

AND
ASSOCIATES,
INC.

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

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June 30, 1999

In re 11 Rutledge Boulevard
Structural Inspection

As for your request, I inspected 11 Rutledge Avenue June 30, 1999.

This inspection was a follow up to home inspections performed over the last several months on the property.

11 Rutledge Boulevard appears to be approximately 70 years. Probably built during the development of the Murray Boulevard track.

The present roof is a fiber glass shingle roof. I am unsure of what the roof surfaces are at the porches.

Several years ago major renovations and additions were done at the house. The additions included a Florida room on the back and a Pergola (patio with trellis) patio. The exterior finish of the Florida room was synthetic stucco.

We were accompanied with this inspection by Mr. Bud Hay of Palmetto Craftsman. The purpose of his participation was to prepare an estimate for the necessary work.

Florida Room

The synthetic stucco at the Florida room is not installed in accordance with the manufacturers' instructions.

There is evidence of wood decay at the door set leading to the patio and at window at the rear of the house.

I did not find any damage at the crawlspace other than the sub-floor was damp beneath the window.

The first joist of the addition and the structure of the original house do not appear to be securely connected.

There are minor separations between the additions and the original construction. No construction joint or control joint was provided.

Pergola

The concrete patio slab at the pergola has settled.

The construction has a retaining wall at the far perimeter, opposite the house. According to the architect drawings, the substrate was to be backfill with clean compacted material. The fill material has either consolidated or settled to where the slab now slopes toward the house approximately 3". Rain water falling on the patio comes towards the house.

This patio concrete will have to be removed.

I recommend that a floating slab be placed under the patio surface; piers provided with a corrugated metal deck and concrete be poured to replace this patio.

My opinion is that any attempt to compact the fill or bring the fill back up to sub-grade will only settle at a later date, and the problem will return.

Girders

The original wood girder(s) along the back of the house contains extensive decay.

My opinion is that this is primarily due to the water running from the patio described earlier. The girder should be replaced with new treated lumber.

Crawlspace General

There are many relatively minor repairs needed in the crawlspace.

These repairs include:

Installing a double floor joist under the wall between the dining room and the kitchen.

Provide support to the girder under the front door.

Make needed repairs at the fireplace.

Reinforce the floor joists under the bathroom.

Replace the supplemental sill with a supplemental sill constructed in a neat and workmanlike fashion.

Install full surface shims between the house framing and the piers where wedges, etc. have been used.

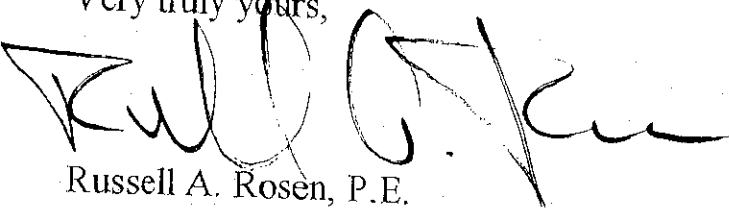
Make masonry repairs to existing piers.

Install joist hangers at the header at the bathroom.

Verify whether or not there is a leak at the drainage pipe where the sump pump is tied into the sanitary sewer and make suitable connections.

Should you have any questions, please call

Very truly yours,

A handwritten signature in black ink, appearing to read 'Russell A. Rosen', written over a horizontal line.

Russell A. Rosen, P.E.

RAR/meb

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