



Inspection Number: 64565a
Inspection Address:
2101 Street Road
Solebury, PA

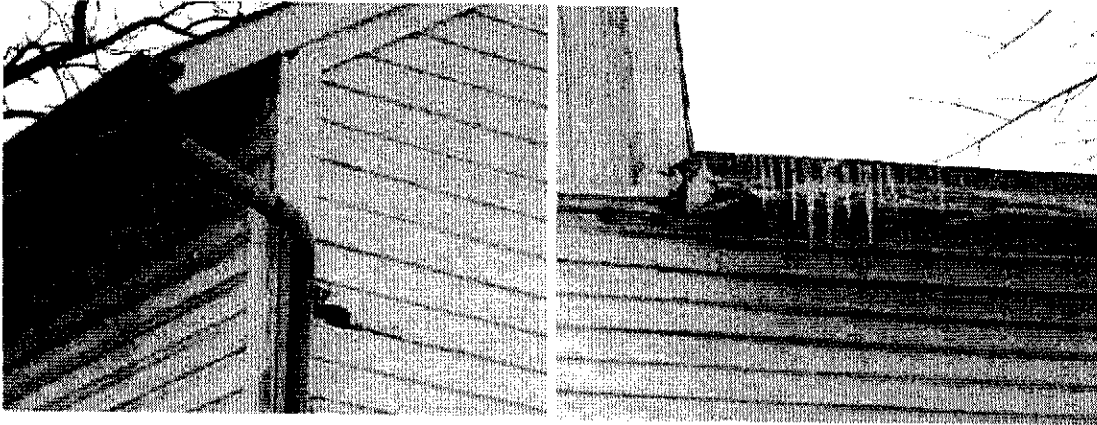
OUTBUILDINGS

The names of the outbuildings were taken from a lot plan for a proposed subdivision, given to us at the inspection

BARN

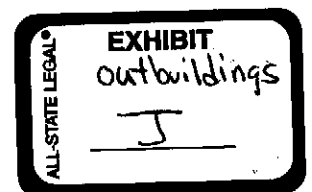
The lower level is constructed of stone. The stone work and pointing was found to be in satisfactory condition. The upper level is of timber frame construction with wood siding installed. There are repairs needed to the wood siding and fascias/soffits. I recommend any large holes in the siding and damaged wood be repaired. After repairs, I recommend gutters be installed at the rear roof edge.

Visibility of the roof was limited due to snow. Typical of slate roofing systems, cracked, broken, missing or loose slates should be replaced as needed every 1-2 years.



At the timber frame upper level, there has been extensive previous repairs and reinforcement. The repairs included additional framing timbers secured with steel brackets and bolts attached to the old framing. There was also a threaded rod and many cables installed between the front and rear rafter sill plates. There was a large damaged

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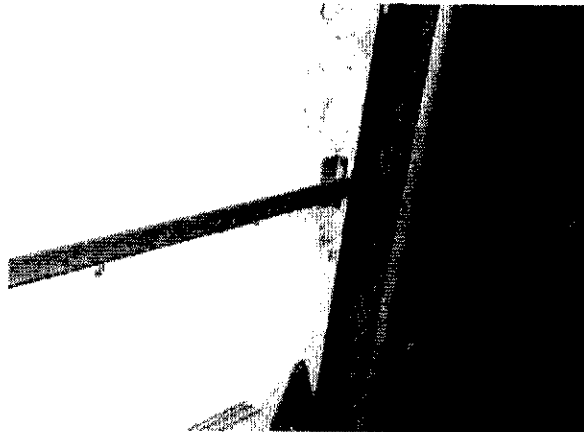
section of rafter sill that had been reinforced with new wood bolted on to the old wood.

It appears that much of this interior repair and reinforcement was a result of, not only damage from a previously leaking roof, but significant outward movement of the front and rear walls. I did not find any evidence of further movement or separation since the repairs had been performed. There were droppings on the first floor, probably from bats.

GARAGE 2

This is a small three-bay structure of standard frame construction. A corrugated metal roof system was installed. At some point, an elastomeric coating system is recommended to be applied to the metal roof to protect it from any major corrosion.

On the interior, the three overhead doors were found to be in working condition, but one of the door lock bars does not have a slot in the track.



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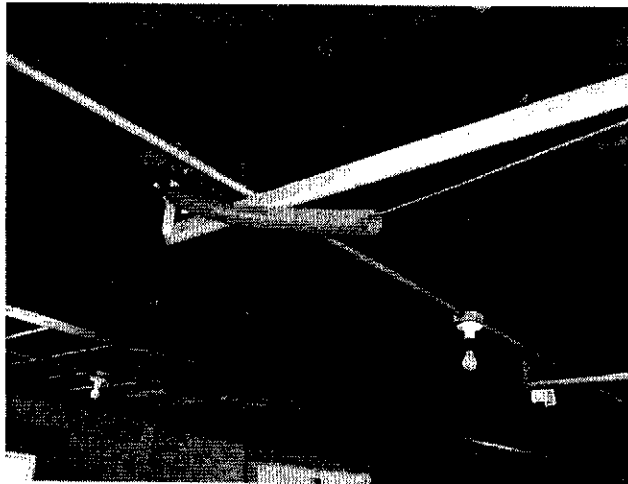


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GARAGE/BARN

This building is constructed of concrete block at the lower level and standard frame construction on the upper level. A majority of the slate roof was covered with snow. In one area where the roof was exposed, I found a couple broken slates that need replacement. Again, typical maintenance of a slate roof is to replace any cracked, broken, missing or loose slates every 1-2 years as needed.

On the interior, the visible structure components were found to be satisfactory. The loft at the upper level has traditional wood floor joists and a central steel beam for support. The overhead doors were found to be in working condition except one broken spring needs replacement.



GARAGE 1

This is a one level building, mostly constructed of concrete block. There are two chimneys constructed of

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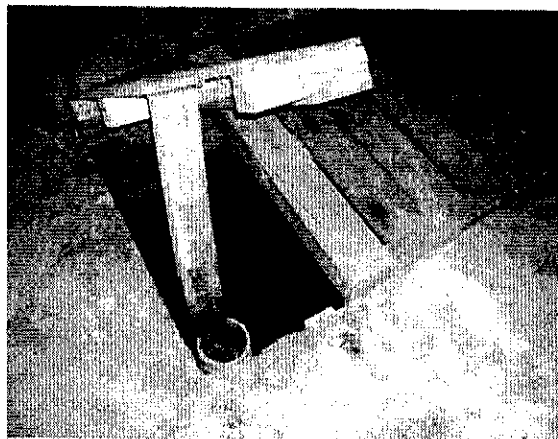


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brick. The larger one had a slight lean. The smaller one appears to terminate too close to an adjacent wall and roof structure. If the large chimney is to be used, the liner was found to be in a deteriorated condition. If the smaller chimney is to be used, it may need to be extended to the proper elevation. Currently, the chimneys serve no equipment. The roof was entirely covered with snow and not at all visible for inspection.

It appears this building was used for some type of chemical processing. There was a three-phase 120/240 volt electrical equipment at one time. Much of the equipment has been removed. I recommend a licensed electrician evaluate the electric system and make any changes needed for the new use of this building. I recommend all abandoned electrical components be removed.

There was a pit in the concrete floor of this building. Wood planking was installed above but this wood structure is inadequate to support any significant load. There was also standing water in the pit. Again, I do not know what was being processed in this building if any health or environmental issues are still present.



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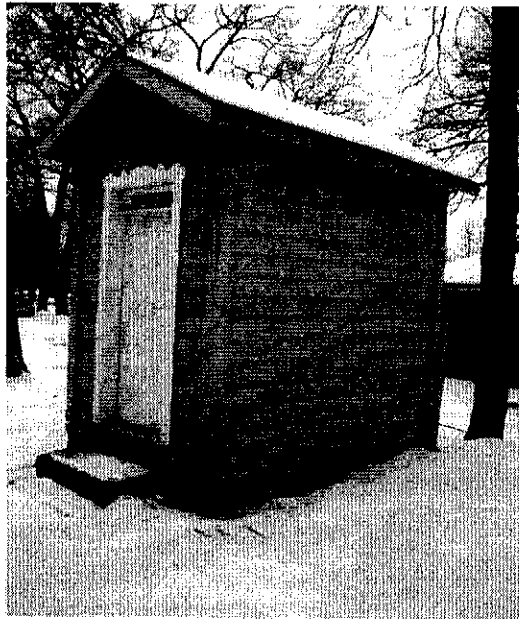


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There is no heating equipment installed. There is an outdoor condensing unit for an air conditioning system however, appears to be quite old and likely no longer functional.

OUTHOUSE

This is a twin, double outhouse of frame construction. There is significant deflection when stepping on the floors of both sides. This small building is supported by four stones in the corners. Underneath three exterior walls, stone fill has been added with a simple trap door on the rear side for access below.



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"OUTBUILDING"

The shed is of frame construction using wood clapboard siding. Wood rot was evident to the right side of the entryway as well as to the corner posts. The windows along the right wall were not squared to their opening. The window frames were in satisfactory condition. Any exterior penetrations should be sealed at this time.



The building was found to be lifting towards the left and the interior was found to be completely finished with either drywall and plywood on the first floor and plywood throughout the second floor. No railing was provided leading to the second floor and should be considered for safety purposes. Any broken window panes should be replaced. A concrete slab was installed throughout the first floor and there was evidence of bird droppings

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throughout most of the second floor. No electricity or water were available to this building.

CARPORT/GREENHOUSE

A carport is of masonry construction of both block with a mortar coat and stone was found to be in satisfactory condition. No repairs are required to the exterior. The roof substructure consists of 6x6 posts and beam type construction with 3x4 roof rafters, 1x3 strippers, and cedar roofing. The stains found on the cedar roofing are considered typical. A stone bed was found beneath the roof line. A water source as well as an electric panel were installed for general lighting and power to the greenhouse.

For the green house, the roof system consisted of non-tempered glass and plexiglass. Glass shards were apparent over the pea gravel type bed. A heat source was provided but disconnected. A sump pit was noted with a sump pump, but no power was available. A clock timer was installed to a receptacle where power was evident to this location.



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Deterioration was found to the wood framing members with mold accumulation above the triple awning type windows along the left side of the building. Various timers and mechanicals were installed in order to raise the roof line, but could not be tested.

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