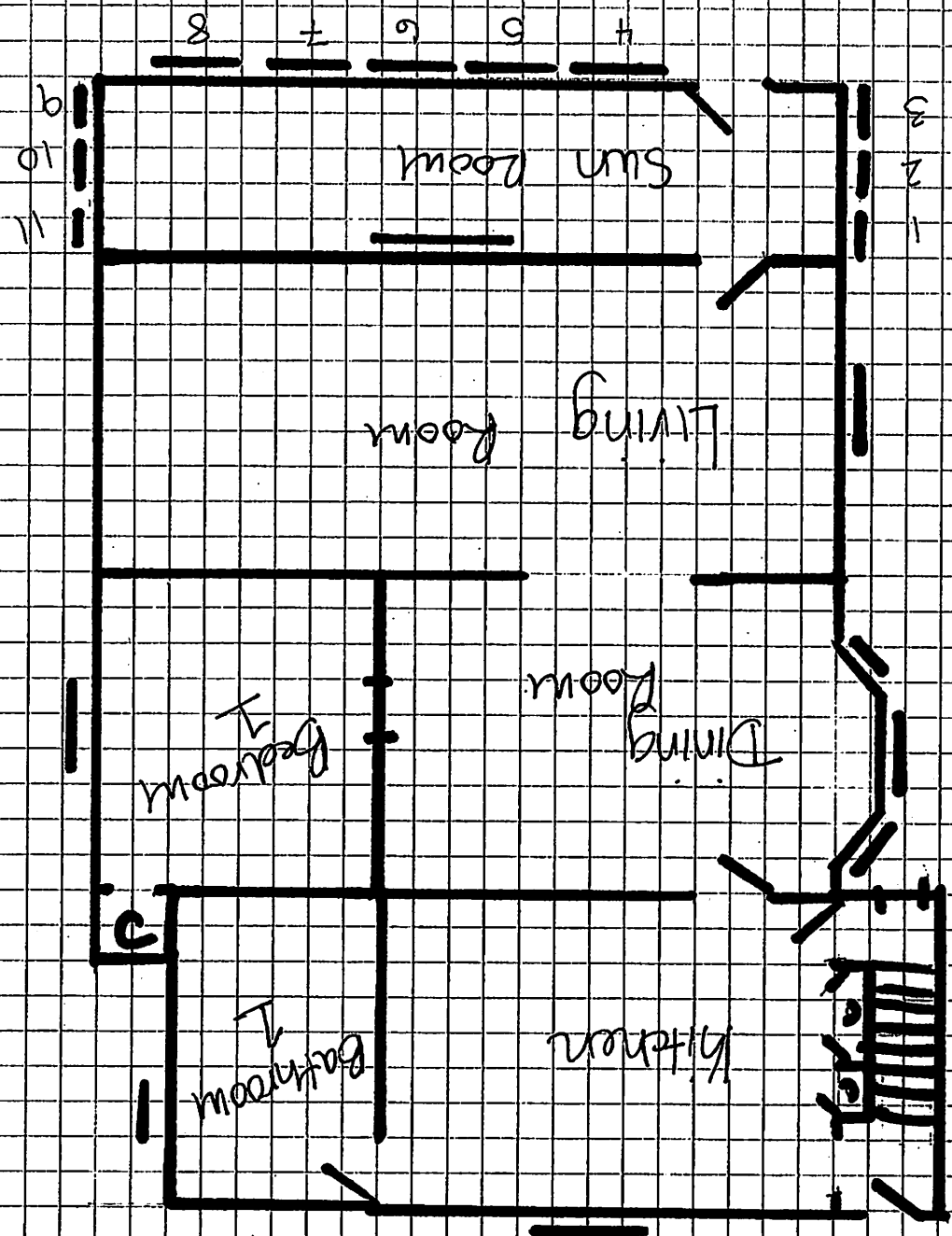
1st floor

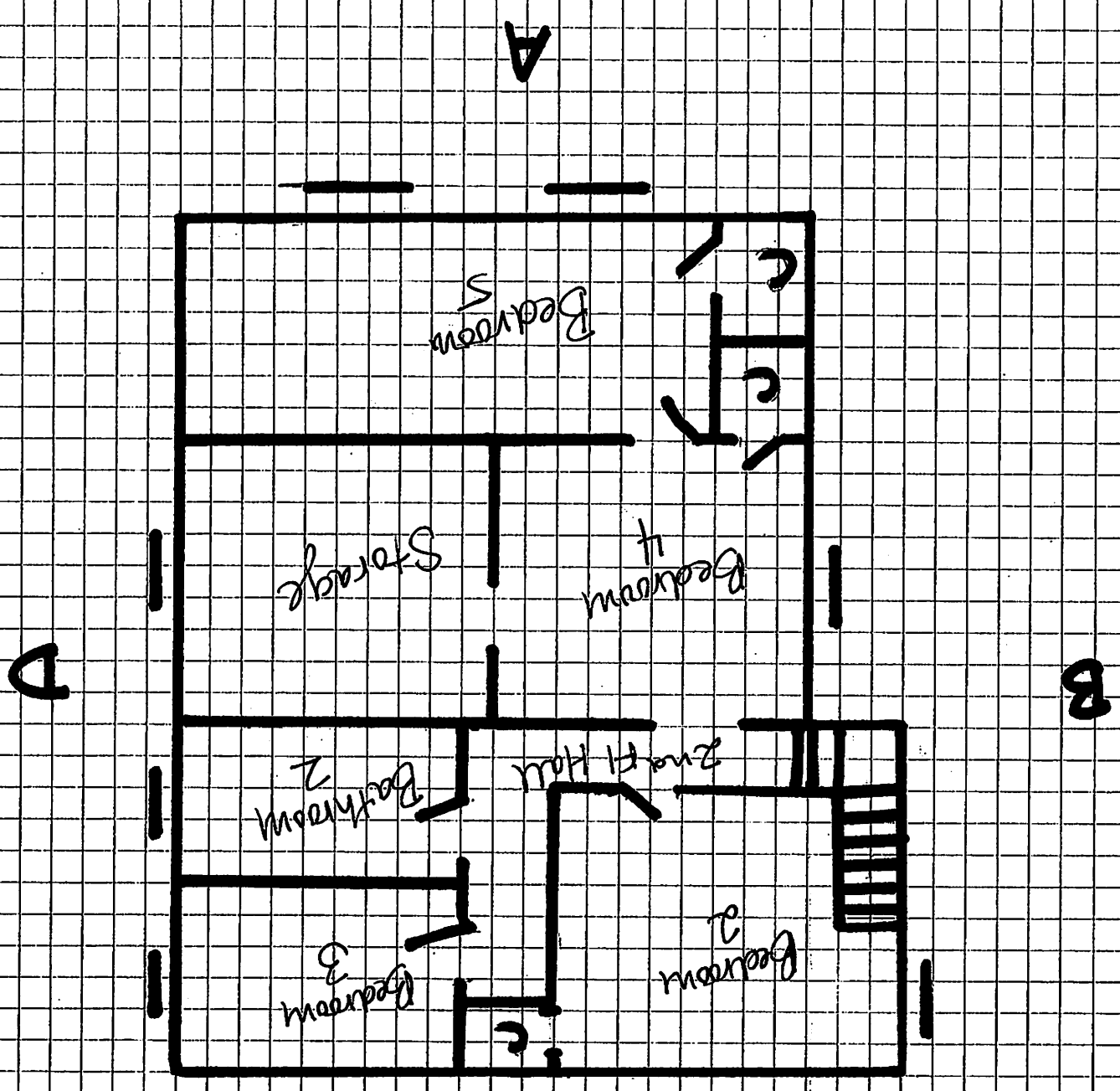
C

D

B

A





627 S. Roberts Rd.
 Dunkirk, NY
 SBL: 79.14-S-2
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 NOT TO SCALE

2nd Fl.

627 S. ROBERTS DUNKIRK NY 14048

HUD #2022-33

