



AND
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INC.

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

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April 16, 2008

Mr. John Darby
P.O. Box 242
Charleston, SC 29402

In Re: 47 Chapel Street - Structural Inspection

Dear Mr. Darby,

On the morning April 12, 2008, I inspected the readily accessible portions of 47 Chapel Street.

The purpose of that inspection was to advise you in re the structural characteristics of the house.

Roof

The roof is a standing seam metal roof that appears to be in satisfactory condition.

Based on my observations, I believe it is relatively new; that is, installed since Hurricane Hugo in 1989. Furthermore, it appears to have been recently coated.

See discussions in the Attic portion of this report in re roof framing and sheathing.

The chimneys do not appear to have chimney caps to prevent rain water from coming into the flue or fireplaces.

Exterior

The exterior siding appears to be satisfactory with the exception of decay in the rear left corner, next to the shed at the rear of the house. Note that portions of the shed framing also contain decay. Based on my experience, you should assume that there is concealed decay in the lower portion of the corner of the house.

The front foundation wall is in front of the adjacent trim and siding. See discussion at Crawl Space below.

The house has a modest lean and the walls bow out. There is a dramatic bulge in the wall surface at the Living Room at the side porch.

I am puzzled by the trim above the windows. It is different from that found on houses of this age. Indeed one of the trim boards (left side) is warped such that it actually directs water back to the house instead of away. The trim should be altered to promote flow away from the house. I was unable to determine what, if any, flashing has been installed.

The gas vent at the left side of the house needs to be straightened.

There is decay in some of the shutters. I am uncertain whether or not the shutters are functional.

The paint on one of the plywood panels at the first floor porch ceiling is failing. There is a very small separation at the adjacent wood trim. I believe there is water entry in the porch flooring above. This needs to be corrected.

Interior

The floors contain many patches. Several floor boards are loose or squeak. The floor surface is uneven.

The chimney at the kitchen is covered over at both the first floor and bedroom above. Assume that it will require major service to be placed in operation.

The "crown mould" trim at the Dining Area chimney enclosure has moved away from the ceiling. Caulking has been applied between the molding and the ceiling. See discussion at Crawl Space below in re first floor framing in this area.

The chimney at the Living Room has a single piece of flue tile visible above the damper (with original masonry above). It is closed off at the second floor above. My opinion is the chimney needs to be inspected by an experienced chimney repair person before attempting to use it.

Attic

The attic needs to be cleaned out. The insulation is very poor.

There was a chimney through the roof (corresponding to the stove at the Kitchen below). The framing at the patch is poor and needs to be comprehensively reinforced or, otherwise, repaired.

The "ridge" joint at the rafter(s) immediately behind the front chimney needs to be secured. Because there is no true ridge, I strongly suggest that collar ties be installed at all rafter sets.

The plywood placed for storage is so thin and poorly placed that it is a safety hazard. If the attic is to be used for storage, then a comprehensive "floor" system should be installed. At a minimum, the walkway and area at the HVAC equipment needs to be comprehensively repaired.

The roof sheathing is in poor shape. Many of the sheathing boards are broken or contain other defects. When the roof was replaced, a slip sheet was placed beneath the metal panels. If the roofing is ever replaced, steps should be taken to assure comprehensive sheathing.

Crawl Space

My inspection of the crawl space was very limited. I was only able to access a portion of the porch and the area under the Dining Area and Kitchen. Ductwork and foundations limited my inspection of the porch; Ductwork and low clearance prohibited inspection of the Living Room and rear portions of the house. Insulation prevented full observation in those areas that I could access. There is a substantial accumulation of trash, etc. in the space that should be cleaned out.

The framing at the Dining Area/Kitchen is in a different direction (front to back) than the framing at the Living Room (side to side).

It appears that the front sill moved forward from the floor joists at the front of the house. That is, the floor joists are not comprehensively supported on the front sill, but on

a collection of differing wood posts and other rough construction. Comprehensive repair is needed here.

Much of the visible framing contains insect damage.

The lap joint in the cross girder (under the stairs) has slipped.

Portions of the masonry foundations need pointing and other repairs.

I found an abandoned chimney foundation under the Kitchen stove.

To do a comprehensive inspection it will be necessary to clean out the crawl space, remove the insulation, and provide trenches, etc. around the ductwork to provide adequate access.

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/mad

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