

Rear Barn new shingled roof was installed October 2009.

### ***Corn Crib***

**Inspection:**

Corn crib had newer barn board siding and newer roofing.  
Electric appears to be modernized.  
Exterior painting is needed.  
Concrete cap on raised entry driveway could use repair.

### ***Carriage House***

**Inspection:**

Carriage House is in good condition and needs exterior painting.  
Four exterior doors replaced July 2009.  
Stairs to the loft were repaired in October 2009.

### ***Septic***

**Inspection:**

Septic System is functional and no signs of problems.  
Septic System was professionally cleaned in 2009.

### ***Retaining Wall and Grounds***

**Inspection:**

Retaining wall is +/- 900 Lin Ft and is in good condition.  
Retaining wall has a few minor areas that need repair and/or maintenance.  
Functional french drains on property are well maintained.

### ***Silo***

**Inspection:**

Silo roof needs minor maintenance and appears to be dented.  
Overall Silo is in ok condition, however should be investigated further.  
Repairs to silo shed doors were completed September 2009.

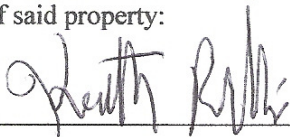
### ***Covered Bridge***

**Inspection:**

Covered Bridge is in good condition and needs exterior painting.  
Covered Bridge deck was replaced and lower braces reinforced August 2009.

This property inspection was completed to the best of my knowledge and is an honest representation of the actual condition of said property:

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

10/13/09

Ken R. Pullin  
General Contractor

## ***KRP Construction***

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P.O. Box 678  
Newark, NY 14513  
(315) 331 0590

Owners: Betty L. McDonald and Brian V. Bolger

Property: Toganenwood Estate  
265 State Rte 14  
Lyons, NY 14489

### **Operator Information:**

Operator: General Contractor  
Contractor: Ken R. Pullin  
Company: KRP Construction

Type: Structural Inspection

Date: October 12, 2009

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A walkthrough of the homestead/campus was provided to establish a Contractors Report on the over all condition of the buildings and grounds. Any utilities should be inspected by licensed tradesmen who are specialists in their respective fields. Although not noticed, any structural concerns on the homestead/campus should be assessed through a licensed Architect/Engineer.

Based on my experience as a General Contractor, this is a meticulously maintained homestead/campus taking the ages of the buildings into mind, they are in great condition. This Contractors Report should not be in any way interpreted as a guarantee or warranty of any of the information provided. This is merely an opinion of overall condition of this homestead/campus.

### ***Residence***

#### **Inspection:**

Exterior of residence is modernized.

Vinyl siding is well maintained.

Vinyl replacement windows were replaced by previous owner and in good condition.

Aluminum trim is well maintained, well fastened.

Basement windows should be modernized as this is the only visible defect on the exterior.

Attic window appears to be original and could use modernizing.

Roofing on 2<sup>nd</sup> story appears well aged. Should be replaced within 5-10 yrs, although no signs of leaking were found.

Roofing on 1<sup>st</sup> story appears in good condition. The low slope roofing has been repaired in 2009.

### ***Basement***

#### **Inspection:**

All utilities appear to be newer and modernized.

A leak at the oil filter was discovered and repaired.

Electric panel is a modern panel which was recently updated.

Brick fire place is in need of repointing, but does not cause any structural damage.

### ***First Floor***

#### **Inspection:**

Interior is well maintained.  
Plumbing was checked for working order including drains.  
Electric appears to be modernized.  
All surface finishes are meticulous.  
Closets are in original condition with painted wall finishes.

### ***Second Floor***

#### **Inspection:**

Interior is well maintained.  
Plumbing was checked and is in working order including drains.  
Electric appears to be modernized.  
Two full bathrooms were fully renovated.  
All surface finishes are meticulous.  
Closets are in original condition with painted wall finishes.

### ***Attic***

#### **Inspection:**

Attic is in original condition.  
Knee walls have been built under both hips off roof due to rafter sagging, which could be attributed to building age and/or snow load.

### ***Garage***

#### **Inspection:**

Heated 32 x 32 garage is modern construction and well maintained with water and electric.  
Half bath well maintained.  
No defects were found.

### ***Smoke House***

#### **Inspection:**

Smoke House is well maintained with electric.

### ***Pump House***

#### **Inspection:**

Pump House is well maintained and in working order. No detailed inspection was provided.  
New pump was installed August 2009.

### ***Barn***

#### **Inspection:**

Main barn was recently renovated for interior finished office space.  
Eight new windows installed in June 2009.  
Three sides of main barn were painted in July 2009.  
Barn and barn roof are well maintained with no signs of defects.  
Utilities in barn are all functional.  
Rear Barn is in good condition and newer metal roofing was installed on one hip.