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November 15, 2006

Mr. Doug Booth  
46 Wappoo Creek Place  
Charleston, SC 29412

In Re: 88 Murray Boulevard - Structural Inspection

Dear Mr. Booth,

Per your instructions we have done a structural inspection of 88 Murray Boulevard.

We were accompanied on this inspection by Mr. Jerry Wise of Special Properties, Inc.

88 Murray boulevard is a two-story wood frame brick veneer home on a pile foundation. Based on information found at the site, we estimate that the house was built in 1940.

#### Exterior

There are major problems with the brick veneer.

I believe that these problems have two main causes.

The first cause is that the steel brick lintels over the windows have rusted. As the lintels rust they expand, cracking the adjacent brick work.

This damage is very significant throughout the entire exterior of the house. Especially at the right side of the house where the brick veneer is pulling away from the wood frame building.

We found newspaper stuffed in the cavity between the brick and the windows dating from 1996. Therefore, it is my opinion that there has been dramatic movement in the brick veneer in the last 10 years.

Another cause for the failure of the brick veneer is that the mortar used for the masonry work is deteriorating. I found an abundance of mortar dust in the crawl space at the perimeter of the house.

Please note that the Sun porch/Den at the left side of the house is an addition to the house; as is the deck beyond.

The house itself is on a pile foundation. However, the back steps are not and you will note that these steps are falling away from the house.

### Roof

The slate shingle roof appears satisfactory, but needs minor attention to a few loose and broken shingles.

### Interior

I was unable to check the flue at the living Room fireplace because the damper was bound by materials having come down the chimney. The chimney at the rear fireplace appears not to have a damper and appears to be clear and satisfactory.

There are several spots in the 2<sup>nd</sup> floor floor where the floor system slopes awkwardly. My opinion is that this is because of the lack of following a load path with reinforced joists, etc. Given that the house needs renovation work, you may wish to correct these defects if you purchase the house.

The defects include a dip in the floor at the front left Master Bedroom adjacent to the hall wall; closet and bathroom doors out of square at the front right bedroom; awkward slopes at the rear right bedroom.

### Attic

The attic structure appears to be satisfactory. Note that the structure does not have contemporary tie-downs, etc., which I strongly recommend installing during any planned renovations.

### Garage

Based on my observations you should assume that the wood framing at the garage contains substantial insect damage. Damage was visible at the rear left corner and in the attic framing.

#### Crawl Space

There is an abandoned fuel oil tank at the rear right of the house. This tank has rusted out. It is my opinion that fuel oil soaked into the ground. I strongly recommend that appropriate hazardous materials removal methods be used to eliminate any residual fuel oil in the soil. This could be an expensive process. Obviously, the fuel oil tank itself should be cut up and removed.

Also please note that the utility room at the rear left of the Kitchen was evidently a furnace room. The walls of that room are lined with asbestos. Although this asbestos is not a friable asbestos, I strongly recommend that it be removed. There is some other asbestos remaining in the crawl space also, all of which should be removed in the renovations.

The wood framing at the crawl space is creosote treated lumber. I did not see any evidence of insect damage, etc.

Portions of the masonry foundations need to be pointed up.

There is a "bin" on the right side of the house. I am uncertain of its function. The foundation and masonry for that bin are not on a pile foundation. However, I do not believe that it is effecting the wood structure. Please note that there is a floor joist that was cut over this bin that should be reinforced bearing to bearing.

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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