



AND  
ASSOCIATES,  
INC.

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

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February 13, 2007

Mr. Bob Miller  
28 Chapel Street  
Charleston, SC 29403

In Re: 28 Chapel Street

Dear Mr. Miller,

Confirming our conversations at the time of our inspection of 28 Chapel Street, February 6, 2007.

I was accompanied on this inspection by yourself and Mr. Ed Smith from you Corporation.

#### Site

The site appears to be in fair to good condition.

#### Roof

You had an independent roofer inspect the roof.

Our comments are that the fiberglass shingle roof at the front has several broken shingles. It was probably installed in the early 1990's after Hurricane Hugo, and you should assume that it is approaching the end of its normal useful life.

Also please note that at the time of our inspection we identified several places at the 1<sup>st</sup> floor porch roof and the 2<sup>nd</sup> floor deck where water appears to be entering the building system. These items should be corrected.

### Front Porch

1<sup>st</sup> floor porch issues include decay at the girders, decay elsewhere, piecing in and patching of columns, and leaks at the porch ceiling.

Our opinion is that the front porch is not structurally connected to either its original standards or to contemporary standards. Although recent work was undertaken to replace the deck and do other replacements and repairs at the 1<sup>st</sup> floor, our opinion is that significant work remains to be done to create a structurally satisfactory porch and column system.

### Exterior

Please note that we found several areas at the rear where we believe that the stucco is not adhering to the substrate. This condition may be widespread throughout the exterior of the home.

There are weeds growing in the stucco at the rear left. These should be removed and the stucco sealed.

Please note that the sandstone caps at the ground floor columns at the porch are decaying.

The doors from the 2<sup>nd</sup> floor to the deck at the front porch contain decay. The doors themselves will need to be replaced. I am uncertain about the sidelight windows and the rest of the frame.

The sill at the window on the west side of the house at the Master Bedroom has a reverse slope. That is, the window sill slopes towards the house and does not allow water to freely drain from it. This window sill should be altered to minimize water entry into the house.

The wood trim at the house needs surface preparation and painting.

## Interior

The condition of the floors at the interior are mixed. There are several areas with previous decay, etc. where there is actually holes in the floor that should be corrected.

Recall that we had extensive discussions with regards to the plaster ceiling at the Living Room. It was later reported to us that there had been ceiling failure and that the patch was created at that time. Based on our observations the patch is secured to the lathe above and no further repairs are necessary at this time.

We found stains on the ceilings in several places. These include the Living Room ceiling (thought to be from the heating and air conditioning equipment in the Master Bedroom closet) and at the ceiling of the bathroom at the right rear of the 2<sup>nd</sup> floor.

## Crawl Space

The ends of the joists at the left most portion of the crawl space are badly decayed. Our thought is that the best remedy at this time is to install 2 supplemental sills. One near the front of the house and one across that portion of the house immediately in front of the fireplace.

Please note that there is a plumbing leak in the ground floor bathroom at the center of the house that needs to be repaired right away.

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.  
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