



AND
ASSOCIATES,
INC.

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

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June 18, 2004

Dr. and Mrs. James F. M. Yanney
c/o Mr. Chuck Sullivan
c/o Carriage Properties
19 Exchange Street
Charleston, SC 29401

In Re: 22 and 22 ½ Church Street

Dear Sir,

At the request of Mr. Chuck Sullivan, I did a structural inspection at 22 and 22 ½ Church Street, June 15, 2004.

Exterior

22 Church Street is townhouse type construction, built between two immediately adjoining similar structures. You should carefully review the property lines, etc. and any responsibilities vis-à-vis the joining properties.

In particular, the tenant at 22 ½ Church reports that the chimney in that unit is not functioning properly; and, indeed, the masonry is open between the chimney at 22 ½ Church and construction at 24 Church. This item obviously should be corrected.

My opinion is that extensive portions of the wood frame/porch construction at the rear of 22 Church must be removed and replaced. You should anticipate extensive demolitions if not total removal of that portion of the house. Also please note that there is extensive decay under the Kitchen sink immediately behind the "core" house 22 Church Street.

Please note that the exterior needs surface preparation and painting. Also please note that there is significant

efflorescence at the front wall; and this may be a continuing problem in the maintenance of the home.

Roof

22 Church has a standing seam metal roof. I had only limited visibility of the roof. You should hire a professional roofing contractor to inspect and report on that roof.

The roof at 22 ½ Church is a terracotta roof with a heavy coating of roof cement. It appears to be in satisfactory condition and no leaks were observed at the time of the inspection.

Interior

The interiors need a total renovation both at 22 Church and 22 ½ Church Street.

Please note that the fireplace in the front entry room at 22 Church is not a functioning fireplace.

The other fireplaces and chimneys appear to be in satisfactory condition with the exception of the chimney at 22 ½ described earlier in this report.

I saw the cracks in the plaster at the attic space. My opinion is that these are old cracks and are not structurally significant.

The only item of concern in the interior (with regards to the structure) is the deflection at the ceiling at the 3rd floor bedroom at the rear, above the fireplace. Given that the attic floor above appears to be satisfactory, my thought is that this is a matter of loose plaster lathe at the ceiling.

I was unable to access the attic at 22 ½ Church.

Crawl Space

I was unable to locate or access any crawl space at 22 ½ Church.

At 22 Church I found significant borer damage immediately adjacent to the entry stairs requiring reinforcing or repair.

There is substantial rot as mentioned before underneath the Kitchen sink immediately behind the core house.

Otherwise, the wood framing appears to be satisfactory.

Please note that extensive pointing and masonry repair is required in the crawl space.

Given the sand accumulated around the perimeter of the crawl space, note that I am also concerned about the stability of the mortar concealed in the walls of the building. When undertaking repairs, if interior surfaces are removed, assume that there will be substantial pointing required and possibly some masonry repair.

The crawl space should be cleaned out; and the abandoned fuel oil tank removed.

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

