

PRESIDENT
EDWIN C. GENT, P.E.

The Town of Chenango
Town Board
1529 N.Y. Rte. 12
Binghamton, N.Y. 13901

May 24, 2010

FILE COPY

Re: Crotty Residence
87 Trafford Rd.
Binghamton, N.Y. 13901

RECEIVED

MAY 27 2010

Attn: Margaret Turna, Supervisor

TOWN OF CHENANGO
ORDINANCE/ASSESSOR'S OFFICE

Gentlemen:

As requested an inspection of the referenced property was conducted 4/30/2010, I was accompanied by Tom Geisenhof from the Town Ordinance office. As the result of a fire on the same day concern was expressed as to the condition of the residence by the fire department.

The inspection revealed that the fire was small and confined to an existing grille located inside an enclosed rear patio area. Copies of photos are attached.

Herein after is a listing of conditions observed at the time of inspection and NYS and Town of Chenango Code sections which were violated. The list is not meant to be all inclusive but is a representative list of problems encountered.

The deficiencies observed are as follows:

- * Gas heater vent corroded and non-compliant, nearly cut-off at the building side wall.*
- * Ceiling leaks were observed, much of the ceiling was not level showing signs of deflection which raises the question of joist sizing being adequate, peeling paint, water damage, potential mold.*
- * No finished ceiling, ceiling board in space partially hanging loose not adequately attached to structure.*
- * House constructed over crawl space, no foundation or frost wall.*
- * Domestic Hot Water heater vent is questionable, No combustion air intake provided and expansion relief valve not piped to floor.*

- * *Bathroom:*
 - *No exhaust fan or exterior windows*
 - *Mildew and mold observed in shower area*
- * *Exterior is different styles of siding, not conforming to uniform exterior finish and not complete.*
- * *Roof framing inadequate and not compliant. 2X4's laid flat not capable of supporting Building Code loads required.*
- * *Electric System- Distribution not compliant, Junction Boxes, etc., no covers, ground wire adequacy suspect.*
- * *Plumbing leaks observed*
- * *SW corner roof (Location of Fire) sidewall studs, roofing etc., fire damaged should be removed.*
- * *Roof in rear consists mainly of rafters and plastic, no roof deck.*

As can be seen from the above narrative there are many problems with this home which need immediate repair.

The Code violations observable based upon the walk though are as follows:

Town of Chenango Code:

- * *Article 74.3 Residential Building appearance*
- * *Article 73.9G(1) Fire and Safety Hazards*
- * *Chapter 26 Unsafe Building*

NYS- Property Maintenance Code Sections

- * *101.2 Code Applicability*
- * *102.6 Additional Code Section Reference applicable*
- * *302.4 Weeds-exterior upkeep*
- * *304 Exterior Structure Sections .2, .4, .6, .7, .11*
- * *305 Interior Structure*
- * *403 Ventilation*
- * *602 Mechanical & Electrical Requirements*
- * *603 Electrical Box covers and grounding*
- * *609 CO Detectors*

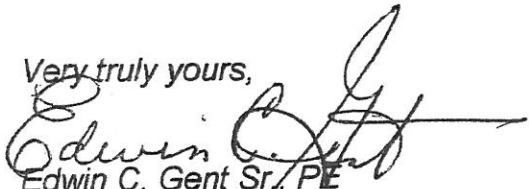
There is a considerable amount of work required to bring this house into code compliance. Although there is at this time; water, sewer, heat and electric, these are marginal particularly the heat and electric.

It appears the Town Board, has the following option open to it in this matter:

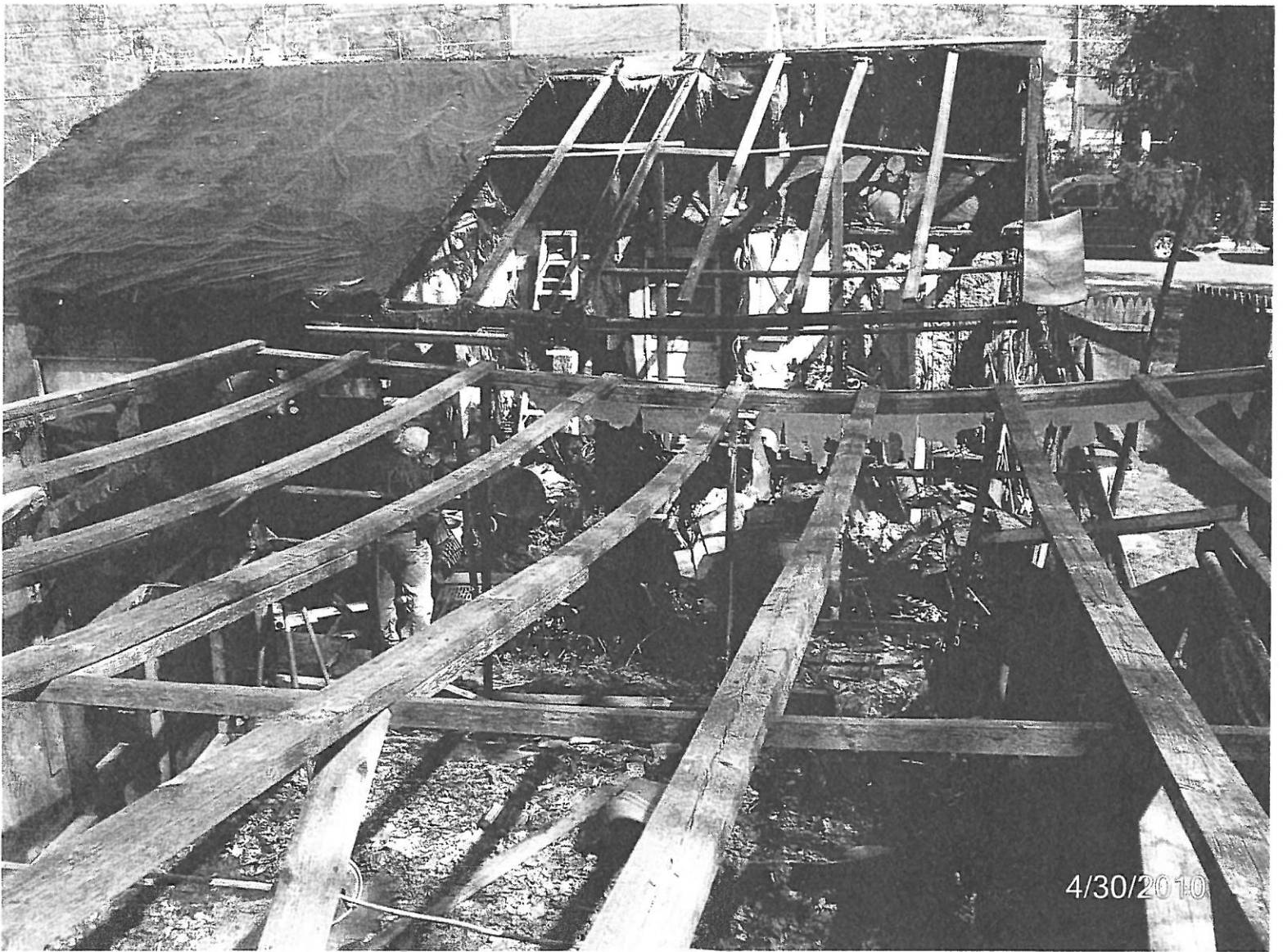
Set " An enforceable" timetable for the owner to bring the house into compliance and if not done order a structural evaluation of the roof structure to establish adequacy.

I trust the above and attached meets your requirements at this time.

Very truly yours,


Edwin C. Gent Sr., PE
Engineer for the Town of Chenango

*cc: All Board Members
Town Attorney
Ordinance Office*



4/30/2010