

INC.

August 19, 1991

Mr. Joe Qualey
Attorney at Law
23 Broad Street
Charleston, SC 29401

in re: 22 Charlotte Street
Hurricane Hugo damage

Dear Joe:

According to your request, I have prepared this report with regard to my perception of Hurricane Hugo damage at 22 Charlotte Street.

To prepare this report, I had a brief walk through the house with you on July 18. I then met with Erwin Bohlen on July 24 and inspected the house again on July 31, 1991.

It is now almost two years after the Hurricane and with the evidence present I have to make some assumptions as to how the damage occurred.

My findings are:

In the Parlor there are separations at the corners of the trim around the ceiling of the room. There are also separations in the panelling beneath the windows in the room. There is minor peeling of paint in the room.

At the Kitchen eat-in Nook, I found stain mold on the ceiling.

In the Laundry Room there is a large crack in the plaster board on the east side. There are large cracks in the plaster board on the north side and on the west side.

In the Study, I found some unusual peeling in the trim at the ceiling at the south east corner. Also, please note that the nail heads in the ceiling surface are obvious.

At the Living Room the wall paper was peeling above the fireplace. I also found stain mold at the chair rail on the wall next to the foyer.

In the Foyer, there are mildew stains at the ceiling at the door next to the Living room.

In the Stairwell, the leather wainscoat is peeling.

In the Front Bedroom, the ceiling wall paper is peeling. There is stain mold in several locations around the windows on the east side. The wall paper is peeling off the wall on the south side.

In Bedroom #2, stain mold was found around the entire room. This probably resulted from water entry through the doors to the porch. The wall paper is peeling at the chimney and at the ceiling.

In Bedroom #3, the wall paper is peeling at the ceiling and there are mildew stains on the walls. There are tears in the wall paper in the north east corner. And there are water stains on the wall paper beneath the windows.

In Bedroom #4, there are water stains next to the ceiling, and stains at the windows at the east side. There are cracks in the back of the closet wall. The ceiling wall paper is peeling.

Mr. Bohlen reported to me that water did come into Bedrooms #3 and #4 during the Hurricane.

In the Hall, the wall paper is peeling away at the ceiling. Mildew stains are being uncovered there. The wall paper is also peeling on the wall.

In Bathroom #3, there is paint peeling in the corner of the closet. The wall paper is peeling on the west side of the chimney. There are cracks next to the wall paper and the doorway leading into this bathroom.

The Front Porch roof is leaking.

Based on my conversations with Mr. Bohlen, the family did not realize the significance of damage from the storm. The house absorbed a substantial amount of rain that penetrated through the window systems, french doors and other openings in the building system. Many of the plaster cracks were probably caused by the actual winds of the storm. Neither were thought significant at the time.

The Bohlens evacuated the building the day after the Hurricane. In the period from then until power was restored and the HVAC systems placed back in operation, the elevated moisture conditions set up the conditions for the development of mildew and stain mold.

The paint on the exterior of the house suffered a diminished useful life. There was damage to the shutters, the glass and to the gutters on the house.

It now appears as though the entire home needs an interior renovation to correct seemingly minor problems which do relate to the Hurricane.

Should you have any questions, please call the writer.

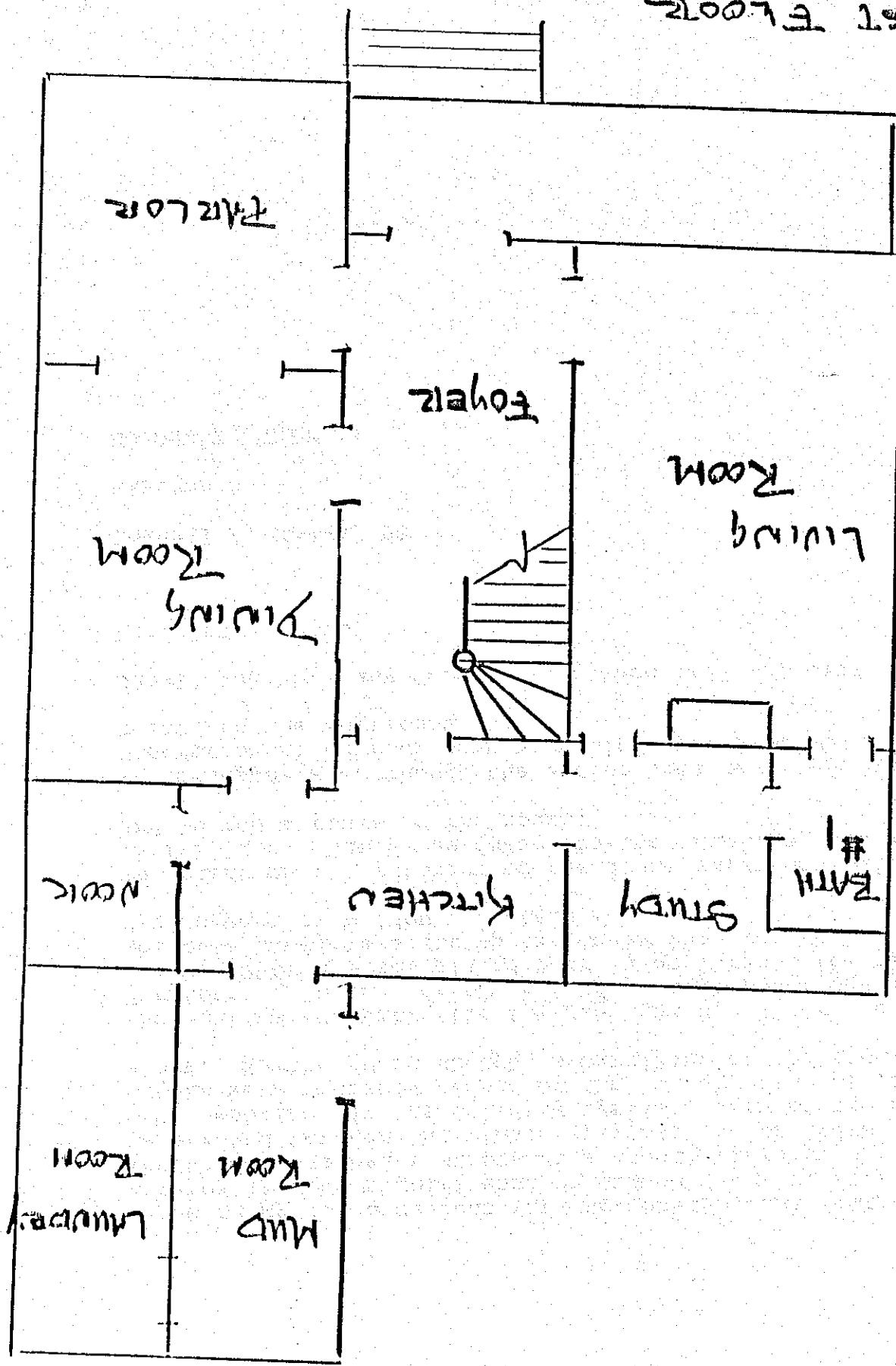
Very truly yours,

Russell A. Rosen, PE

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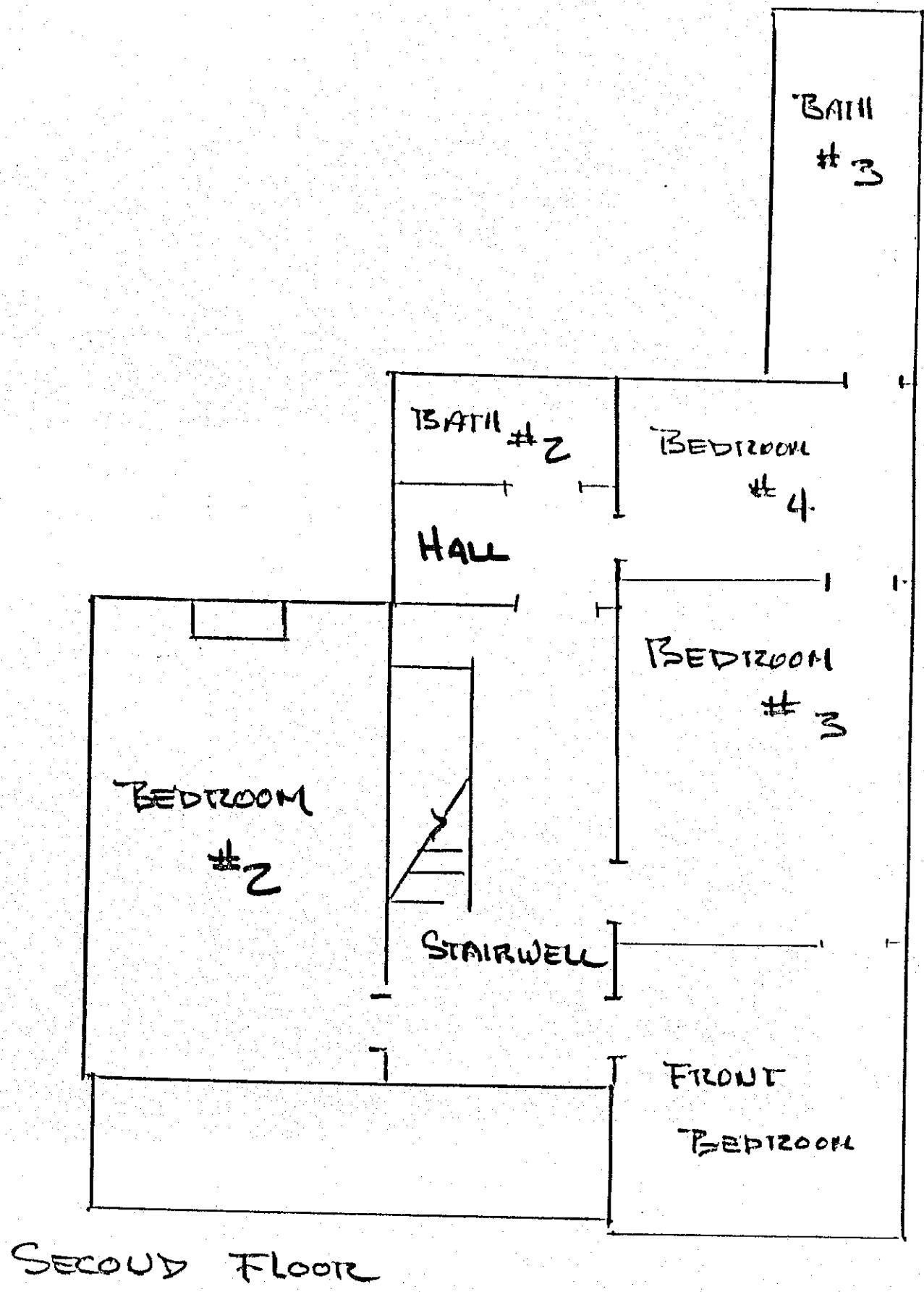
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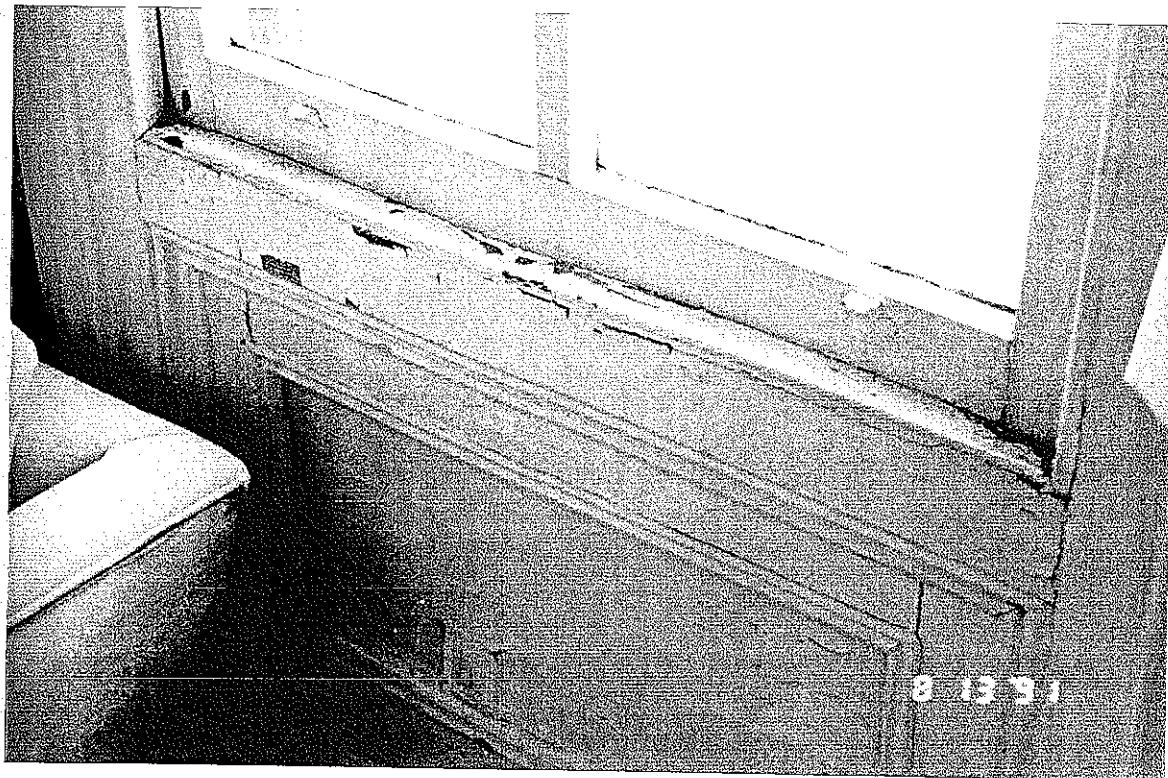
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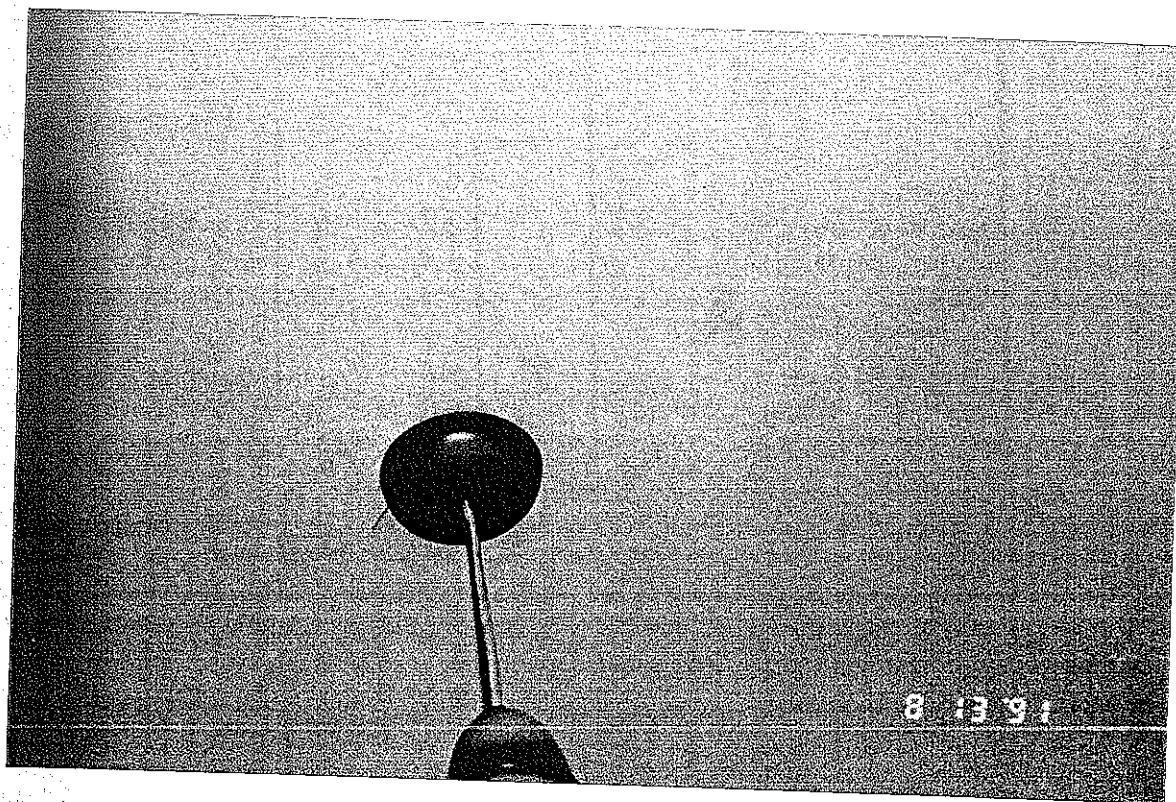
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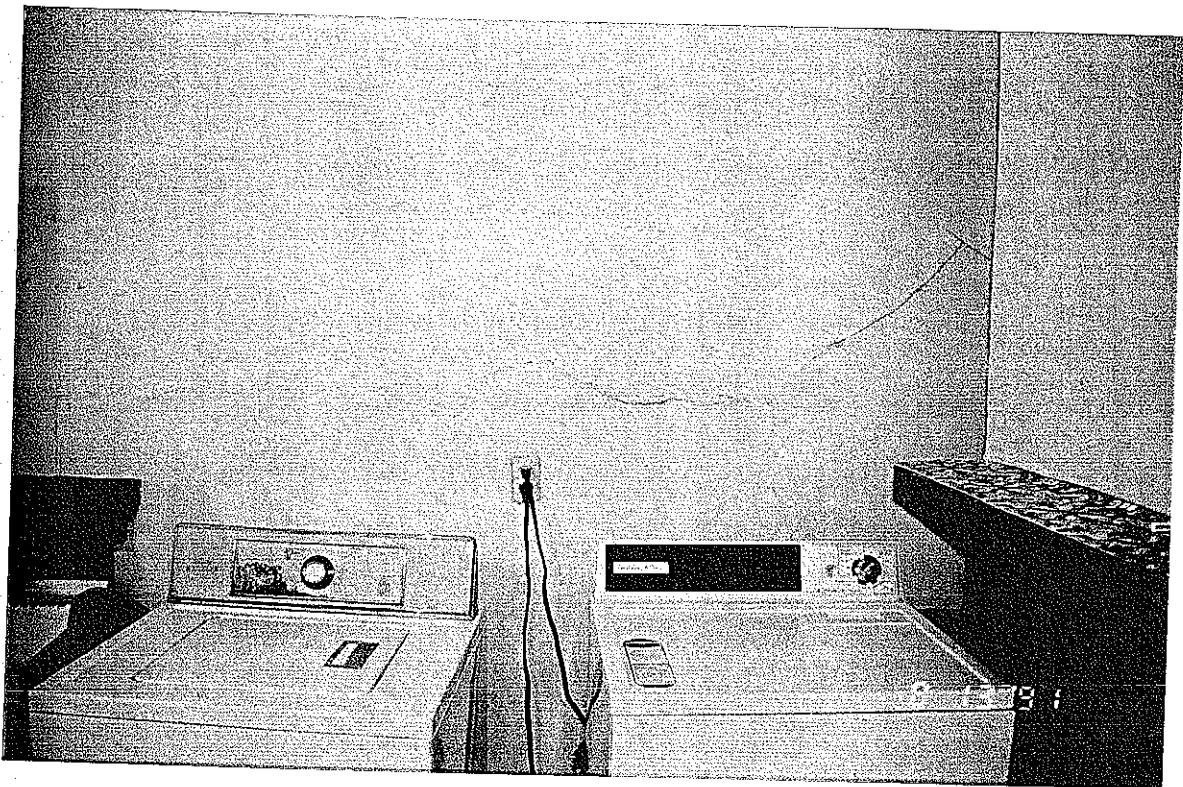




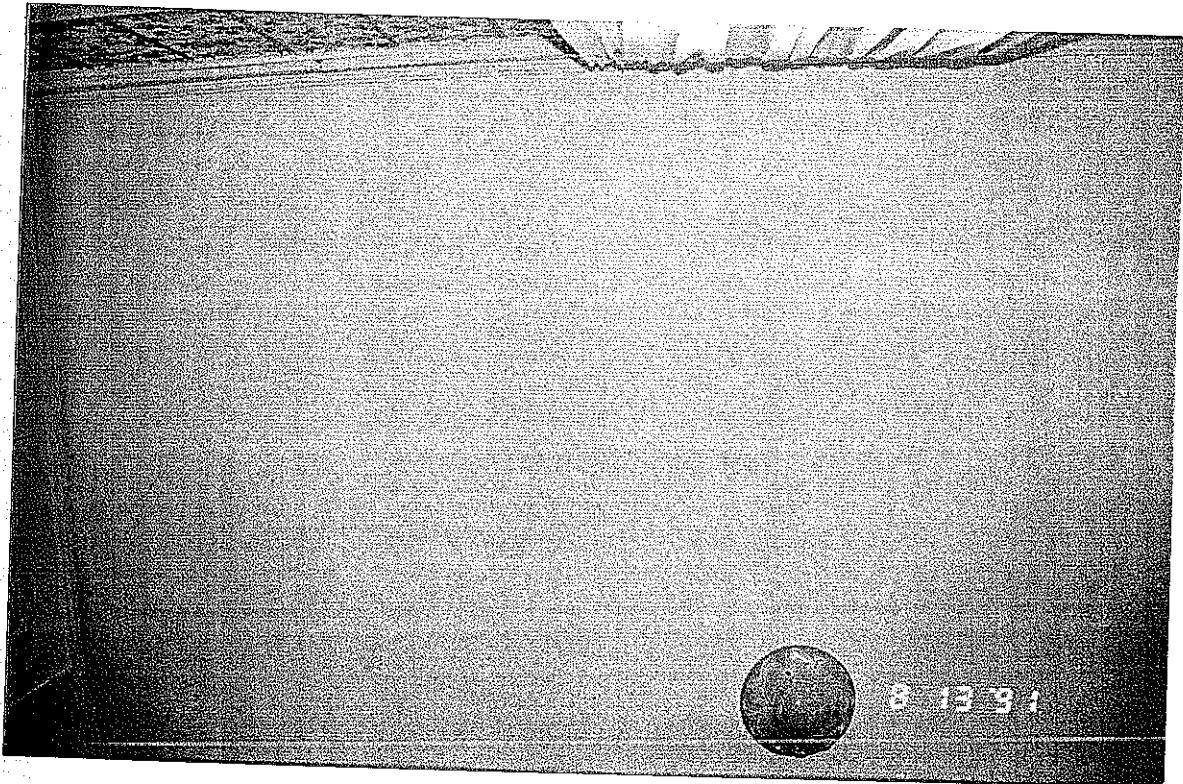
A. Signs of water entry at one of the front Parlor windows.



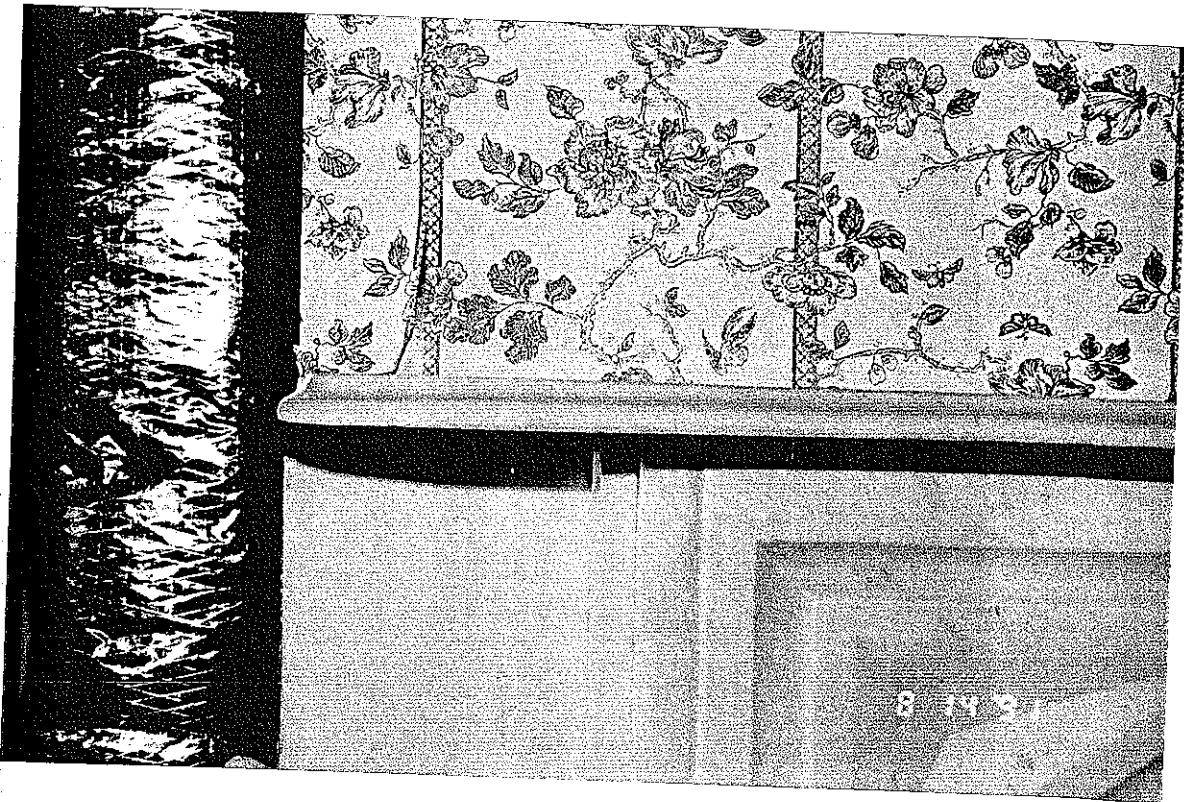
B. Stain mold on the ceiling of the Kitchen Dining Nook.



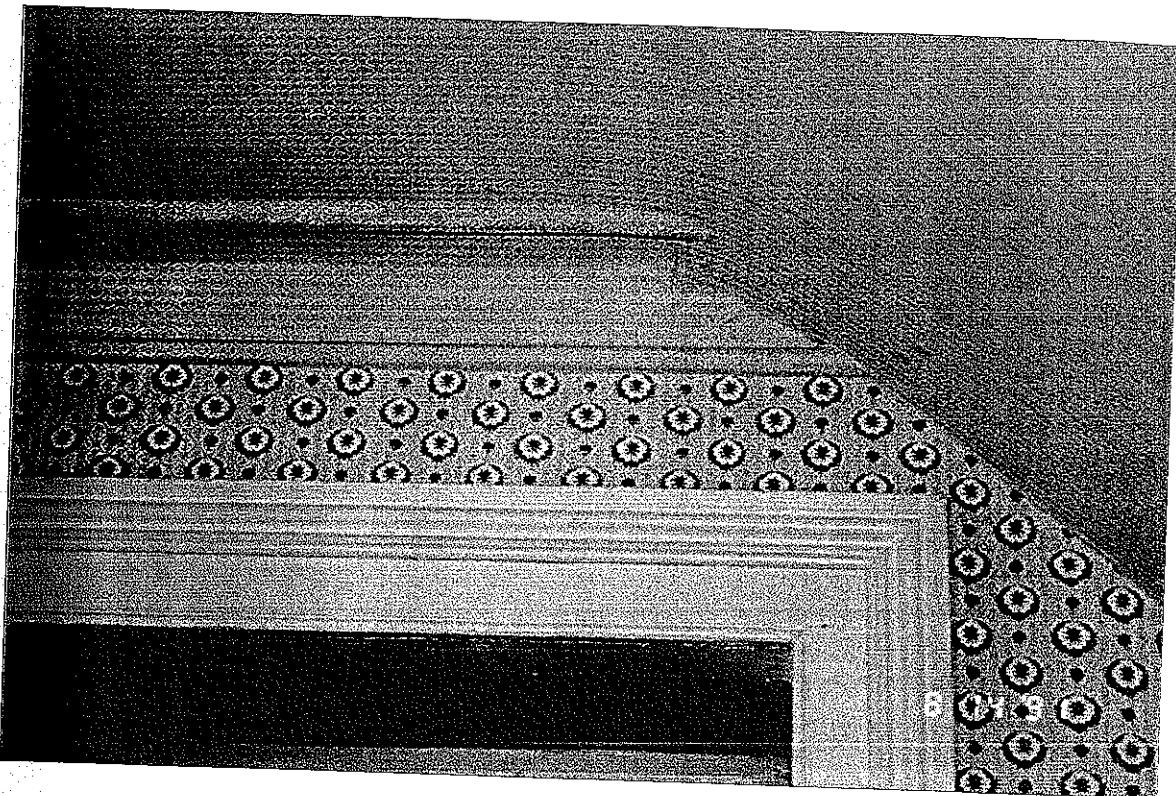
C. The crack in the east wall of the Laundry Room.



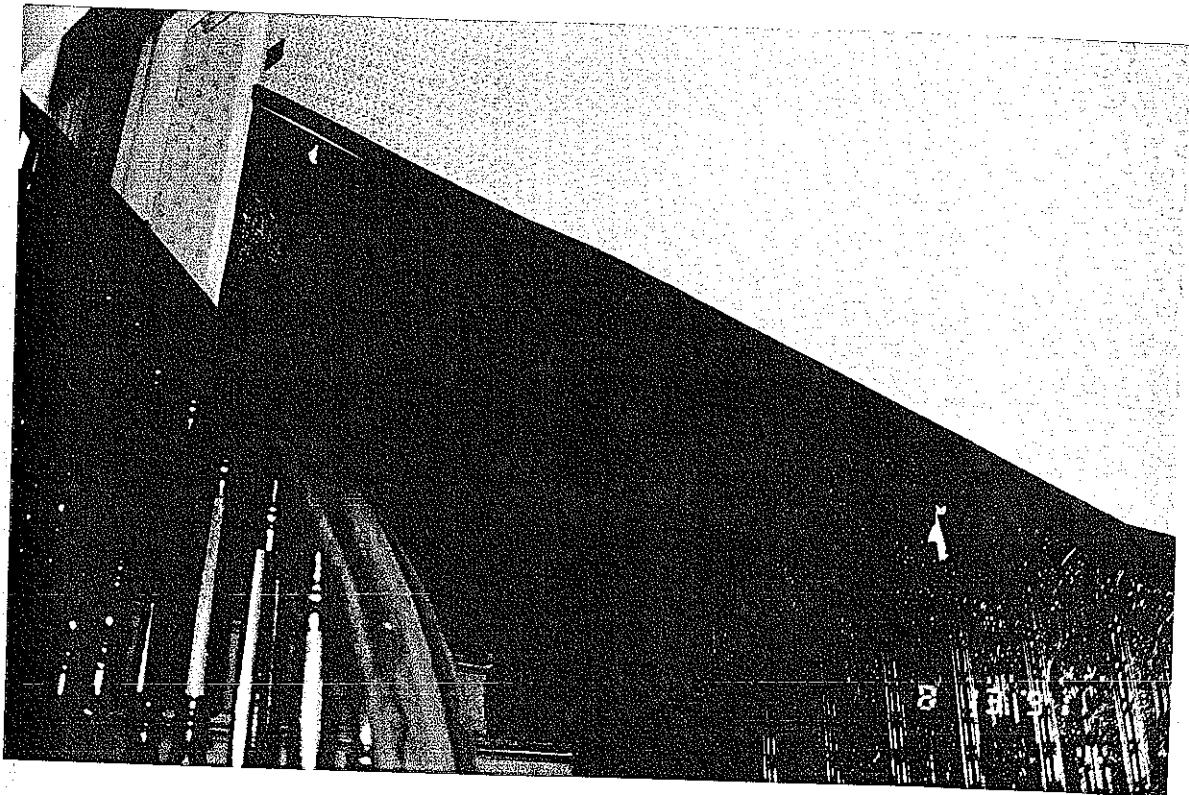
D. The ceiling of the Study. Look carefully for the nail heads telegraphing through.



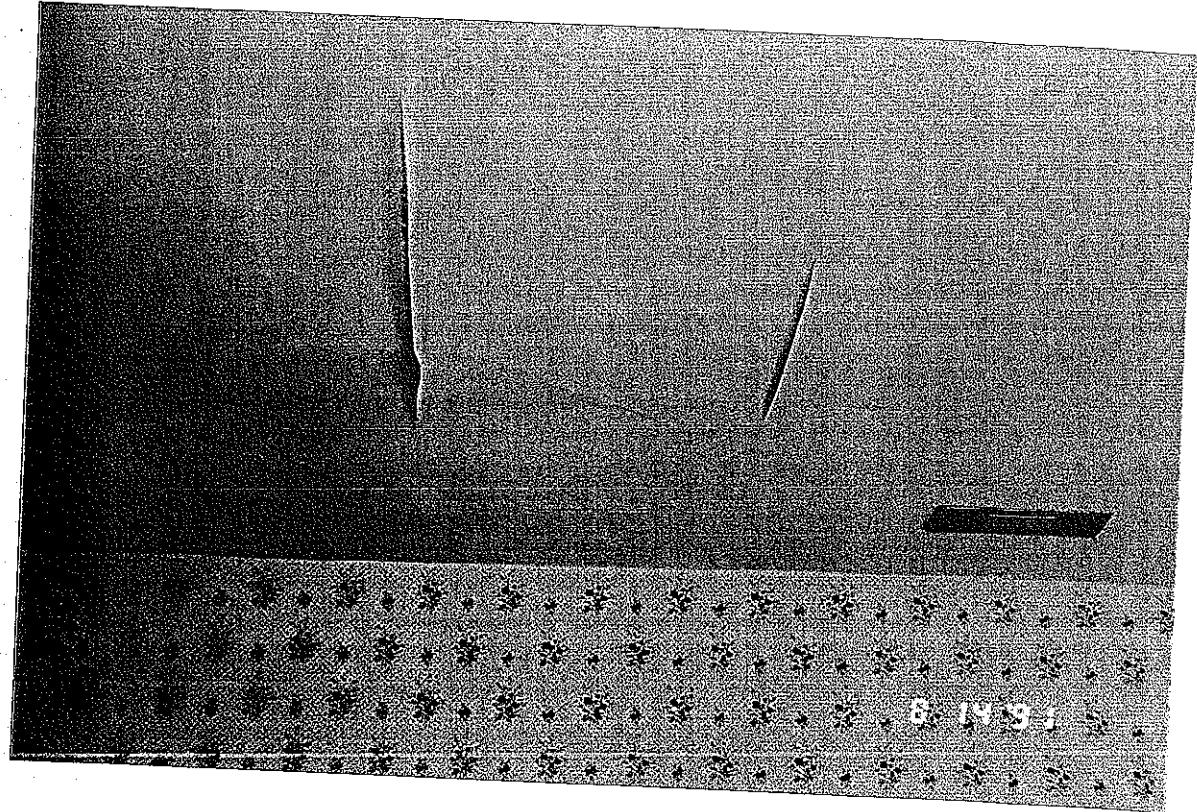
E. Wall paper peeling at the Living Room fireplace.



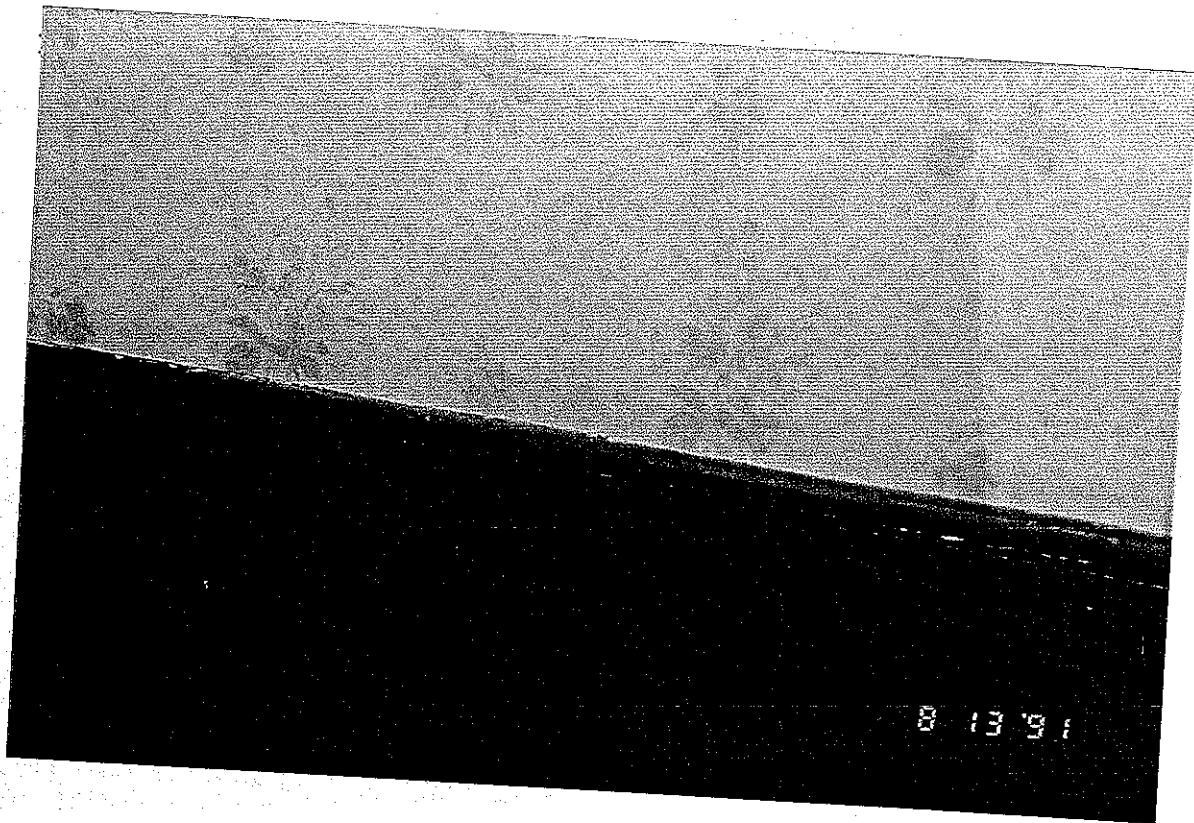
F. Stain mold at the Foyer ceiling at the Living Room Door.



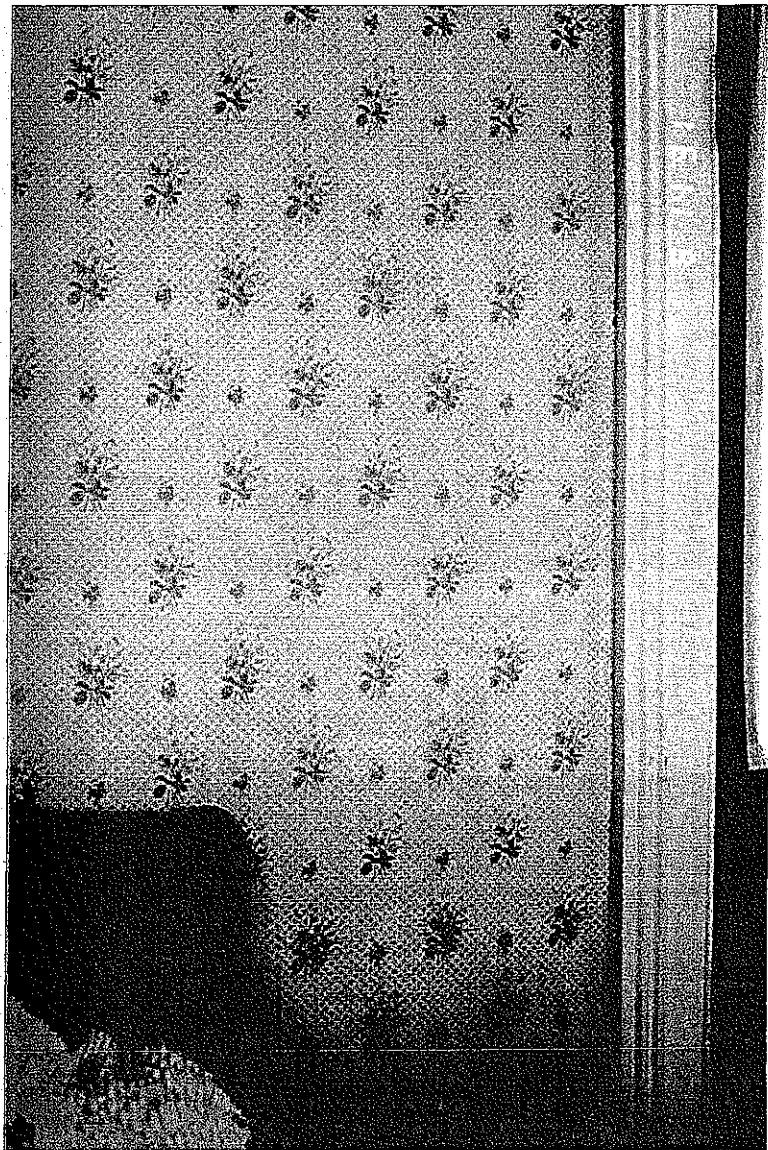
G. The leather wainscoat peeling at the Stairwell.



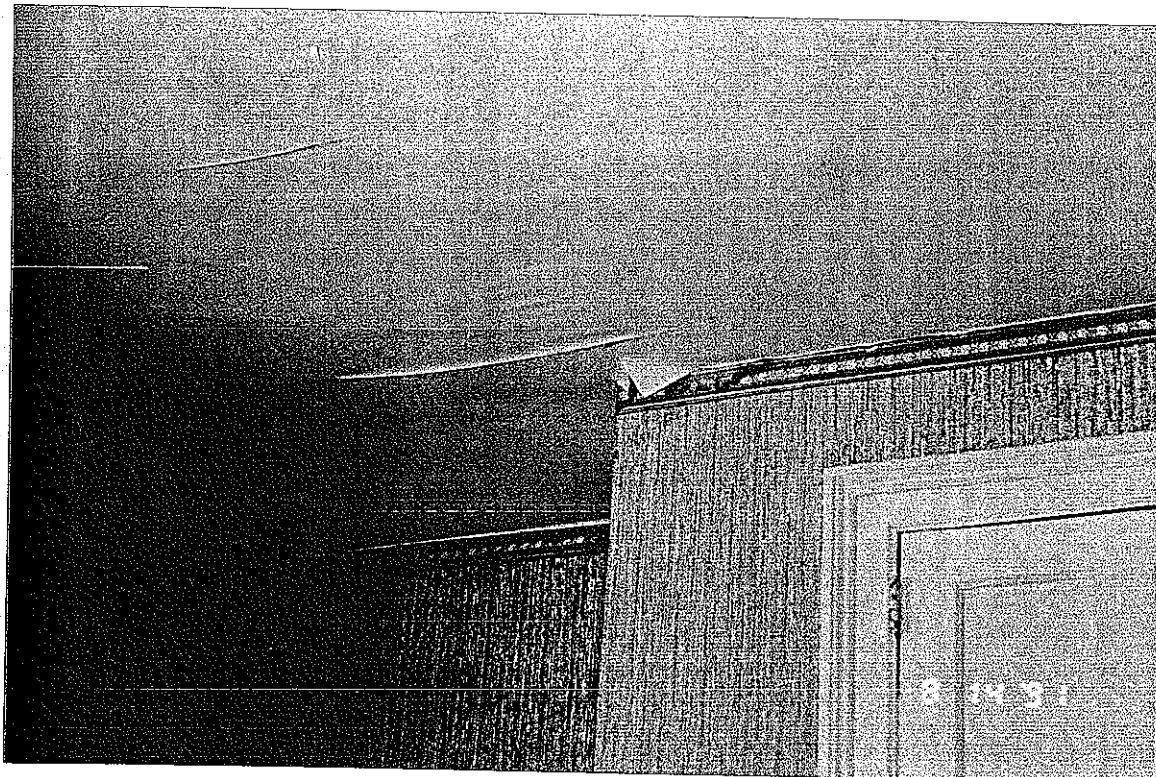
H. Peeling wall paper at ceiling Bedroom #2.



I. Stain mold on the base at the Hallway wall of
Bedroom #2.



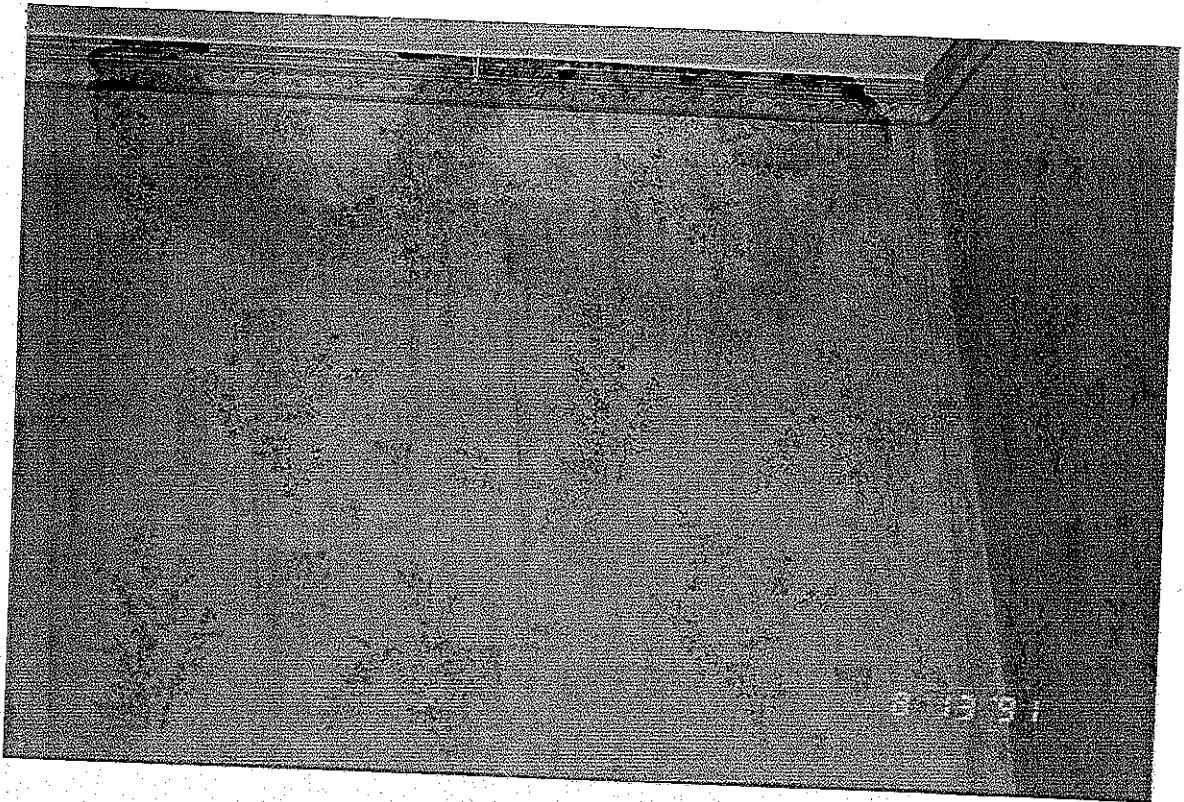
J. Stain mold on the front wall
of Bedroom #2.



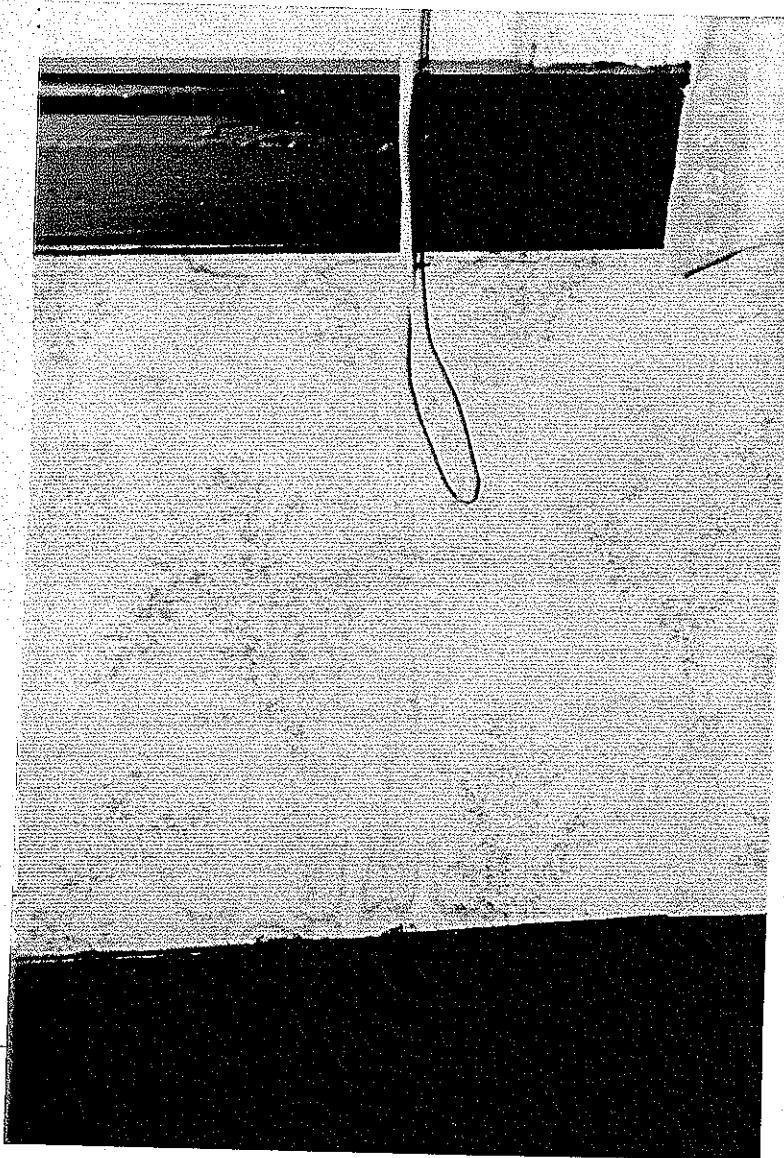
K. Peeling wall paper at the ceiling of Bedroom #3.



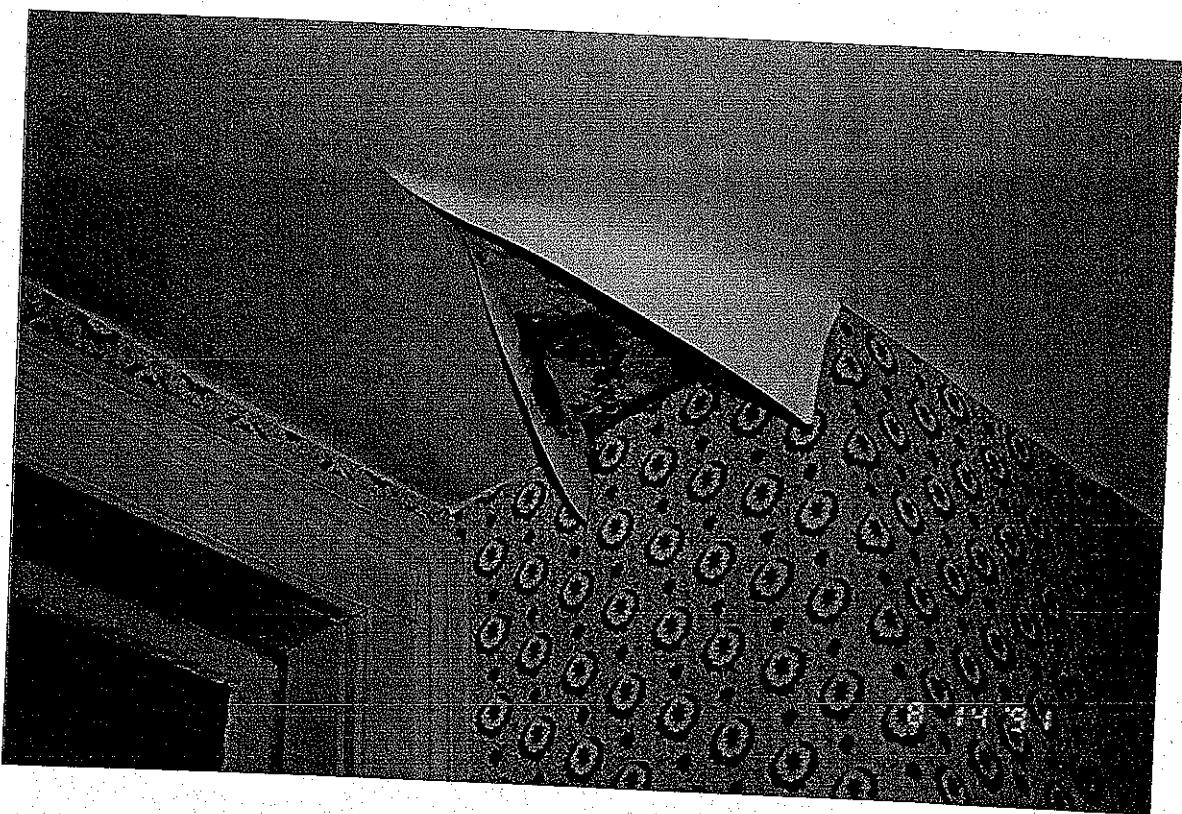
L. Stains on the wall of Bedroom #3.



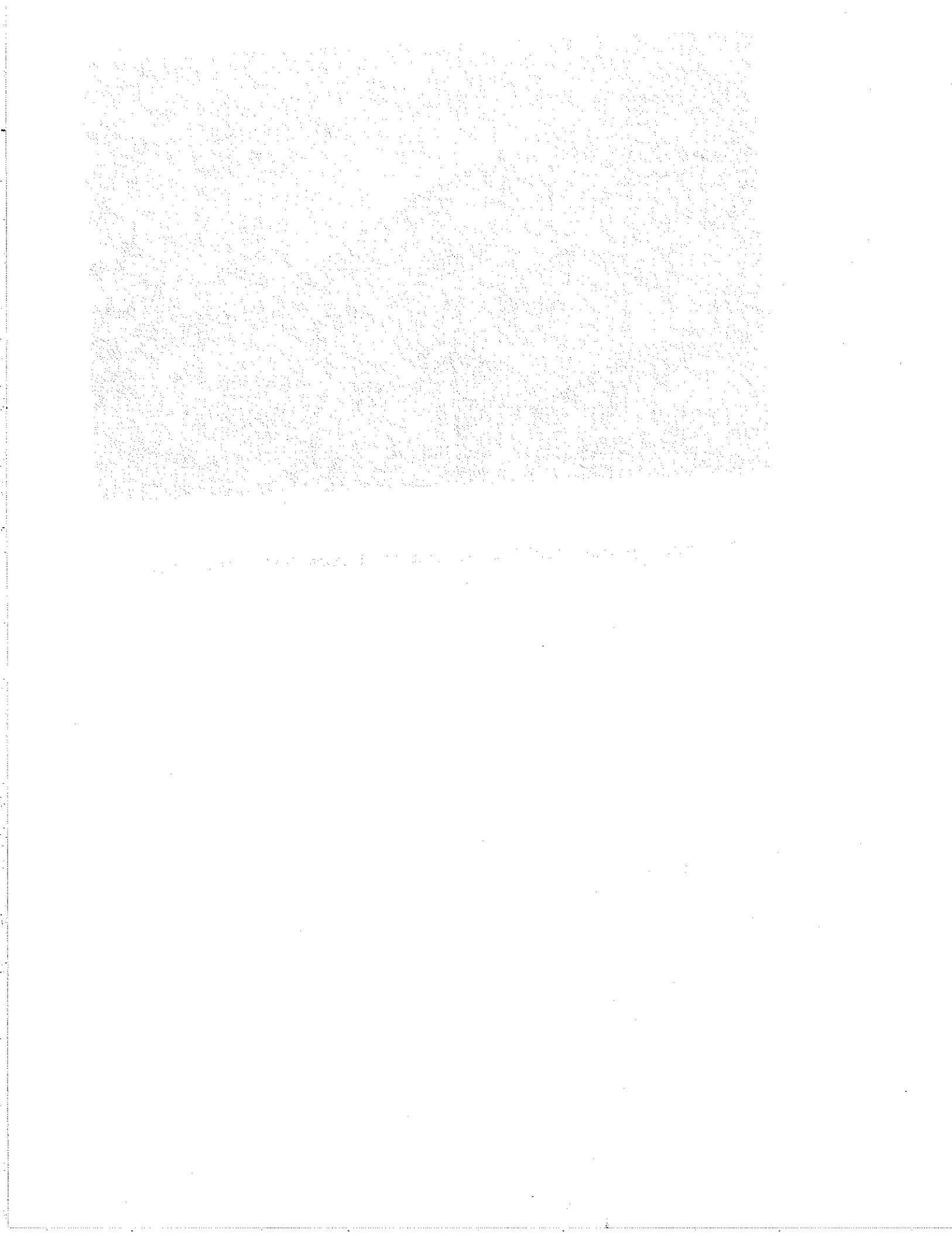
M. Stains on the rear wall of Bedroom #4.



N. Stains on the east wall of Bedroom #4.



O. Wall paper peeling at the upstairs Hall ceiling.



July 31, 1991

List of possible Hurricane Hugo damage found at 22 Charlotte

PARLOR

1. Separations at corners work around the ceiling of the room.
2. Separations in paneling beneath windows.
3. Minor paint peels at front window.

DINING ROOM

1. No items in dining room.

KITCHEN EATING NOOK

1. Stain mold on the ceiling.

LAUNDRY ROOM

1. Crack in plaster board on east side.
2. Cracks on plaster board on north side.
3. Cracks in plaster board on the west side.

MUD ROOM

1. Nothing found at the mud room.

KITCHEN

1. Nothing found at the kitchen.

STUDY

1. Unusual peeling in trim at ceiling in the south east corner.
2. Nail heads drawn in ceiling.

BATHROOM NO. #1

1. Nothing found in bathroom no. #1.

LIVING ROOM

1. Wall paper peeling above fireplace.
2. Stain mold at chair rail on foyer wall.

FOYER

1. Mildew stains at ceiling door adjacent to living room.

STAIRWELL

1. Leather wains coat peeling.

FRONT BEDROOM

1. Ceiling wall paper peeling.
2. Stain mold in several locations around windows on the east side.
3. Wall paper peeling off the wall on the south side.

On the TAPE
you had 2

BEDROOM #2's.

I suspect one
is a bathroom.

ound the entire room. Probably caused
try through the doors to the porch.

2. There is a lot of debris at the fireplace and I suspect problems with the chimney.
3. Wall paper peeling at chimney.
4. Wall paper at ceiling.

BEDROOM #2

1. Wall paper peeling at ceiling.
2. Mildew stains on walls.
3. Wall paper tears in north east corner.
4. Water stains on wall paper beneath windows.

BEDROOM #3

1. Stains next to ceiling.
2. stains at window on east side.
3. Cracks in the back of the closet wall.
4. Ceiling wall paper is peeling.

HALL

1. Wall paper peeling on ceiling.
2. Mildew stains uncovered.
3. Wall paper peeling on the wall.

BATHROOM #3

1. Paint peeling in the corner of the closet.
2. Wall paper peeling on the west side of the chimney.
3. Cracks adjacent to the wall paper at the doorway leading into this bathroom.

FRONT PORCH

1. Roof leaks.