

TRI-STATE ENGINEERING, P.C.
HOME INSPECTION PROFESSIONALS

Report No. 11-1225

INSPECTION REPORT
Of
1300 ALBANY POST ROAD
CROTON-ON-HUDSON NEW YORK
For
VILLAGE OF CROTON-ON-HUDSON

Prepared by: _____

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Date: September 21, 2011

*Re: Inspection Report – 1300 Albany Post Road
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1.0 GENERAL

The subject property includes three lots totaling 15.69 acres. Structures on the property include the following:

1. Main house - The main house is a two story structure finished with glass window walls at the upper floor and a masonry block foundation. The home is heated by an oil fired hydro-air heating system. Central air conditioning is also installed. This building is reported to have been built in 1967.
2. Two car garage with attached shed - Concrete and masonry block foundation walls with wood framed shed style asphalt shingle roof. This structure is reported to have been built in 1974.
3. Metal three car garage - Pre-engineered metal building supported by slab on grade foundation.
4. Shed/Office - Prefabricated wood structure supported on wood joists and blocks.
5. One car garage - Prefabricated wood structure supported on wood joists and blocks.
6. Quonset Hut garage - Pre-engineered metal structure supported by slab on grade foundation.
7. Mobile Home - Two bedroom unit supported on original metal frame and masonry piers. Unit is heated by an oil fired warm air heating system.

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The following is a partial list of items found. Please note that this list is not inclusive of all findings and must be used with caution. This list is not to be considered the most significant items or a priority list. Review report for complete findings:

Main House

1. A 1,000 gallon underground oil storage tank is located at the north side of the house for the oil fired heating system. The tank is reported to have failed a tightness test. Tank must be addressed in accordance with the requirements of the NYSDEC and Westchester County Department of Health prior to closing.
2. The home is serviced with an on-site septic system. For assurance that the septic system is in proper working condition, we recommend having a full evaluation performed by a septic specialist prior to closing. This should include inspection of the tank and distribution boxes.
3. Sections of the deck at the perimeter of the home are rotted. Wood is not pressure treated type. Deck is installed without safety railings. Replacement of entire deck is recommended due to rot and safety issues. Installation of a railing will be required during up-date.
4. Re-setting uneven flagstones at the entry walk steps is recommended.
5. Pointing maintenance is recommended at the flagstone entry walk and patio.
6. Trees at the perimeter of the home are overhanging the roof. Removal or cutting back limbs is recommended.
7. Re-sealing the roof with an aluminized coating is recommended at this time. Gutters and leaders also need cleaning.
8. Seal open joints at the chimney flue penetrations at the top of the chimney.
9. Replace rotted siding at east side of roof chimney.
10. Up-dating the exterior outlets to GFCI type is recommended.
11. Rotted wood siding at the entry area should be replaced as part of normal building maintenance.
12. Air conditioning compressor units are past their normal service life.

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13. The three air handlers are past their normal service life.
14. Exterior glass at window walls and sliding doors should be tempered type for safety.
15. The structure has been treated for termites.
16. The main electrical panel for the main house is manufactured by Federal Pacific. This type of panel has had a problematic history and should be considered a safety hazard. Replacement of panel is recommended.
17. The HVAC system for the lower level was not functional.
18. Up-dating the open railing at the spiral stairs is recommended for safety.
19. The propane fireplace at the lower level was not tested. A 20# propane tank is installed in the boiler room for the fireplace. Tank must be removed for safety.
20. Unit heaters at the lower level bedroom were not functional.

Two Car Garage with Storage Area

21. Cut back vegetation from walls and roof.
22. Erosion was noted on the right side of the garage. Improving drainage is recommended.
23. Termite damage was noted at the front framing members of the garage.
24. Plumping was shut off and not tested.
25. Openings in the electrical panel should be sealed for safety.
26. Window over sink is broken.
27. The masonry wall at the left side of the garage has slightly buckled inward. Wall must be monitored for further movement and repaired as required. Removal of the tree adjacent to the left foundation wall is recommended. Sectional rebuilding or reinforcing of wall should be anticipated.
28. An open well casing is located to the northeast of the garage. Well casing should be sealed to prevent possible ground water contamination.

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Mobile Home

- 29. The structure is generally in fair condition.
- 30. Vinyl skirt is in poor condition.
- 31. Crawl space under structure should be cleaned out and covered with plastic and crushed stone.
- 32. Sections of the roof have buckled.
- 33. Status of sanitary system is unknown.

Three Bay Metal Garage

- 34. The building leaks at its perimeter onto the concrete floor.
- 35. Rust was noted at the base of the wall panels.
- 36. Metal roofing is sagging due to age and normal wear and tear.

Quonset Hut

- 37. Remove tree and electric at rear left corner.
- 38. Building leaks at perimeter onto concrete floor.

Shed Office

- 39. Remove vegetation between buildings.

One Car Garage

- 40. Termite infestations noted at rear wall.

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Site

41. The main service is located in a metal panel on the east side of the property. A hole has been cut into the metal panel door. The main electrical service breaker is broken. The main panel cover is not properly installed. A nest was noted inside the panel. Installation of a new weatherproof enclosure/cabinet is recommended due to the hole cut into one of the doors. Up-dating service panel is also recommended.
42. A pond is located on the subject property. Inspection and/or testing of pond water is not included herein.

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2.0 EXTERIOR

2.1 Property Drainage

General Maintenance

Proper ground and surface water drainage is important to help minimize water entry into the lower level areas of the structure and minimize water accumulation around structure's foundation.

For proper drainage, all ground surfaces and surface water must be diverted away from the perimeter of the structure and its foundation walls.

As a general guide, a dense growth of vegetation should be planted and maintained at all sloping areas to minimize ground erosion. (i.e., grass, pachysandra, shrubbery, etc.).

Some surrounding yard areas are situated higher than the ground adjacent to the structures as follows:

- North side of Main House
- North and east sides of Mobile Home
- North and east sides of Quonset Hut

Filling-in of low soil areas and/or re-grading at areas sloping towards the structure is required. Do not allow any water to pond next to the structure.

For proper drainage control, ground surfaces under deck areas of the Main House should be sloped away from the structure. A plastic sheet should also be installed over the ground surface under the deck area, and then covered with approximately two inches of crushed stone. This also applies to the area under the Mobile Home.

Rock Outcrops

Rock outcrops were noted on the property and may spill water through the rock strata/fissures toward the home and its foundation.

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2.2 Paved Areas

Driveway

The driveway surface to this property is paved with asphalt. Drive surface is in fair condition with some maintenance/repairs required:

- filling in holes and depressions
- repairing of cracks

Note: Asphaltic sealer should be applied every 4 to 5 years to preserve and enhance lifespan of asphaltic drive surfaces. This also applies to new driveway surfaces.

Drive does not need sealing at this time.

Walk Material

Entry walk at the Main House is flagstone and in fair condition. Various walk maintenance/repairs are needed:

- Rake all joints clear of dirt and vegetation and fill with new mortar (pointing maintenance)
- Re-leveling of uneven areas at steps.

Walk to the Mobile Home is flagstone. Re-setting walkway is required due to uneven areas.

Installation of additional walks is recommended to the out buildings on the property.

Patio Condition

The flagstone patio installed at the south side of the Main House is generally in good condition. Pointing maintenance is required.

Wood platform and steps on the south side of the patio have not been maintained.

Wood Deck

A wood deck/walkway has been installed at the perimeter of the home. Deck is wood framed supported by steel girders. Sections of the decking, joists, sills of the deck are rotted. Replacement of the entire deck is recommended due to noted rot and safety issues. Installation of a railing will be required during up-date.

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Deck Flashing

Flashing was not visible at the intersection of the deck to the home. The lack of flashing can allow water to seep between the deck and the home and cause wood rot. Further investigations are required to determine if flashing has been installed.

Treating Wood Deck

Stained/painted wood decks require a refinishing every 4 to 5 years. Decking does not need re-finishing at this time.

2.3 Landscaping

Lawn area should be kept vegetated at all times with grass or some type of vegetation to prevent erosion.

All shrubbery and trees should be kept trimmed away from the exterior of the structure, roofing surfaces, and any power, telephone, and cable lines on the property.

Keep ground cover trimmed a minimum of 8 to 10 inches away from the foundation walls and siding areas.

Landscaping at the perimeter of the home is in fair condition. Some shrubbery and trees are overgrown and require trimming/pruning.

Keep tree branches trimmed back off roof line. Any existing dead trees or branches should be removed. Annual inspection of trees is recommended. The services of a tree specialist are recommended.

Ivy

Do not let ivy grow on the structures. Ivy will embed itself on the wall surfaces and can cause damage to the siding and trim. Undersides of ivy or wall covering were not fully visible at these areas. Removal of ivy/vegetation is required at the west side of the Two Car Garage.

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2.4 Exterior Siding & Trim

Main House

The exterior walls of the Main House are finished with insulated glass walls with aluminum frames. A standing seam mansard roof is installed at the perimeter.

The front southeast corner of the lower level is finished with stone siding and is generally in good condition. Typical maintenance for this type of siding includes pointing (filling of open mortar joints and cracks) every 5 to 6 years. Pointing maintenance is not required at this time.

Wood wainscoting siding is installed at the entry door and is in fair condition. Rotted sections at the base of the siding and over the entry door require sectional replacement.

Mobile Home

Exterior walls have been finished with aluminum siding and are generally in fair condition. Repairs are required at loose sections of the siding and vinyl skirt.

Some exterior areas need caulking update at siding to dissimilar material intersections, siding to window/door intersections, etc.

Wood

Exterior walls at the Shed/Office and One Car Garage are finished with T1-11 type siding and are generally in good condition. These structures appear to be prefabricated type.

Re-finishing of exterior wood siding and trim is typically required every five years. Re-finishing is not required at this time.

Note: Homes built before 1978 may contain lead paint on both interior and exterior surfaces.

Some exterior areas need caulking update at siding to dissimilar material intersections, siding to window/door intersections, etc. This work is typically completed during painting up-dates.

Structural integrity of framing and sheathing behind the siding areas could not be fully determined without siding removal.

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Wood Rot

Exterior wood trim at windows, doors, soffits, eaves, fascias, etc., are in generally fair condition. Exterior trim areas, where accessible from ground level, were probed for wood rot. Wood rot was noted at the following spot checked areas:

- Wood deck and supports at the Main House
- Wainscoting at the lower level entry area of the Main House
- Fascias at the Two Car Garage with storage area

Note: Be advised that every square inch of wood could not be probed or checked from accessible grade areas.

Some areas were not visible and/or accessible due to the presence of:

- Shrubbery
- Ground cover

Metal Siding

Siding at the Quonset Hut is metal type and in good condition.

Siding at the Three Bay Garage building is in fair condition. Building is aged and shows signs of rust at the base perimeter of the building.

2.5 Roofing

Asphalt

Roofing material at the Two Car Garage, Shed/Office, and One Car Garage are asphalt shingle. Normal life span for this type of roofing material is 17 to 20 years. Roofing appears to be in fair condition, and is within its normal lifespan.

Flat Roof Area

Flat roofing surfaces of this type have a 10 to 12 year lifespan.

Roofing at the Main House is built-up type and in fair condition. Re-coating roofing with an aluminized paint is recommended at this time. Ponding was noted at low lying areas of the roof. Roofing material is at the end of its useful life.

Roof at the Mobile Home is single ply rubber type. Roofing appears to be in fair condition, and is within its normal lifespan.

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Stripping Roof

Three roofing surfaces have been installed on the Two Car Garage structure. Removal of all existing roofing material is required prior to the installation of any new material. This will extend the life of the new surface and reduce weight on the structural members. Sectional up-dating of plywood sheathing is typical during roof up-date, and should be anticipated.

Flashing

Visible roof flashing is in serviceable condition. Please note that sections of the flashings are covered with roofing material and are not visible. Check flashings annually as part of the roof inspection, and repair accordingly. Vulnerable roof flashing areas include:

- Roof/chimney intersections
- Roof pipe vent intersection
- Roof valley joints

Roof Gutters & Leaders

Roof gutters and leaders have been installed at the Main House and detached Two Car Garage. Gutters at the Main House are built-in type with two aluminum leaders at the rear of the building. Gutters were clogged at the time of our inspection and need to be cleaned.

Existing gutters and leaders should be cleaned several times each year (late spring and late fall). Underground drainage piping is installed at some roof leaders. This is important for removing water away from the structure. Check for good leader base outflow at cleaning periods. Discharge locations were not verified as part of this inspection and should be reviewed with the owner prior to closing. Periodic cleaning of drainage pipes and/or replacement of drywells will be required as part of normal maintenance.

Note: Always keep in mind that all roof water must be diverted away from the structure and its foundation walls.

Chimney

Roof chimney at the Main House is enclosed in wood siding. Chimney maintenance/repairs are needed:

- Replace rotted section of wood siding at the east side of the chimney
- Seal open joint at the flues to crown
- Install chimney caps

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3.0 INTERIOR ITEMS

3.1 Walls, Ceilings & Floors

Walls and Ceilings

Interior finishes at the Main House have generally been maintained. Walls and ceilings are of plasterboard construction and are generally in sound condition. Cracking and seam joints, common to this type of construction, were noted. This type of cracking is typical for a structure of this type and is not of a major structural concern.

Note: Structures built before 1978 probably contain lead-based paint (LBP). Varnished and wood floor coating can also be lead-based. All painted surfaces in structures built prior to 1978 should be assumed to contain lead paint until proven otherwise. Painted surfaces must be maintained in good intact condition, free of chipping and peeling paint. Information regarding LBP is available from the National Lead Information Center at (800) 424-LEAD (5323).

Signs of past water seepage were noted at the following areas at the time of the inspection and require further evaluation to determine cause and required repair:

- Ceiling at the lower level coat closet
- Ceiling at the lower level rear closet under deck

Finishes at the Mobile Home are in fair condition.

Sections of the rooms have been finished with wood paneling and are in fair condition. Installation methods were not confirmed. Wood paneling has been painted. Condition of covered wall, if installed, was not determined.

Acoustical Ceilings

Acoustical ceilings tiles have been installed in some rooms of the Main Home. Installation methods were not confirmed.

Tiled Surfaces

Tiled surfaces are generally in fair to good condition. Caulking/grouting at bathroom areas is in serviceable condition with normal maintenance type repairs required.

Cracked tiles were noted at the Mobile Home floor.

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Flooring

Wood flooring at the Main House was generally in fair condition. Extent and/or condition of wood flooring were not verified as part of this inspection. High traffic areas will require multiple coats of polyurethane finish. Refinishing is required at some areas.

Carpeting is generally in fair condition. Undersides of carpeting and/or area rugs were not checked as part of this inspection.

3.2 Kitchen Cabinets & Carpentry

The kitchen cabinets at the Main House are in good condition. The kitchen countertop areas are in good condition with a sufficient number of electrical outlets at countertop areas. Ground Fault Circuit Interrupters (GFCI's) type outlets have been installed.

The kitchen cabinets at the Mobile Home are in fair condition. The kitchen countertop areas are in fair condition with a sufficient number of electrical outlets at countertop areas. Replacement of the existing outlets with Ground Fault Circuit Interrupters (GFCI's) is recommended for safety.

Carpentry

Carpentry items throughout the Main Home including trim moldings, stairs, vanities, closet shelving, stair railings, etc., are in good condition. Up-dating the open railing at the spiral stairs is recommended for safety.

These items are in fair condition at the Mobile Home.

3.3 Windows & Doors

Glass is of the insulating (double glass) type. Insulating glass has a normal lifespan of 12 to 15 years. No broken seals (fogged) of the insulating glass were noted.

Some of the glass panels and sliding glass doors are marked as "Tempered." Tempered glass is recommended at these units due to size and configuration. We were unable to confirm that all glass is Tempered.

Windows at the Mobile Home are vinyl double-hung type and are generally in good working condition. Units are good quality insulators.

A broken window was noted at the Two Car Garage and requires re-glazing.

Windows at the Shed/Office and One Car Garage are aluminum utility type and in serviceable condition.

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Doors

Exterior and interior doors are generally in fair condition. Fit/hardware adjustments are necessary at a few interior units.

Sliding Glass Doors

Sliding glass doors at the Main House were checked for operation and found to be in fair working condition. Keep tracks clean and lubricated to ease operation. Weather-stripping up-dates are required at a few units.

Screen doors have been installed.

Overhead Garage Doors

Metal overhead doors are installed at the Two Car Garage, the Three Car Metal Garage, the Quonset Hut, and the One Car Garage. Doors are generally in fair working condition.

Garage doors at the Two Car Garage have automatic door operators installed.

The Consumer Product Safety Commission reports that over 10,000 hand and finger injuries, related to garage doors, occur annually. Please use with caution.

Installation of safety containment cables through the garage door springs is recommended in case a spring breaks during door operation. These cables are designed to prevent a snapping spring from flying free which may cause injury or property damage. Additional safety features and upgrades are available for garage doors that are beyond the scope of this report. The client should investigate these features prior to using these doors.

Torsion Spring Doors

The doors at the Three Bay Garage are torsion spring type. The springs are installed around the torsion shaft so that, if a spring should break, it cannot snap free and cause damage or injury.

It is recommended that you have your garage door professionally serviced at least once a year to ensure maximum safety and increase the life of your door. In addition, periodically check rollers, hinges and safety equipment to be sure they are fastened securely and in proper working order.

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3.4 Fireplaces & Fire Safety

Heating System Flue

A chimney sweep of the heating system flue should be completed every 3 to 4 years to remove creosote deposits. This will increase the efficiency of the system and also increase safety aspects. Cleaning minimizes soot/creosote buildup. Chimney flues for the heating system were not inspected as part of this report. Review with owner and current service contractor when the flue was last cleaned/inspected. If flue has not been cleaned/inspected within the past 3 to 4 years, flue should be cleaned/inspected prior to closing. Chimney flues should also be inspected for signs of wear and tear including deterioration, damaged liners, open joints, blockage, etc., at the time of cleaning, and repaired as required.

Fireplace

Two fireplaces are installed in the Main House. Installation of heat resistant glass fire doors is recommended to prevent heat loss. The units have operable dampers installed.

The lower level fireplace has been converted to a propane fired unit. It is likely that this was installed by the home owner and not under permit. The propane tank that is located in the boiler room must be removed and relocated for safety. Unit was not tested.

A chimney sweep of a fireplace flue should be completed every 3 to 4 years to remove creosote deposits. This will increase the efficiency of the system and also increase safety aspects. Cleaning minimizes soot/creosote buildup. If the fireplace is used frequently, chimney sweeps should be completed on a yearly basis. Chimney flues should also be inspected for signs of wear and tear including deterioration, cracked liners, missing mortar or open joints, blockage, etc., at the time of cleaning, and repaired as required.

Based on visible section of the fireplace flues (inspected from the interior only), the fireplace chimney flues do not need cleaning at this time.

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Flue Cleaning

At the time of the chimney flue cleaning/inspection, the following maintenance items should also be checked and corrected as required:

- Seal any open masonry joints or missing brickwork in chimney
- Verify that the chimney cap (if installed) is secure
- Seal/repair any joints/cracks in the cement crown/cap
- Verify roof flashing is tight
- Test mechanical exhaust flues for carbon monoxide leakage.
- Verify damper is operational and closes tightly
- Replace any cracked tile liners
- Inspect smoke chamber

Do not store firewood adjacent to the structure or at any interior areas. This will help to minimize the possibility of insect infestation.

Lower Level Fireplace

Fireplaces installed at the lower levels or basement areas are prone to poor draft conditions, and back drafts (smoke entering home) are likely to occur. This condition can usually be corrected with the installation of a draft inducer, smoke guard, glass doors, etc. This condition must be further reviewed by a chimney specialist, or a certified chimney sweep contractor.

Detectors

Heat and smoke sensing devices should be installed/maintained at all recommended areas. Some smoke alarms were noted at the time of the inspection. Units should be checked periodically for proper operation. Units were not tested. Check with your local fire department regarding the proper placement and quantity.

Carbon monoxide detectors must be installed and maintained at all recommended areas prior to closing. Units should be checked periodically for proper operation. Any existing units were not tested as part of this inspection. Check with your local fire department regarding the proper placement and quantity.

Fire Safety Up-Grades

The home does not meet today's fire safety requirements. This may include (but not limited to) the fire ratings of walls and ceilings at garage and central heating system(s), and smoke and carbon monoxide detector locations. Consulting with the local building and/or fire departments is recommended to determine feasible up-grades. These up-grades may not be required based on the age of the home, however should be considered for occupant safety.

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4.0 APPLIANCES & ELECTRICAL DEVICES

The following appliances and electrical devices have been installed in the Main House. Where possible, their start cycle and/or general function was checked. Tri-State does not guarantee the performance of these units. Appliances in out buildings were not inspected or tested as part of this report.

Normal lifespan for most appliances is fifteen years. Some units are over fifteen years old.

- Oven - Electric - Operational.
- Range - Electric - Operational.
- Refrigerators - Operational.
- Dishwashers - Start Cycle - Operational.
- Washing Machine - Start/Spin Cycle - Operational.
 - Up-dating hoses to non-burst braided metal type is recommended.
- Clothes Dryer - Electric - Start Cycle - Operational.
 - Up-dating exhaust to metal flue is recommended.
 - Professional cleaning of the dryer vent is recommended annually.
- Exhaust Fans - Kitchen - Operational.
 - Unit is not vented to the outside
- Bathroom exhaust fan - Operational.
- Automatic overhead garage door opener(s) - Operational.
- Hot Tub - The jetted tub was functionally inspected and found to be satisfactory, however, we make no representations regarding hygienic condition. We recommend consulting with the manufacturer about proper cleaning procedure, as there are internal hoses, piping and fittings, which might not empty during normal draining of the tub, and could conceivably harbor the growth of microorganisms.

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- Shower Steamer – Operational.
- Central Vacuum –
 - The system was not checked for its operation.

Security System

Security alarm system was not checked or inspected for this report. Current owner or service contractor should review operational procedure, maintenance, and expense to maintain the system. It is recommended that this be completed before closing of title. Key code should be changed immediately after closing of title.

General

Operation of appliances and electrical devices can change. It is recommended that the contract stipulate that all appliances and electrical devices be in proper working order at the time of closing of title.

Prior to closing, it is also recommended that all appliances and systems be checked for proper operation during the final closing walk-through. Their proper operation should be demonstrated by the present owner, if possible. Owner should provide all appliance/electrical devices operating & maintenance manuals.

Note: Low voltage systems such as intercoms, speakers, lawn sprinkler system, burglar and fire alarm systems, telephone, cable television and doorbells, were not checked as part of this inspection.

It is suggested that the current owner list all service contractors that are presently servicing the home (plumber, electrician, heating specialist, alarm contractor, landscaper, etc.) for future repairs and maintenance.

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5.0 STRUCTURE

5.1 General

Foundations

The visible foundation walls of the Main House are of masonry block. From all visible evidences, the foundation of the structure is in sound condition.

Foundation walls for the Two Car Garage are a combination of concrete and masonry block. More than the normal movement, settlement and cracking have taken place in the west masonry foundation wall of the garage. Cracks have been resealed with mortar materials. On a one inspection basis, it cannot be determined whether this condition will continue. Settlement cracking is not of a major structural concern in its present state. However, cracks should be monitored and, if any further movement is noted, Tri-State should be contracted to re-evaluate this condition.

Removal of vegetation at the south and west side of the garage is recommended. Large tree at the south side of the building adjacent to the cracking should also be removed. Patching spalling stucco at the south foundation is also required.

Slab-on-grade foundations are installed at the Three Bay Garage and Quonset Hut.

The Office/Shed and One Car Garage are prefabricated type and resting on concrete pavers.

The Mobile Home is resting on its original trailer with tires intact. Masonry piers have been installed to support the trailers frame. Installation of tie-down straps are recommended.

Wall Settlement/Movement

Interior wall and ceiling surfaces at the Main House show normal cracking, typical for the type of construction and material used in this structure. These cracks are non-structural and generally do not reflect underlying structural problems in their present state.

Sagging roof areas were noted at the Mobile Home due to roof defection under heavy loadings.

On a one inspection basis, it cannot be determined whether this condition will continue. Deflection should be monitored and, if any further movement is noted, Tri-State should be contracted to re-evaluate this condition.

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Floor Settlement/Movement

Some floors are sloped, but the condition is not excessive and is considered typical for structures of this type and age.

No major structural repair was visible or apparent at visible/accessible areas.

Restraints

Most lower level framing and all attic/roof framing members were not visible at the Main House due to:

- Lower level is mostly finished
- Flat roofing with no attic access

Insulation

Insulation at all Main House exterior walls could not be verified, but most likely is (minimally) installed due to the age of the structure and other insulation evidences. It is unlikely that any insulation installed in these buildings meets today's energy recommendations. This also applies to the Mobile Home.

Water Seepage

From all visible evidences, typical signs of moisture/seepage were noted in the lower level of the Main House. No evidence of major flooding conditions was visible or apparent at the time of the inspection.

The following measures should be implemented:

- Improve/implement exterior drainage measures to help remove water from exterior walls
- Gutter/leader work (extensions, additions, cleaning).

Past seepage has not caused any major structural damage to visible foundation walls and/or structural members.

Note: It is not possible to determine on a one inspection basis and/or non-rain period, how much, or if any water penetrations occur. Check with current owner prior to closing if any seepage occurs and at what periods.

Proper exterior drainage control is important to minimize water ingress into lower level areas. See drainage and roofing section of this report to minimize water seepage and to alleviate exterior water pressures at the foundation walls.

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Dehumidification may be required at the lower level of the Main House during the humid spring and summer periods.

Active water seepage was noted on the floors of the Three Car Garage and Quonset Hut. Water is seeping under the metal walls onto the concrete floors of these buildings.

Certificate of Occupancy

The home and property has been modified from the original construction. A Certificate of Occupancy (C. of O.) from the building department should be obtained from the present owner prior to closing. This includes but is not limited to:

- Out buildings
- Propane fireplace

The Three Bay Metal Garage is in stable condition. Metal roofing is sagging due to age and normal wear and tear. Building may be under designed for current snow and wind loadings. This also applies to the Mobile Home.

Prefabricated Shed/Office and One Car Garage are in sound condition.

The Quonset Hut building is in sound condition.

5.2 Termites

This report does not include a certified termite inspection. A full termite inspection of all buildings should be completed by an independent certified termite company prior to closing.

5.3 Mobile Home Crawl Space

Installation of a plastic liner over the dirt floor in the crawl space below the Mobile Home is recommended. This liner will help reduce moisture penetration in this area and prevent condensation build-up. Liner should be covered with gravel.

5.4 Attic

Roofs at the two residences (Main House and Mobile Home) are flat type with no attic access.

Ventilation

Ventilation of the attic area is important to help reduce moisture condensation at the heating season as well as reduce heat buildup during the summer season.

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Two roof vents have been installed. Installation of additional roof vents should be considered when replacing the Main House roof to vent the ceiling/cavity spaces below the roof.

Insulation

Adequate cap insulation is important to minimize heat loss and reduce fuel costs during the winter heating season. Insulation also helps to reduce heat buildup during the summer season.

There is no access to the attic area of the Main House or Mobile Home. Current attic insulation recommendations are as follows:

Floor areas: a minimum of 9 inches (R-38) with the vapor barrier facing towards the heated areas.

Wall surfaces: 6 inches minimum (R-19) with the vapor barrier installed facing towards the heated areas.

Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York

6.0 MECHANICAL SYSTEMS

6.1 Heating System

The Main House and Mobile Home are heated.

Mobile Home - Forced Air System

The heating system for the Mobile Home includes an oil fired Thermo Pride forced air heating system. The industry standard service life for units of this type is 17 to 20 ± years. The exact age of the unit is unknown; however, based on the visual inspection, the furnace appears to be within its service life.

A service contract should be obtained with a local service contractor. Unit and controls should be serviced, cleaned and adjusted annually prior to each heating season.

Heat distribution is by ductwork to supply heat to all areas of the trailer. Total heat flow and efficiency was not verified. Some rooms may be cool due to the distance from the furnace.

The trailer has one zone which is typical for a structure of this type and the type of heating system. Installation of a programmable type thermostat is recommended. This type of thermostat will increase fuel economy as they can be set to maintain different desired temperatures at both day and night time, once installed.

Periodic vacuuming and disinfecting of the duct system is recommended. Try not to cover units with furniture or room finishing.

Exposed ducts have been poorly insulated for increased fuel efficiency. Re-insulating should be considered.

Filter should be installed at the furnace duct and should be replaced every 4 to 6 weeks.

Main House - Hydro Air Heating System

A Weil McLain Gold boiler heats hot water which is fed via circulators to air handlers with heat exchangers (radiators) to supply heat into a warm air type duct system.

The oil fired heating system is in functioning order. Unit has an industry standard life expectancy of 20 plus/minus years, and is within its service life.

A service contract should be obtained with a local service contractor. Unit and controls should be serviced, cleaned and adjusted annually prior to each heating season.

*Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York*

Heat distribution is via piping to radiators at air handler units (three units). Normal lifespan for air handlers is 17 to 20 years. All three units are aged and past their normal service life. Replacement should be anticipated.

Heat piping to air handlers is adequately sized. Not all piping is exposed. Insulate exposed piping for fuel economies. Exposed piping is not insulated at boiler room.

Heat distribution to room areas is by ductwork to supply register to heat all living areas of the structure. Some rooms may be cool due to the distance from the furnace, large windows, and high ceilings.

The air handler for the lower level was not functional. No air flow was noted at lower level supply grills.

Bleed all heat exchangers and/or system at the beginning of the heating season to reduce uneven heat distribution through the units (bleed air from units or system until water is drawn). Service contractor can easily complete this recommendation.

The home has three zones. Two thermostats are located on the upper floor and the third is located in the lower level. Programmable type thermostats are installed at all zones. This type of thermostat will increase fuel economy. Clock-type units can be set to maintain different desired temperatures at both day and night time.

Periodic vacuuming and disinfecting of the duct system is recommended. Try not to cover units with furniture or room finishing.

Exposed ducts in the basement area have not been insulated for increased fuel efficiency.

Installation of a humidifier unit is recommended on the heating duct adjacent to the furnace if dry air is encountered. Installation of a humidistat control for varied humidity control is also recommended. Clean unit as recommended by manufacturer's instructions, if installed.

Filters should be installed at the furnace ducts in the basement and should be replaced every 4 to 6 weeks.

Unit heaters have also been installed at the lower level bedroom and bathroom. Units were not functional.

Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York

Oil Storage Tank

A buried oil storage tank was noted at the Main House. Inspection and/or testing of this tank are not included herein. The tank is reported to have failed a tightness test. Further investigations and corrective measures are required prior to closing. Re-testing or removal is recommended in accordance with the NYSDEC and WCDH requirements.

A 275 aboveground oil tank is installed at the exterior of the Mobile Home for its heating system. Tank should be inspected monthly by the home owner, and annually by the oil service company for signs of deterioration and/or leakage.

6.2 Central Air Conditioning – Main House Only

Central air conditioning is provided by the same ductwork as the heating system. This is commonly found in structures with warm air heating systems.

The air conditioning system consists of four basic parts: a compressor and condenser located at the exterior, and an evaporator and air handler located at the interior of the home. These systems are interconnected by a sealed system containing a refrigerant material.

To help assure proper operation, the air conditioning equipment should be serviced, cleaned and adjusted annually prior to each cooling season.

Air filters located at the air handling unit and/or return air grills should be cleaned/changed every 4 to 6 weeks during the main cooling season. These filters are installed to remove particles from the air before they have the opportunity of settling on the evaporator coils. Use of high quality filters is recommended to improve indoor air quality.

Try not to cover supply and return registers with draperies or furniture for efficiency reasons. A periodic vacuuming of supply and return registers and accessible ductwork is recommended. Ducts can also be professionally cleaned and disinfected.

Insulation of exposed ductwork is recommended to reduce moisture condensation and for air conditioning output efficiency reasons. Most exposed ducts have not been insulated.

The system was tested and found to be operational at the 2nd floor. Cool air and air volumes spot checked at registers and found to be normal for this type of system. The two Carrier compressor units at exterior were functioning at the time of this inspection.

The system for the lower level was not functional. It appears that this unit does not provide central air conditioning any longer. The compressor unit has been removed. Air handler fan was not operational.

*Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York*

Normal lifespan for air conditioning compressor units is approximately 10 to 12 years. The exact age of the unit(s) is unknown. Based on our visual inspection, the two Carrier units are past their normal service life.

Insulation is properly installed at central air conditioning suction/refrigerant lines. This insulation should be maintained for efficiency reasons.

Close air supply registers and doors to rooms that are not used. Do not close off more than 25% of the supply registers.

Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York

6.3 Hot Water System & Plumbing

6.3.1 - Water Heater

Domestic hot water for the Main House is heated by an indirect fired type heating unit. A heating coil is provided by the central boiler to heat domestic water. The heater is adequately sized for a normal sized family and the number of plumbing fixtures installed in this structure.

The water heater for the Mobile Home was not accessible. Unit is located in a utility closet behind the kitchen stove.

6.3.2 - Water Supply

Well - General

Domestic water for the property is supplied by a well-type water system.

The well testing procedure used during the inspection is limited, and not a full “draw-down well test.” The well test provided by Tri-State includes letting the water run for approximately two hours at 5 gallons per minute. Our limited test provides a good indication on the operation of the well; however is not 100% reliable for determining a low capacity well.

Please be advised that the only conclusive procedure used to determine a low capacity and/or potential drywell condition is a well "draw-down" test. This test requires an extensive period of time to complete and may cause damage to the well equipment. Because of these factors, the draw-down test is not completed as a part of a normal property inspection. Tri-State can arrange for a full draw down test for this system at the clients request for an additional fee.

Testing of the well water is required by the Westchester County Department of Health and has been completed by others.

Well systems have the following life spans:

- Pump - 8 to 10 years.
- Well - 17 to 20 years.

Review the well history with the current owner including the age of the equipment, any well equipment problems and any past drinking water contamination that may have occurred.

Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York

Well System

Location

The well head for this property is located in a pit on the east side of the property. It is recommended that the well head be a minimum of 18 inches above the ground to prevent possible contamination from surface waters.

Interior

Well pressures and volumes were normal at the time of the inspection. Well capacity (gallons per minute) could not be determined at the time of the inspection. Based on the present operation of the system, (pressure and volumes) a yield test is not necessary at this time.

Pump Type

The well pump is of the submersible (in-ground) type. General condition could not be determined. Owner should be questioned as to whether the well pump has been updated.

Storage Tank

The two well storage/pressure tanks are bladder type and appear to be in overall fair condition. Tanks are located in the well pit. Relocating these tanks to an interior heated space is recommended.

6.3.3 - Interior Distribution System

Interior visible sections of water piping are of copper material and are sized properly for adequate water pressure and volume. Copper piping is the recommended material for today's standards. Riser pipe sections (vertical piping in walls running to plumbing fixtures) were not visible.

Note: Outside hose connections must be turned off and drained during cold weather periods. Valves have been provided at the lower level area for this purpose.

Insulation

Insulation of the well tank and exposed water piping is recommended to reduce warm weather moisture condensation and cold weather freeze-ups.

Re: *Inspection Report* – 1300 Albany Post Road
Croton-on-Hudson, New York

Water Softening Equipment

Water softening equipment has been installed in the water system of the Main House. The equipment could not be checked for its effectiveness. It is recommended that the company servicing the water softening equipment be called in to check the system. Most of these systems are purchased, but system can be a rented unit supplied/rented from chemical suppliers.

A sedimentation filter has been installed on the plumbing system. Filter must be periodically changed in accordance with the manufacturer's recommendations. Have owner provide literature prior to closing.

6.3.4 - Interior Plumbing Fixtures

Water service to the Two Car Garage had been shut off. Sink in the garage was not operational.

All plumbing fixtures at the Main House and Mobile Home were in working order at the time of the inspection.

From time to time you will have to replace items such as, but not limited to toilet flappers, faucet washers or cartridges, and P-traps, as these items normally wear out over time. This is considered normal home maintenance.

6.3.5 - Sanitary System

Plumbing drainage was checked and found to be clear and free-flowing at all fixtures at the time of the inspection.

Main sewer clean-out was not visible due to finished areas. All caps should always be kept secure to prevent sewer gas odors from entering the structure.

Waste piping at the Main House was not visible due to interior finishes. Waste piping at the Mobile Home is PVC. No leaks were noted at visible waste piping areas at the time of the inspection.

Due to the age of the buildings, and the materials installed on the waste piping, sectional up-dating will be required from time to time.

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Septic System

The type of sanitary system indicated herein was not determined or verified by TSE. Please note that verifying this service (septic, sewer, etc.) is beyond the scope of our services.

The only way to accurately determine the condition of the septic tank is to physically examine it. By itself, a dye test is not indicative of overall condition of the system since they only pinpoint a specific type of failure. Dye tests will normally satisfy lending institution requirements for septic/cesspool certifications. Tri-State suggests that the general condition of these systems be discussed with the company that has been servicing it and/or the owner to discuss pumping history and/or past problematical areas.

Water was allowed to flow from plumbing fixture(s) into the waste lines for an extended period of time during the home inspection. Septic dye was flushed into the system at the beginning of the test. Approximately 200 gallons of water was allowed to enter the septic for this test.

On-site waste disposal system areas were checked for abnormal conditions. Unusual growth, marshy, or odorous areas were not in evidence at the time of the inspection. Maintenance records of the disposal system should be reviewed with the owner or service contractor prior to signing of contract. Septic/cesspool systems have an average lifespan of 17 to 20 years. Without on-site sewerage plans, exact location of this system could not be ascertained. Septic tanks should be inspected and/or cleaned out every 3-4 years.

For assurance that the septic system is truly in proper working condition, we strongly recommend having a full evaluation performed by a septic specialist prior to closing. This involves opening and pumping the tank for a full visual inspection, and excavating and inspection of the distributions boxes.

It is unknown whether the Mobile Home and sink at the Two Car Garage are connected to the Main House septic or a secondary septic system. Systems associated with these buildings were not tested.

Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York

6.4 Electrical System

Service

The main service to the property is underground, 225 ampere, 4 wire, 3 phase, 120/240 volt service. A 4 wire service is usually used for heavier equipment and commercial applications. Approximately one and one-half times the amperage noted will be realized with this type of system.

The main service is located in a metal panel on the east side of the property. A hole has been cut into the metal panel door. The main electrical service breaker is broken. The main panel cover is not properly installed. A nest was noted inside the panel. Installation of a new weatherproof enclosure/cabinet is recommended due to the hole in one of the doors. Up-dating service panel is also recommended.

The service to the Main House is 200 amp, 4 wire system. The service to the Mobile Home and out buildings is a 3 wire, 100 amp service.

The service appears to be adequate for the electrical appliances and devices installed.

Main Service Panel

The electric system consists of a circuit breaker panels. A single main disconnect switch is recommended at the main electrical panel for safety reasons, and has been installed.

The total number of separate electrical circuits in the structure is normal by today's standards.

Labeling of the individual circuits at the electrical panels was noted as recommended for safety and convenience. A thorough checking and any necessary completion of this labeling are recommended. This can be done by the owner or an electrical contractor.

Federal Pacific

The main electric service panel at the Main House is a Federal Pacific Electric (FPE) brand. Unfortunately, this brand of panel has had a problematic history. We strongly advise consulting a licensed electrician to further evaluate this panel, and follow any recommendation he may make. Up-dating the circuit breakers and panel is recommended for safety.

Electrical Distribution

Most electrical wiring is enclosed in walls and/or not visible. This wiring was not inspected as part of this inspection.

A minimum of one electrical outlet per room was spot checked as part of this inspection. All outlets spot checked were in working order.

*Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York*

Grounding and polarity was spot checked at electrical outlets and recorded satisfactory at all tested locations.

Installation of Ground Fault Circuit Interrupter (GFCI's) are recommended at areas around water including outlets at the kitchen counters, bathrooms, garage, exterior and all basement outlets for safety reasons. These circuits should be tested periodically as outlined in the manufacturer's instructions, once installed. GFCI's have been installed at some bath and kitchen outlets in the main house.

Various electrical safety and/or required repair conditions were noted at the time of the inspection. These items include:

- Up-date all exterior outlets at main house to weatherproof GFCI type
- Open junction boxes need covers
- Hanging electrical box behind washer needs to be secured to wall
- Missing cover plates at outlets/switches
- Loose outlet/switch
- Some rooms lack sufficient outlets
- Openings at the main panel should be sealed
- All non working/burned out light bulbs should be replaced prior to closing and checked during final walk through.

All recommended corrections and repairs should be completed as soon as possible.

The meter for the electrical service is located at the service entrance equipment on the east side of the property. It appeared that a new meter was installed to replace an old meter that was inside the enclosure.

Grounding

This type of service is normally grounded to the incoming water service line and through metal rods embedded in the outside soil. A licensed electrician should check for proper grounding. This is a minor cost item but very important for safety reasons.

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7.0 - Additional Energy Efficiency Measures

Lighting options. Compact fluorescent light bulbs use only one-third the electricity consumed by incandescent bulbs, yet last up to thirteen times longer. They produce less heat, are available in warm colors, and can be screwed into your existing light fixtures. While they cost more initially, their energy savings and long-life saves money and hassles in the long run. To make your home's lighting even more energy efficient, consider installing hardwired fluorescent lights in your study or den and in your kitchen. If you have outside lights, you may wish to consider putting them on a sensor so that they are lit only when someone approaches the house.

Ceiling Fans. During the winter, ceiling fans set at slow speed can push warm air away from the ceiling and move it around the room, spreading heat evenly and making you feel more comfortable without creating a draft. During the summer, ceiling fans will move the air to make you feel cooler.

Fireplace. A fireplace can be a major drain on home energy. A fire requires air to burn and will draw warm air from your rooms to be replaced by cold outside air. Also, warm air will escape through the chimney to the outside when the damper is not completely closed or completely sealed, often causing an uncomfortable draft. The fireplace should have well-closing glass doors and a direct source of outside air. Make sure the fireplace flue is closed when you are not using it, and if you do not use your fireplace at all, seal the damper in order not to lose warm air up the chimney. There are products available in hardware stores and online to temporarily seal off the flue and stop air from escaping up the chimney. One product is an inflatable plug or balloon that you insert into the fireplace beneath the damper. This product is easy to use and can often pay for itself in one mid-winter heating bill.

Energy-saving showerheads. Energy-efficient showerheads have become more common in recent years and have been required in new homes since 1994. A good quality efficient showerhead saves a significant amount of energy and water.

Appliance Energy Settings. Use the energy-saving settings on all your appliances, such as refrigerators, dishwashers, washing machines and clothes dryers.

Dishwasher. ENERGY STAR[®] dishwashers are 30% more efficient than the 1994 standards. Models with an "energy-saver" or short-wash cycle option use less hot water. Reduce the total number of loads washed by running full loads. Turn off the drying heater so that dishes air dry.

Stove and Range. Solid disk elements and radiant elements take longer to heat up, and use more electricity than halogen and induction elements. Self-cleaning ovens use less electricity than ovens without that feature because they are better insulated. Use a microwave, or toaster oven, rather than a full-sized oven or the stove. Smaller appliances use less energy than a stove and can reduce cooking time.

Homeowner Resources

- U.S. Department of Energy homeowner information: 1-800-363-3732 or http://www.eere.energy.gov/consumer/your_home/ or <http://www.doe.gov/yourhome.htm>
- U.S. Department of Energy-Energy Savers: Tips on Saving Energy & Money at home: 1-877-337-3463 or http://www.eere.energy.gov/consumer/tips/pdfs/energy_savers.pdf
- EPA ENERGY STAR[®] consumer information: 1-888-782-7937 or <http://www.energystar.gov/>
- Alliance to Save Energy resources: http://www.ase.org/section/_audience/consumers

Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York

8.0 - Guidance on Indoor Air Quality

Weatherizing Your Home

Most older homes need to be weatherized to reduce energy loss. Measures such as installing storm windows, weather stripping, caulking, and blown-in wall insulation can reduce the amount of outdoor air infiltrating the home. Consequently, after weatherization, the home may have inadequate ventilation and concentrations of indoor air pollutants from sources inside the home can increase. Residents should be alert to the emergence of signs of inadequate ventilation, such as stuffy air, moisture condensation on cold surfaces, or mold and mildew growth (see www.epa.gov/mold). If the house appears to be too tight, an air-to-air energy recovery ventilator should be installed to increase air circulation without losing much heat. Having an adequate air exchange rate is important for maintaining good indoor air quality.

Reducing Toxins

Equally important is using less toxic materials in the home. Unfortunately, many home improvement products have significant “off-gassing,” where the chemicals leach out of the product and into the indoor air. Painting and carpeting are the two most common household improvements that people make when moving into a house, and both contain toxic chemicals.

Paints

There are serious health and environmental concerns surrounding paint. Using paints that are free of Volatile Organic Compounds (VOCs) such as benzene and toluene, free of heavy metals such as lead or cadmium, and/or made of post-consumer recycled content can aid in reducing exposure to toxics for both you and your environment. However, the fact that a paint is VOC-free does not necessarily mean that it is free of toxins such as formaldehyde, ammonia, acetone or odor-masking agents. Fortunately, paints with reduced levels of VOCs, or even VOC-free, are available.

Carpeting

Scientists have not yet determined whether the chemicals emitted by new carpets are responsible for causing a variety of symptoms in household residents. Therefore, if you are installing a new carpet, you may wish to take the following steps:

- Ask the carpet retailer for information on emissions from carpet.
- Ask the retailer to unroll and air out the carpet before installation.
- Ask for low-emitting adhesives (if adhesives are needed).
- Consider leaving the premises during and immediately after carpet installation.
- Make sure the installer follows the Carpet and Rug Institute’s installation guidelines.
- Ventilate the house during and after installation to exhaust fumes to the outdoors for 48 to 72 hours after the new carpet is installed.
- Contact your carpet retailer if objectionable odors persist.
- Follow the manufacturer’s instructions for proper carpet maintenance.

Resources

- The Environmental Protection Agency (EPA) has a consumer booklet, *The Inside Story: A Guide to Indoor Air Quality*. www.epa.gov/iaq/pubs/insidest.html
- New American Dream has information on Green Seal certified paint manufacturers: www.newdream.org/consumer/paint.php

Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York

9.0 - CONDITIONS AND LIMITATIONS

This report is provided by Tri-State Engineering, P.C. for the benefit of our Client only (named on the front of this report), and is not intended for the benefit of, nor shall it be relied on by, any third party.

Tri-State Engineering, P.C., has provided this home inspection report in a manner consistent with the standards established by the American Society of Home Inspectors (ASHI). Any environmental testing provided by Tri-State will be performed in compliance with current statutory requirements. No other warranties or representations of any kind, either expressed or implied are included or intended in this report or in any proposal, contract, agreement, opinion or other document in connection with our services. The ASHI Standards of Practice are attached hereto.

The inspection and report are not intended or to be used as a guarantee or warranty, expressed or implied, or an insurance policy of any type regarding the adequacy, performance or condition of any inspected structure, items, or systems. Our liability is limited to the fee paid for the inspection. Our fee has been based on this condition. Any condition or item not mentioned in this report has been excluded.

To the extent that any sampling is conducted, such samples shall be analyzed by an independent laboratory. Tri-State does not warrant or guarantee the accuracy of the analytical results provided by this laboratory. In the event that the results of such analysis are unsatisfactory in any way, the Client agrees to seek relief solely from the laboratory.

The contents of this report reflect the condition of the premises that were visually apparent only at the time of this inspection. Condition of equipment, appliances and structure may change after the inspection has been completed. Tri-State and this report make no warranty or guarantee as to determining value, fitness and/or acceptability of said equipment, appliances and structure.

Tri-State will attempt, where possible, to anticipate and convey potential problems, but cannot be held accountable for hidden or latent defects.

Failures and/or deficiencies not obvious at the time of the inspection can manifest themselves shortly thereafter. Tri-State and/or its inspectors cannot be held responsible for such changes.

Please be advised that this report is based on the examination of readily accessible areas of the structure and is limited to visual observations of conditions existing at the time of the inspection. Inspection is not made in areas that are concealed, obstructed or cluttered. Objects are not moved, which is not limited to furniture, heavy appliances, carpeting, floor and wall coverings, siding, etc. Concealed defects and deficiencies are excluded from the inspection. No equipment or building materials shall be dismantled for inspection.

It is recommended that a final walk through inspection be made after the current owner has removed all of their belongings, and prior to closing. Tri-State will provide this service for an additional fee.

**Re: Inspection Report – 1300 Albany Post Road
Croton-on-Hudson, New York**

Crawl spaces that are less than 30" high are not considered accessible by normal standards. Other crawl spaces may not be inspected due to unsafe or sanitary conditions at the inspector's option. This also applies to attic crawl spaces.

Unless otherwise stated, the roof and chimney are inspected from the ground only.

Where evidence of insects and/or moisture is reported, be aware that there could be hidden damage as a result thereof.

Mechanical systems can fail at any time, very often without advance warning. Accordingly, this report addresses the condition of such systems at the time of the inspection only.

This report is not a compliance inspection regarding state and/or local code requirements or violations thereof.

This report does not meet the requirements of an energy audit.

All environmental issues are excluded from this report unless otherwise indicated herein.

Health related concerns regarding home construction materials and certain gases that may be detrimental to one's health, including, but not limited to, asbestos, urea formaldehyde, chlordane, radon and lead cannot be detected during home inspections. Separate testing and evaluation must be conducted to determine the presence of the above mentioned materials. This inspection did not include any testing/evaluation of environmental conditions. If, at your discretion, you desire any testing for specific home environmental issues and/or construction materials, Tri-State will advise and assist in directing you to the appropriate experts and consultants. This report makes no representations as to the presence or non-presence of any such materials, gases and/or environmental issues, in, on or about the property which Tri-State has inspected, including adjacent properties.

Inspection for mold/mildew is not included as part of this report. Any notations regarding seepage and mold/mildew in this report should be taken as requiring further testing and evaluation prior to closing to determine the extent of its existence, and possible health effects. Tri-State will provide this service for an additional fee.

Inspection and/or testing of any above ground and/or buried oil storage tank on the property are not included herein. Tri-State makes no representation into the existence or non-existence of tanks on the property.

END OF INSPECTION REPORT

Enclosures: Home/Property Photos
Radon Test Results
Termite Inspection Results
Tri-State Proposal
Maintaining Your Home Brochure



Main House



Reset uneven flags at entry walk



Pointing maintenance is recommended at walk and patio of main house



Main House Facade



Trim back tree limbs overhanging main house roof



replace exterior outlets with GFCI weatherproof type



Termite treatment at perimeter of main house



Oil tank fill pipe at the north side of main house



Perimeter deck of main house



Wood rot at perimeter deck of main house



Wood rot at perimeter deck of main house



Wood rot at perimeter deck of main house



Ponding water on roof



Open joint at chimney flues



Clogged built-in roof gutters at main house



Roof Drain at main house



Rotted siding at main house chimney



Wood Rot above entry door at main house



Two car garage with storage area



100 amp service panel in garage



Foundation cracking at west wall of garage



Interior of two car garage building



Open well casing needs to be sealed



Mobile Home



Mobile Home



Mobile home kitchen area



Crawl space under mobile home



Crawl Space under Mobile Home



3 Bay garage



Quonset Hut



Shed/Office and one car garage



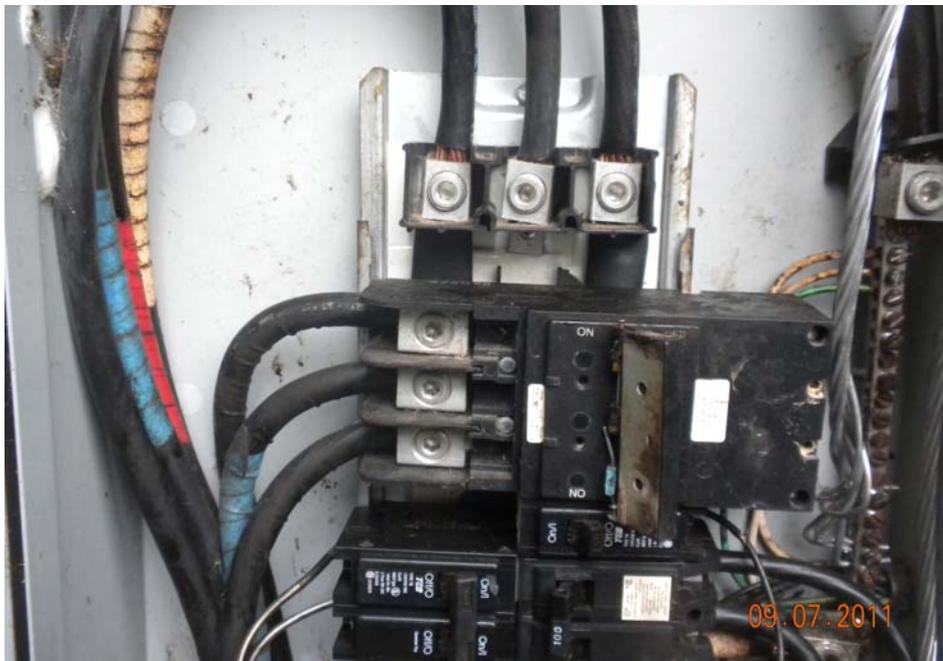
Property



Main electrical service panel



Nest in bottom of main electrical panel



4 wire, 3 phase service



Boiler for main house



Federal Pacific electrical panel at main house



Air handlers at main house are aged



Water softener at main house



On-site Pond

Site Radon Inspection Report

Date : 9/13/2011

Mr. Brad Huntington
TRI-STATE ENGINEERING
1992 Commerce Street
Suite 204
Yorktown Heights, NY 10598-

Client: Village of Croton
Test Location 1300 Albany Post Road
Croton on Hudson, NY 10520-

Individual Canister Results

Canister ID# :	2144209	Test Start :	09/07/2011 @ 11:00
Canister Type :	Charcoal Canister 4 inch	Test Stop :	09/09/2011 @ 11:00
Location :	Basement	Received :	09/12/2011 @ 10:33
Radon Level :	1.6 pCi/L	Analyzed :	09/12/2011 @ 12:10
Error for Measurement is: \pm 0.2 pCi/L			

Canister ID# :	2144455	Test Start :	09/07/2011 @ 11:00
Canister Type :	Charcoal Canister 4 inch	Test Stop :	09/09/2011 @ 11:00
Location :	Basement	Received :	09/12/2011 @ 10:33
Radon Level :	1.6 pCi/L	Analyzed :	09/12/2011 @ 12:10

Average of Side by Side Canisters 1.6 pCi/L

Error for Measurement is: \pm 0.2 pCi/L

The reported results indicate that radon levels in the building tested are below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). The EPA recommends retesting if your living patterns change and you begin occupying a lower level of the building, such as a basement or if major remodeling is done.

General radon information may be obtained by consulting the EPA booklet: A Citizen's Guide to Radon (www.epa.gov/radon/pubs/ditguide.html). To request a copy or for further information, please contact your state health department. The EPA maintains a radon information website, including copies of its publications, at www.epa.gov/iaq/radon.

For New Jersey clients: Please see the attached guidance document entitled Radon Testing and Mitigation: The Basics for further information.

PLEDGE OF ASSURED QUALITY

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air. (EPA R-92-004) RTCA and its personnel do not assume responsibility or liability, collectively and individually, for analysis results when detectors have been improperly handled or placed by the consumer, nor does RTCA and its personnel accept responsibility for any financial or health consequences of subsequent action or lack of action, taken by the customer or its consultants based on RTCA-provided results.



Andreas C. George
Andreas C. George
Radon Measurement Specialist
NJ MES 11089

Dante Galan
Dante Galan
Laboratory Director

NRSB ARL0001
NYS ELAP ID: 10806
PADEP ID: 0346
NJDEP ID: NY933
NJ MEB 90036
FL DOH RB1609

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

1-800-339-0351

Company's Business Lic. No.

03571

Date of Inspection

9-7-11

Address of Property Inspected

1300 ALBANY POST RD
CROTON, NY 10520

Garrie Pest Control
312 Washington Street
Peekskill, NY 10566

Inspector's Name, Signature & Certification, Registration, or Lic. #

BILL AYRES, Bill Ayres 03-610983

Structure(s) Inspected

MAIN HOUSE

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
- B. Visible evidence of wood destroying insects was observed as follows:
 - 1. Live insects (description and location): _____

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): TERMITE SHELTER TUBES ON FOUNDATION BEHIND AC UNIT IN CRAWL SPACE

3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

SENTARCON TERMITE BAIT STATIONS INSTALLED AROUND EXTERIOR

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) HOUSE CURRENTLY UNDER A TERMITE SERVICE CONTRACT WITH ANOTHER COMPANY
- Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement FINISHED - 1, 3, 4
- Crawlspace 1, 24
- Main Level _____
- Attic _____
- Garage _____
- Exterior _____
- Porch _____
- Addition _____
- Other _____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

1-800-999-0351

Company's Business Lic. No.

03571

Date of Inspection

9-7-11

Garrie Pest Control
312 Washington Street
Peekskill, NY 10566

Address of Property Inspected

1300 ALBANY POST RD
CROTON, NY 10520

Inspector's Name, Signature & Certification, Registration, or Lic. #

BELL AIRS, Bell Air 23-610983

Structure(s) Inspected

2 CAR GARAGE WITH STORAGE

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
 B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____
 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____
 3. Visible damage from wood destroying insects was noted as follows (description and location): TERMITE, CENTER COLUMN BETWEEN DOORS AND JOISTS ABOVE.

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) _____
 Recommend treatment for the control of: TERMITES

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement _____
 Crawlspace _____
 Main Level _____
 Attic _____
 Garage 6, 7
 Exterior _____
 Porch _____
 Addition _____
 Other _____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

1-800-399-0951

Company's Business Lic. No.

03571

Date of Inspection

9-7-11

Garrie Pest Control
312 Washington Street
Peekskill, NY 10566

Address of Property Inspected

1300 ALBANY POST RD
CROTON, NY 10520

Inspector's Name, Signature & Certification, Registration, or Lic. #

BILL AYRES, Bill Ayres CS-610983

Structure(s) Inspected

1 CAR GARAGE

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): TERMITES IN SHELTER TUBES

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): TERMITE SHELTER TUBES ON REAR WALL

3. Visible damage from wood destroying insects was noted as follows (description and location):

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked)

Recommend treatment for the control of: TERMITES

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement
- Crawlspace
- Main Level
- Attic
- Garage 7
- Exterior
- Porch
- Addition
- Other

The inspector may write out obstructions or use the following optional key:

- 1. Fixed ceiling
- 2. Suspended ceiling
- 3. Fixed wall covering
- 4. Floor covering
- 5. Insulation
- 6. Cabinets or shelving
- 7. Stored items
- 8. Furnishings
- 9. Appliances
- 10. No access or entry
- 11. Limited access
- 12. No access beneath
- 13. Only visual access
- 14. Cluttered condition
- 15. Standing water
- 16. Dense vegetation
- 17. Exterior siding
- 18. Window well covers
- 19. Wood pile
- 20. Snow
- 21. Unsafe conditions
- 22. Rigid foam board
- 23. Synthetic stucco
- 24. Duct work, plumbing, and/or wiring

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

1-800-399-0351

Company's Business Lic. No.

03571

Date of Inspection

9-7-11

Garrie Pest Control
312 Washington Street
Peekskill, NY 10566

Address of Property Inspected

1300 ALBANY POST RD
CROTON, NY 10520

Inspector's Name, Signature & Certification, Registration, or Lic. #

BILL HYRES, Bill Hyres C3-610983

Structure(s) Inspected

OFFICE

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
 B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____
 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____
 3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) _____
 Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement _____
 Crawlspace _____
 Main Level FURNISHED - 1, 3, 4
 Attic _____
 Garage _____
 Exterior _____
 Porch _____
 Addition _____
 Other _____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

ANNUAL INSPECTIONS ARE RECOMMENDED AS INFESTATIONS CAN OCCUR AT ANY TIME.

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

1-800-339-0351

Company's Business Lic. No.

03571

Date of Inspection

9-7-11

Garrie Pest Control
312 Washington Street
Peekskill, NY 10566

Address of Property Inspected

1300 ALBANY POST RD
CROTON, NY 10520

Inspector's Name, Signature & Certification, Registration, or Lic. #

BILL AYRES, Bill Ayres C3-610983

Structure(s) Inspected

MOBILE HOME

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
- B. Visible evidence of wood destroying insects was observed as follows:
- 1. Live insects (description and location): _____
 - 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____
 - 3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) _____
- Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement
- Crawlspace S, 24
- Main Level
- Attic
- Garage
- Exterior
- Porch
- Addition
- Other

The inspector may write out obstructions or use the following optional key:

- 1. Fixed ceiling
- 2. Suspended ceiling
- 3. Fixed wall covering
- 4. Floor covering
- 5. Insulation
- 6. Cabinets or shelving
- 7. Stored items
- 8. Furnishings
- 9. Appliances
- 10. No access or entry
- 11. Limited access
- 12. No access beneath
- 13. Only visual access
- 14. Cluttered condition
- 15. Standing water
- 16. Dense vegetation
- 17. Exterior siding
- 18. Window well covers
- 19. Wood pile
- 20. Snow
- 21. Unsafe conditions
- 22. Rigid foam board
- 23. Synthetic stucco
- 24. Duct work, plumbing, and/or wiring

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Garrie Pest Control
312 Washington Street
Peekskill NY 10568

1-800-338-0851

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



TRI-STATE ENGINEERING, P.C.
BUILDING & ENVIRONMENTAL INSPECTIONS

April 5, 2011

Daniel O'Connor, P.E.
Village Engineer/Building Inspector
Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520

**Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York**

We are pleased to submit the following quotation to complete a Phase I Environmental Assessment and a Home/Property Inspection of the above referenced property.

Phase I

Please note that Phase I Assessments normally do not require any testing. No testing has been included herein, unless otherwise indicated.

The following items are included in this Phase I Assessment, but are not necessarily limited to:

1. Federal and State Regulatory Database review (i.e., NPL, Superfund, etc.)
2. Research with local state, county and municipal departments (Fire Department, Health Department, etc.).
3. Building Department search of files, violations and environmental issues.
4. Site inspection.
5. Site inspection of surrounding properties.
6. Historical investigation of site and surrounding areas.
7. Interviews with Key Personnel.
8. A formalized report with an executive summary.

All work will be completed in general accordance with the ASTM E 1527-05 standard. Report shall be submitted approximately two to three weeks from retainment. The following initial information will be required from the building owner and/or operator:

Deed
Site Survey
Tenant List
Access to building and personnel
Chain of Title
User Questionnaire
Current owner/tenant contact information

**Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York**

Home/Property Inspection

Inspection will be completed in general accordance with the NYS Home Inspection Guidelines for the following buildings:

Main house
Carport/shed
3 car garage
Shed
1 car garage
Quonset hut garage
Mobile home
Shed

Testing available for the above structures includes radon testing, septic dye testing and termite/wood destroying insect inspection.

Fees

PHASE I FEE - \$2,200.00

HOME INSPECTION FEE - \$1,200.00

OUT BUILDINGS INSPECTION FEE - \$1,000.00

TESTING FEES - \$525.00

Includes: Radon (main house) - \$100, Termite (house & out buildings) - \$275 and
Septic Dye (main house) - \$150.

These fees are based on a lump sum project totaling \$4,925.00.

**Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York**

Hopefully, Tri-State Engineering, P.C., can be of service to you. Please sign below and submit a copy to the undersigned for our records along with a 50% retainer in the amount of \$2,462.50 indicating your authorization to proceed with this work. The remaining 50% will be due at submission of finished reports.

Thank you for this opportunity and your consideration.

Very truly yours,

TRI-STATE ENGINEERING, P.C.



Bradley R. Huntington, P.E.
President

Enclosures



Authorized representative for Corporation - I have read attached Rider A - General Provisions and Limitations, and accept this agreement.

VILLAGE OF CROTON-ON-HUDSON

1300 ALBANY POST ROAD
CROTON-ON-HUDSON, NEW YORK

RIDER A
GENERAL PROVISIONS

This report is provided by Tri-State Engineering, P.C. for the benefit of our Client, and is not intended for the benefit of, nor shall it be relied on by, any third party.

Tri-State shall indemnify and hold harmless the Client against all liability, claims, suits, losses, damages, costs and demands, on account of personal injury, including death, or property damage sustained by any third person or entity to the extent such injury, death or damage is caused by the sole or contributory negligence or willful misconduct of Tri-State, its employees or officers; provided that such injury, death or damage is not occasioned by the negligence of the Client or its contractors or their respective employees, officers and agents, and provided further that Tri-State's indemnification shall be reduced proportionately to the extent that such injury, death or damage is caused by the Client or its contractors or their respective employees, officers and agents. Tri-State's obligation to indemnify the Client as stated herein, shall be limited to and shall not exceed the limits of Tri-State's insurance coverage for such liability, and shall not extend to indemnification or holding harmless of a party indemnified hereunder for any claims of loss of profits or any other indirect, special, incidental or consequential damages of any nature whatsoever.

To the extent that the claims of the Client against Tri-State are not covered by or exceed the insurance coverage and associated limits of liability which Tri-State currently maintains, then Tri-State shall not be liable in an amount which exceeds the total compensation value to Tri-State of the project.

Tri-State Engineering, P.C., warrants that its services have been performed within the limits prescribed by the Client in its Agreement in a manner generally consistent with the standards established by the American Society for Testing and Methods and that any environmental testing will be performed in compliance with current statutory requirements. No other warranties or representations of any kind, either expressed or implied are included or intended in this Agreement or in any proposal, contract, report, opinion or other document in connection with the work.

The Client acknowledges that Tri-State has neither created nor contributed to the creation or existence of any type of hazardous or toxic waste, material, chemical, compound, or contamination or pollution, whether latent or patent, or the release thereof or the violation of any law or regulation relating thereto, at the site of the project or in connection with the performance of the project, and it is understood that Tri-State shall have no liability for any such condition, and the Client shall indemnify Tri-State for any and all loss, cost of damages actually sustained and incurred by Tri-State in connection therewith.

To the extent that any sampling shall be conducted pursuant to the Agreement, such samples shall be analyzed by a competent laboratory, licensed to perform the appropriate analysis. Tri-State does not warrant or guarantee the accuracy of the analytical results provided by this laboratory. In the event that the results of such analysis are unsatisfactory in any way, the Client agrees to seek relief solely from the laboratory.

**Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York**

This inspection agreement between Tri-State Engineering, P.C., (herein after TSE or Engineer) and the above client is for inspection services at the referenced property subject to the following terms and conditions: IT IS MUTUALLY UNDERSTOOD AND AGREED THAT:

TSE shall provide this inspection report in a manner consistent with the standards established by the State of New York. No engineering calculations will be performed as part of this inspection. As an option, an exhaustive inspection report increasing our scope of services is also available for an additional fee. Environmental surveys and testing are also available for an additional fee.

The inspection report is based on the opinion of the inspector, and is not intended or to be used as a guarantee or warranty regarding the adequacy, performance, or value of any inspected structure, item, or system. The report is not intended to be used to determine the value or purchase price of the home.

Failures and/or deficiencies not obvious at the time of the inspection can manifest themselves shortly thereafter. TSE and/or its engineers cannot be held responsible for such changes.

This report is based on the examination of readily accessible areas of the structure and is limited to visual observations of conditions existing at the time of the inspection. Inspection is not made in areas that are concealed, obstructed or cluttered. Objects are not moved, which is not limited to furniture, appliances, carpeting, floor and wall coverings, siding, storage, etc. Concealed defects and deficiencies are excluded from the inspection. Cosmetic defects are also excluded.

Crawl spaces may not be entered due to unsafe or sanitary conditions at the inspector's option. This also applies to attic crawl spaces.

This report is not a compliance inspection regarding state and/or local code requirements or violations thereof.

All environmental issues are excluded from this report unless otherwise indicated in the report. Any comments made in the report regarding environmental issues are for information purposes only. Any environmental testing provided by TSE will be performed in compliance with current statutory requirements. Inspection and/or testing of any underground storage tanks on the property are not included herein. Tri-State makes no representation into the existence or non-existence of tanks on the property.

**Re: Phase I & Home/Property Inspection – 1300 Albany Post Road
Croton-on-Hudson, New York**

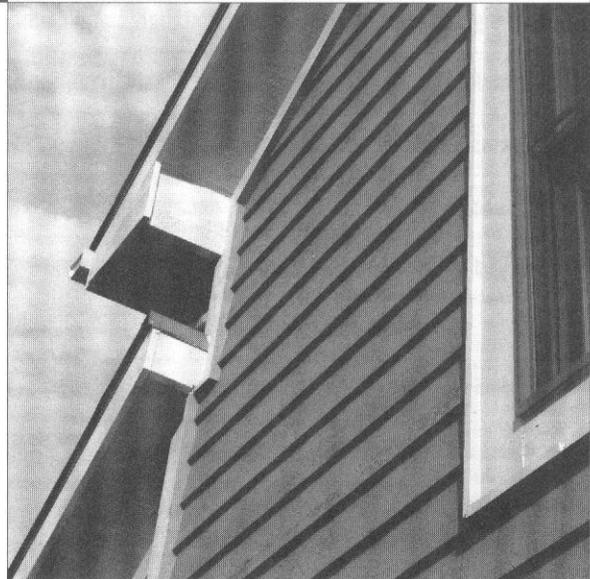
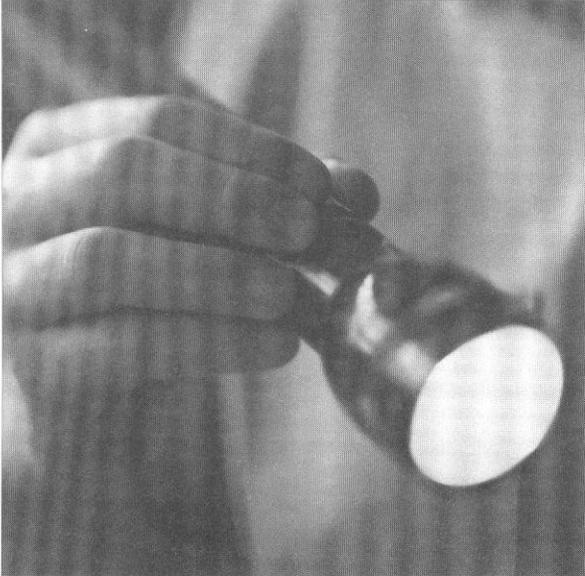
Liability for TSE and their inspectors is strictly limited to the fee paid for the inspection. It is understood that this fee is based on this level of liability. If a higher liability is required by the client, additional fees shall be applied.

Client shall give reasonable notice to the Engineer and permit inspection of any condition which give rise to a complaint.

Any unresolved dispute that arises from this agreement shall proceed to binding arbitration conducted in accordance with the construction rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the real estate inspection profession.

The written report shall supersede all oral reports or comments that may have been previously rendered.

MAINTAINING YOUR HOME



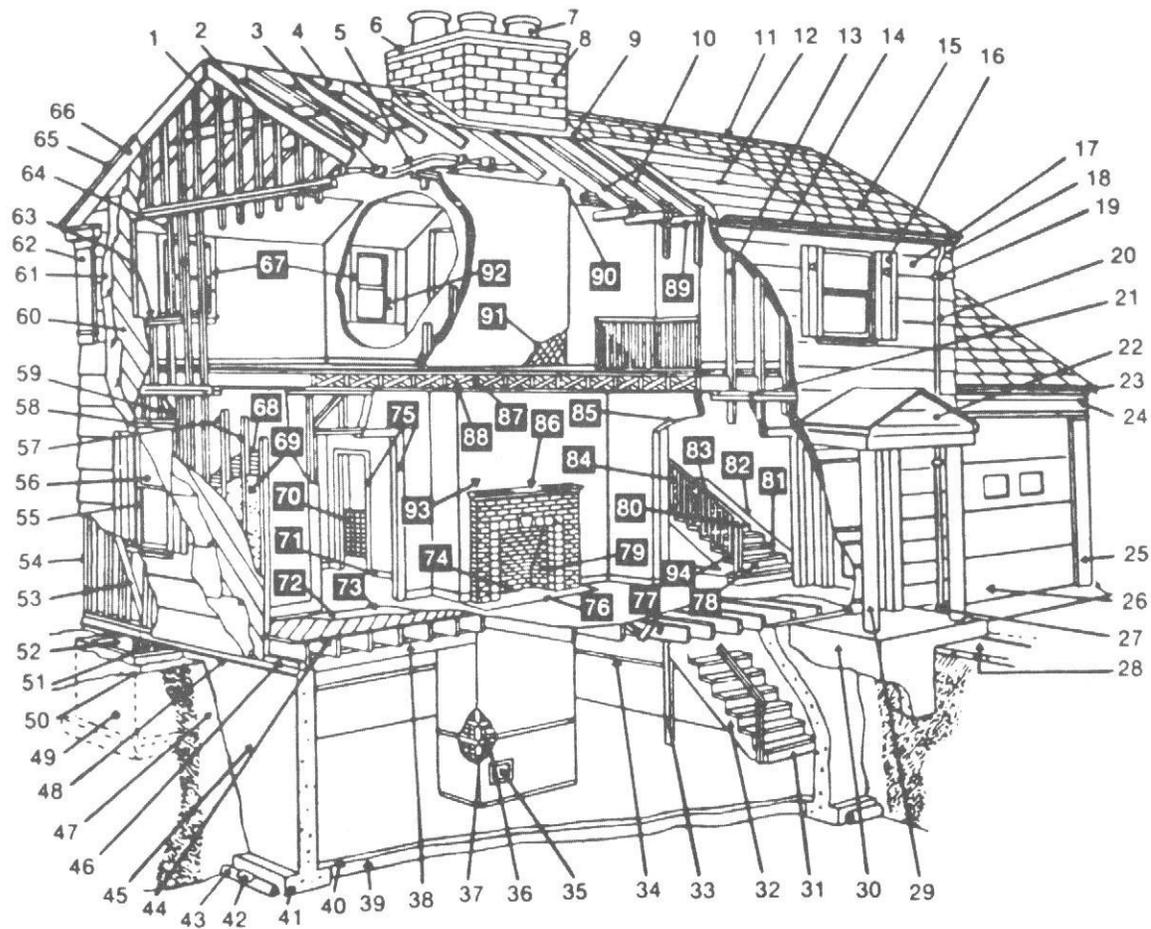
ASHI inspections are performed in accordance with the Society's Standards of Practice and include an evaluation of the condition of:

- | | |
|---|---|
| 1. Central Heating System | 4. Interior Plumbing System |
| 2. Central Cooling System
(When outside temperatures permit) | 5. Roof |
| 3. Interior Electrical System | 6. Walls, ceilings, floors, windows and doors |
| | 7. Foundation, basement and slab structures |

	Periodically	Spring	Fall	Annually
I FOUNDATION & MASONRY: BASEMENTS, EXTERIOR WALLS: To prevent seepage and condensation problems.				
a. Check basement for dampness and leakage after wet weather.	■			
b. Check foundation walls, steps, retaining walls, walks, patios, driveways, garage floors, etc., for cracks, heaving, crumbling.		■		
c. Check chimneys, deteriorated chimney caps, loose and missing mortar.		■	■	
d. Maintain grading sloped away from foundation walls.				■
e. Keep under-floor crawlspace vents open as weather and climate permit.	■			
II ROOFS & GUTTERS: To prevent roof leaks, condensation, seepage and decay problems.				
a. Check for damaged, loose or missing shingles, blisters.		■	■	
b. Check for leaking, misaligned or damaged gutters, downspouts (leaders), hangers (straps), gutter guards and strainers.		■	■	
c. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation.	■			
d. Cut back tree limbs growing close to or touching roof.			■	
e. Check antenna supports for sturdiness and possible sources of leakage.				■
f. Check flashings around roof stacks, vents, skylights and chimneys as sources of leakage.		■	■	
g. Check vents, louvers and chimneys for birds' nests, squirrels and insects.		■	■	
h. Check fascias and soffits for paint flaking, leakage and decay.		■		
III EXTERIOR WALLS: To prevent paint failure, decay and moisture penetration problems.				
a. Check painted surfaces for paint flaking or paint failure.		■		
b. Check siding, shingles and trim for damage, looseness, warping and decay.	■			
c. Check exterior masonry walls for cracks, looseness, missing or broken mortar.		■		
d. Cut back and trim shrubs away from exterior walls.		■	■	
IV DOORS & WINDOWS: To prevent air and weather penetration problems.				
a. Check caulking for decay around doors, windows, corner boards and joints. Recaulk as needed.			■	
b. Check glazing putty around windows.			■	
c. Check weatherstripping.			■	
d. Check garage doors and safety devices on openers for proper operation monthly.	■			
V ELECTRICAL: For safe electrical performance.				
a. Learn location of electrical panel box for breakers or fuses. Never overfuse.	■			
b. Trip circuit breakers every six months and Ground Fault Circuit Interrupters (GFCI) monthly.	■			

	Periodically	Spring	Fall	Annually
c. Mark and label each circuit.	■			
d. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage.	■			
e. Check exposed wiring and cable for wear or damage.				■
f. If fuses blow or breakers trip frequently, have a licensed electrician determine the cause.	■			
g. If you experience slight tingling shocks from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.	■			
VI PLUMBING: For preventive maintenance.	■			
a. Check faucets, hose bibbs and valves for leakage.			■	
b. Drain exterior water lines, hose bibbs, sprinklers and pool equipment in the fall.	■			
c. Check for leaks at sinks and house traps and sewer cleanouts.	■			
d. Perform safety checks and draw off sediment in water heaters per manufacturer's instructions.	■			
e. Have septic tank cleaned every 2-5 years depending on tank size and use.				
VII HEATING & COOLING: For comfort, efficiency, energy conservation and safety.	■			
a. Change or clean furnace filters, air conditioning filters, electronic filters as needed.	■			■
b. Clean and service humidifier. Check periodically and annually.				■
c. Have gas and oil burning equipment serviced annually.	■			
d. Clean around heating and cooling equipment, removing leaves, dust, overgrown shrubbery and debris. Be sure power is off!	■			
e. On steam systems, "blow off" or drain low water cut-off per manufacturer's instructions or instruction tag.				
VIII INTERIOR: General house maintenance.	■			
a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors and ceilings below.				
b. Keep garage doors closed to conserve energy and insulate exposed water lines in cold climates.		■	■	
d. Check underside of roof for water stains, leaks, dampness and condensation, particularly in attics and around chimneys.				■
e. Keep attic louvers and vents open all year round. Check louver screening.				
IX KNOW THE LOCATION OF:				
a. The main water shut off valve				
b. The main electrical disconnect or breaker.				
c. The main emergency shut off switch for the heating system.				

SCHEMATIC DIAGRAM OF A HOME



- | | | | | | |
|------------------|---------------------|-------------------------|------------------------|----------------------|----------------------|
| 1. Gable stud | 6. Chimney cap | 11. Ridge | 32. Stair stringer | 53. Corner brace | 74. Ash dump |
| 2. Collar beam | 7. Chimney flues | 12. Roof boards | 33. Girder post | 54. Corner stud | 75. Door trim-casing |
| 3. Ceiling joist | 8. Chimney | 13. Stud | 34. Chair rail | 55. Window frame | 76. Fireplace hearth |
| 4. Ridge board | 9. Chimney flashing | 14. Eave gutter | 35. Cleanout door | 56. Window light | 77. Floor joists |
| 5. Insulation | 10. Rafter | 15. Roofing | 36. Furring strips | 57. Wall studs | 78. Stair riser |
| | | 16. Blind or shutter | 37. Corner stud | 58. Header | 79. Fire brick |
| | | 17. Bevel siding | 38. Girder | 59. Window cripple | 80. Newel cap |
| | | 18. Downspout gooseneck | 39. Gravel fill | 60. Wall sheathing | 81. Stair tread |
| | | 19. Downspout strap | 40. Concrete floor | 61. Building paper | 82. Finish stringer |
| | | 20. Downspout leader | 41. Foundation footing | 62. Pilaster | 83. Stair rail |
| | | 21. Double plate | 42. Paper strip | 63. Rough header | 84. Balusters |
| | | 22. Entrance canopy | 43. Drain tile | 64. Window stud | 85. Plaster arch |
| | | 23. Garage cornice | 44. Diagonal subfloor | 65. Cornice moulding | 86. Mantel |
| | | 24. Fascia | 45. Foundation wall | 66. Fascia board | 87. Floor joists |
| | | 25. Door jamb | 46. Sill plate | 67. Window casing | 88. Bridging |
| | | 26. Garage door | 47. Backfill | 68. Lath | 89. Lookout |
| | | 27. Downspout shoe | 48. Termite shield | 69. Insulation | 90. Attic space |
| | | 28. Sidewalk | 49. Window well wall | 70. Wainscoting | 91. Metal lath |
| | | 29. Entrance post | 50. Grade line | 71. Baseboard | 92. Window sash |
| | | 30. Entrance platform | 51. Basement sash | 72. Building paper | 93. Chimney breast |
| | | 31. Stair riser | 52. Window well | 73. Finish floor | 94. Newel |

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