

KELLY ENGINEERING, P.C.
P.O. Box 205, 6 North Main Street
Liberty, New York 12754
(914) 292-0094

PROJECT:

91 P 61 - Claude Simon

House Inspection

INVOICE:

92 P 61 - 1

PERIOD:

11/8/91

TO:

11/29/91

DATE:

12/4/91

SERVICE THIS PERIOD:

\$450.00

DIRECT EXPENSE THIS PERIOD:

\$ 0.00

TOTAL DUE THIS PERIOD:

\$450.00

TOTAL PREVIOUS INVOICES:

\$ 0.00

TOTAL BILLED TO DATE:

\$450.00

PREVIOUS PAYMENTS:

\$ 0.00

CURRENT PAYMENT DUE:

\$450.00

12/8/91
POA # 385

KELLY

Engineering, P.C.

December 2, 1991

Mr. Claude Simon
160 Madison Avenue
4th Floor
New York, New York 12754

Re: House Inspection
Tonjes Road
Town of Delaware
S-5, B-1, L-10.2

Dear Mr. Simon:

Per your request, we inspected the referenced structure on November 13, 1991. The following summarizes our findings:

1. House Exterior:

In general the exterior of the house and grounds are in good condition. The foundation of laid stone with parged sections is in good condition. A spot of the foundation on the left side of the house near an apparent addition shows some movement in the stones and should be parged to prevent additional shifting. The existing access door from the outside to the basement shows weathering and should be replaced. The house exterior finish is vinyl siding and is in good condition. The soffits and trim are vinyl and appear to be in good condition. The asphalt roof shingles are in fair condition; however, some sections show weathering and a need for replacement. All gutters and leaders seem to be in good condition (except the back gutter off the work shop which is rusted away) but the runoff should be directed further away from the foundation.

The exterior chimney is constructed with a poured concrete lower section and a masonry block top half and appears to be in good condition.

The front porch, which is constructed out of wood, appears to be in fair condition (some isolated areas appear to be rotting) and it is apparent that some areas have been replaced. The side porch is also of wood construction and appears to be in good shape. The walkways are made of concrete slabs and are in fair condition with some cracks and heaving apparent.

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The rear work shop section is wood construction with a brick finish on the rear wall. The bricks need repointing and the brick wall is separating from the wood stud wall. The rolled shingled roof needs to be replaced.

All windows in the house are old wooden double hung, single glazed windows with storm window inserts. Air infiltration is apparent.

The lawn appears to be well drained. The existing two chambered spring house is constructed with a concrete foundation wall and wood studded construction above grade. The structure appears to be in good condition, however, the existing vents should be screened to prevent contamination. The old spring house adjacent to it appears to be near collapse condition.

The existing lightning ground wire near the rear right corner needs to be connected.

2. Interior:

The house is structurally sound and in good condition for its age. As with most structures of this age, it is out of square and plumb and the floors contain a slight slope.

All the floors in the house are hardwood and are in excellent condition. The walls in the old section of the house are plaster lath construction and appear to be in good condition. However, the existing wall paper at several points is separated from the wall and is cracked. There is evidence of insulation installment in the old walls. The walls in the new section of the house are gypsum board and have not been finished.

The kitchen contains an electric and wood stove. These and all other appliances appear in good condition. The cabinets provided are in good condition. No leaking is evident in the sink area. The existing ceiling light did not work.

The bathrooms are in good condition and show no signs of leakage. The downstairs bathroom does not have an outlet but there is a wire hanging by the mirror for an apparent outlet. The outlet in the upstairs and downstairs bathrooms and kitchen should be a ground fault circuit.

The sleeping area, living room and dining room are in good condition. There is a cracked window pane in the dining room and there is some minor spots on the ceilings of the second floor sleeping rooms which result from water seepage from the roof (as previously mentioned regarding the weathered shingle areas).

There is no insulation provided between the first floor and the basement.

There is a small number of outlets throughout the house with an average of two (2) per room.

3. Basement

There are three (3) separate basements provided, two with access from the interior of the house. The stairs to the basement from the first floors are in fair condition and should be reinforced. The basements are not finished and consist of laid stone walls and a concrete floor.

The domestic water system consists of a spring house, shallow well pump, pressure tank and a filter. There is also a disinfection system provided with a metering pump and solution tank. It is suggested that it should be replaced with a small ultraviolet disinfection unit. Domestic hot water is supplied by a gas furnace.

The heating system is forced hot air heated by a oil burner and appears to be in good condition.

The electric service is run through a small electric panel and appears adequate. The fact that fuses are laying next to the panel suggests that at times the system is overloaded. If future loads are expected to increase, additional outlets are planned or a line is expected to be provided to the barns, the service should be increased.

There is a laundry room provided in the basement and the existing elevated wood floor shows signs of deterioration.

The rear work shop off the basement is in poor condition from a massive water problem. The floor is rotten and must be replaced. The roof does not appear to be strong enough construction, shows signs of water damage and should be replaced.

4. Barns

The barn closest to the house appears to be in fair condition. The foundation is constructed of laid stone except for a section of the right side which has been replaced with concrete blocks. The rear right corner section of the laid stone foundation appears to have been pulled out to allow the replacement section to be installed and currently the rear corner is shored up bearing on the concrete block wall. The foundation wall should be restored along the rear section where it was pulled away and we can not be sure if the laid stone wall

can be moved back.

The barn's exterior is asbestos shingles and is in fair condition with some signs of mildew. The wood trims, fascias and soffit are in fair condition and should be repainted. The roof shingles are in fair condition. The gutters and leaders are functioning but it is suggested to pipe the runoff further away from the structure.

The ground wire on the front right corner of the house needs to be connected.

The interior structural design of the barn is impressive. The network of beams, cables, and bearing walls shows a true knowledge of proper construction.

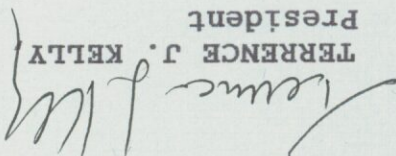
The interior is gypsum board walls and is not finished. The floors are hard wood and appear to be in good condition. There is one case of minor water leakage from the roof which results from the condition of shingles.

The structure appears to be wired for lighting and outlets however, no fixtures are present and proper installation cannot be checked. As previously stated, if the additional electric load is anticipated to the barn, it may be necessary to increase the incoming service to the property.

The other barn is in good condition. The exterior is wood planks with a laid stone foundation and both appear in good condition. The roof has recently been replaced and is in excellent condition. The interior structural beams, walls and floors appear to be in good condition and show no signs of rotting or infestation.

If you have any questions or comments, please feel free to contact me.

Sincerely yours,


TERRENCE J. KELLY
President
P.E.

CN/11W