

11 Bull St.

(see 15 Bull St.) ←
for context

1906-1910 - Florence Kent / 2 W. bldgs. (45 x 156)

1904-1906 Same

1898-1902 - Same

1894-98 Jacob Small → Florence Kent

1890-94 Jacob Small

1885-86 "

1883-85 - "

} combines lots

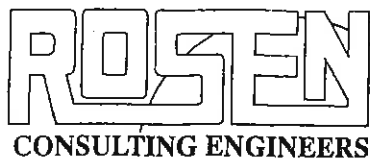
1880-83 Small ^{from} Helena Eggers 2 W. / 45 x 36

1876-79 Helena (Kessler?) Eggers 2 W. 45 x 36

1871-75 Helena Kessler

} trail lost

(I believe that
this lot was
also cov. by
Trenholm
see #15



AND

ASSOCIATES,
INC.

- CIVIL/STRUCTURAL DESIGN
- CONSTRUCTION MANAGEMENT/INSPECTION
- FACILITY ASSESSMENT

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July 22, 2002

Mr. Dan Schmidt
c/o Mr. Daniel E. Atwill
c/o Clement, Crawford & Thornhill, Inc.
476 Meeting Street, Ste. E
Charleston, SC 29403

In re: 11 Bull Street
Structural Inspection

Dear Sir,

At the request of Daniel Atwill, we inspected 11 Bull Street,
July 18th and 20th, 2002.

On July 18th, the site, exterior, interior, and roof were
inspected.

On July 20th, the crawl space was inspected.

We have the following to report.

11 Bull Street is a three story wood frame, wood sided apartment
building in a residential neighborhood. I estimate the building
to be 100 years old. There are 6 apartments presently rented to
college students.

Site

The trees and shrubs need to be trimmed back away from the
house.

The site needs to be cleaned.

Exterior

The exterior(s) need repairs, surface preparation, and
painting.

These repairs will include repairs/replacement of broken window sash, doors, missing and decay wood and wood trim, cedar shingles, etc.

You may want to remove or alter the lean-to shed at the dependency.

Roof

There is a portion of the roof (left (east) side of the dependency) that has not been maintained. It is badly rusted. I am uncertain as to whether surface preparation and coating will be adequate. It may need to be replaced or overlaid with a Seal-o-flex or Hydro-Stop type product.

There are many leak stains on the ceilings of the upper floors. Assume that there may be leaks requiring repair from time to time.

Portions of the gutters and downspouts are missing and/or need repair.

Interior

The inspection of the interior was limited due to the occupants' furnishings, etc. Assume the interior needs surface preparation and painting also.

Unit A - There were leak stains at the bay window.

Unit B - There was a plumbing leak at the bathroom above. The ceiling at B had been removed.

Unit C - Leak stains at bay window.

Unit D - Satisfactory.

Unit E - Vacant. Speaking as a 58 year old in good health, I found the stairway intimidating. You may want to review this situation with your insurance carriers loss prevention staff.

Unit F - I was puzzled by the decay in the flooring at the front room.

Assume that the chimneys need to be cleaned before being placed in service. I do not believe that it will be necessary to line them; or do other repair in the foreseeable future. If you are going to continue to use this as a rental property, I strongly recommend sealing them.

Please note that I found abandoned gas piping and fittings in the building. I strongly recommend that abandoned portions of the gas piping be removed or sections cut out to prevent gas from being released accidentally into the apartments.

Assume that there is lead paint concealed under the present paint coatings. In the event that you undertake to remove the paint, it will be necessary to utilize contemporary lead paint removal procedures.

Crawl Space

Front Building

The inspection of the front of the building was limited due to the ductwork and the some remaining felt (vapor) barrier concealing portions of the floor.

There is an unworkmanlike marginal supplemental sill under the room at the front.

A portion of the sill between the Living Room and the former porch was replaced. Untreated lumber was used.

A couple of the former porch girders have sheared. There is wood in ground contact providing support at one and marginal block work supporting another. This situation should be reviewed and workmanlike repairs made.

There is minor insect damage at the girder at the right side of the house. Repairs are not needed at this time.

Abandoned heating piping insulation containing asbestos was found. I strongly recommend the asbestos be properly removed.

The ductwork needs minor attention; torn insulation, hangers, etc.

Cellar

I found a wet spot in the flooring over the water heaters. The cause of this leak should be investigated and necessary repairs made.

Dependency

I found a floor joist cut for piping to the left of the crawl space entrance; several joists in. The joist should be reinforced across the cut; or a pier installed to reduce the span.

In conclusion, the house needs moderate renovations. When doing work of this type, I strongly recommend that my clients include a percentage of 15% for unforeseen expenses.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

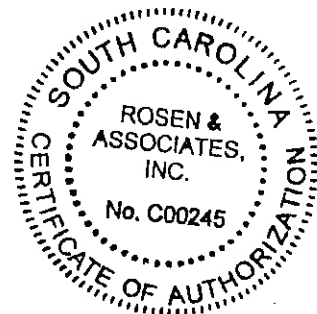
Unless specifically mentioned in this report, this inspection does not include any evaluation for lead based paint, asbestos, or indoor air quality.

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P. E.

RAR/meb



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cc: Ms. Lisa Herbert Wolfe
Attorney at law