

ROSEN

CONSULTING ENGINEERS

AND

ASSOCIATES,
INC.

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

65 BROAD STREET, CHARLESTON, SC 29401-2989

(803) 577-4300 FAX:(803) 577-0007

March 19, 1998

Harbor Specialties
P.O. Box 1517
Georgetown, SC 29442

Attn: Mr. Len Anderson

in re: 143 East Bay Street
Charleston, SC
Site assessment

Gentlemen,

Confirming our conversations at the time of our inspection of 143 East Bay Street, March 16, 1998.

143 East Bay Street is a commercial structure. I estimate the building to be approximately 250 years old with additions and alterations since that time.

Roof

The front portion of the building has a standing seam metal roof. There have been multiple repairs, etc. made to this roof over the years.

There are still portions of the wood shake shingle roof remaining underneath the standing seam metal roof.

The roof finish at the rear additions is a foamed in place roof. It appears to be holding up satisfactorily. However, as per our conversations, I do recommend that you have someone like Dixie Waterproofing or other experienced foam roof vendors inspect the roof every year.

Exterior

The exterior of the building is either stucco over masonry or exposed brick.

Pointing is necessary at the exposed brick in many areas.

Storm windows have recently been installed at many of the window openings.

The seller advises that the front doors have recently been changed out.

Interior

The interior spaces are set up primarily as retail or storage areas.

There are three bathrooms.

The heating and air conditioning is limited to a central unit providing temperature control at the front retail area and, to a lesser degree, in the nearby office space.

As best I can tell, there is no method of temperature control at the second floor, mezzanine, or the rear storage area.

The power supply is limited to the 150 amp service to the right of the front door.

Crawl Space

The structural framing at the crawl space appears to be near original. Many of the joist ends have decay, either due to wood moisture damage or previous termite infestations.

I did not see any signs of active termite infestations nor any current high moisture level areas.

Supplemental sills have been ran down both sides of the structure. There is a main supplemental sill through the center of the floor.

I understand that you are considering alterations to install a new mezzanine. This should be easy to accomplish. Footings may be relatively easy to install in the crawl space with some type of pier, etc. to provide the support for your planned construction.

There has been a repair at the drain pipe off of the south side bathroom which should be monitored. Essentially, the pipe was patched with fabric and roof cement. This may fail in the foreseeable future.

The crawl space should be cleaned out.

Attic

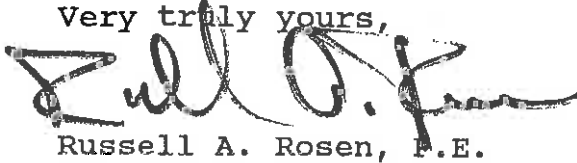
The attic structure is satisfactory. It appears to be original construction. There are some few materials in the attic that also should be cleaned out.

Please note that I have inspected this property on previous occasions. I have checked my file for previous correspondence but was unable to find it. Most recently, I inspected the property with the present seller within the last few years.

My opinion is the property is essentially unchanged since those earlier inspections.

Should you have any questions, please call.

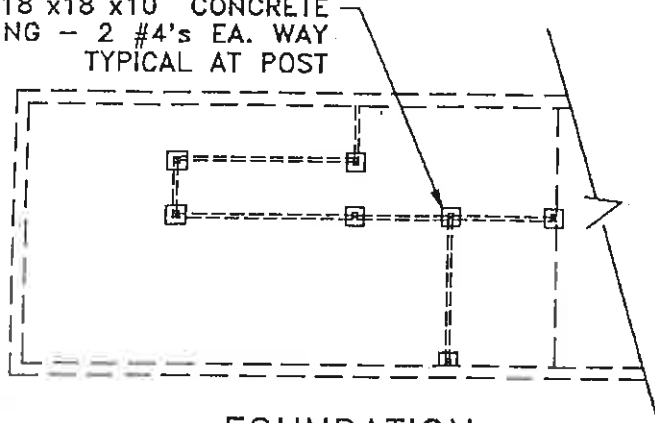
Very truly yours,

A handwritten signature in dark ink, appearing to read "Russell A. Rosen". The signature is fluid and cursive, with a large initial "R" and "A".

Russell A. Rosen, P.E.

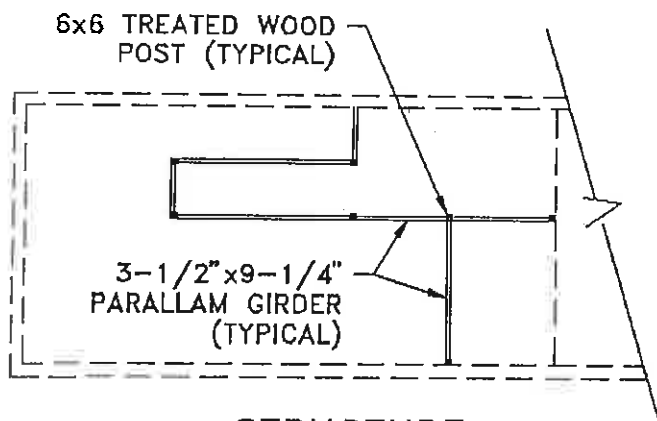
C:\DOC\EASTBAY143

18"x18"x10" CONCRETE
FOOTING - 2 #4's EA. WAY
TYPICAL AT POST



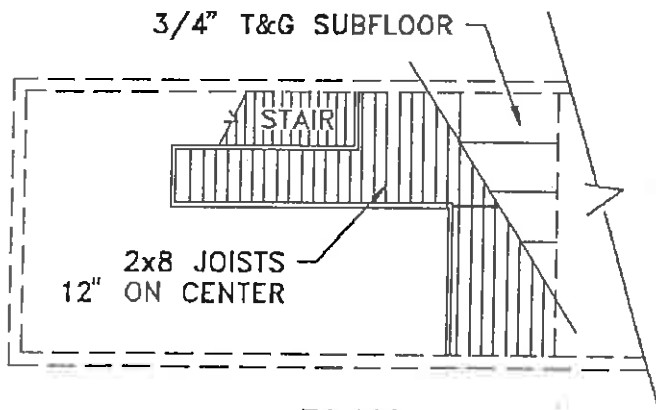
FOUNDATION

6x6 TREATED WOOD
POST (TYPICAL)

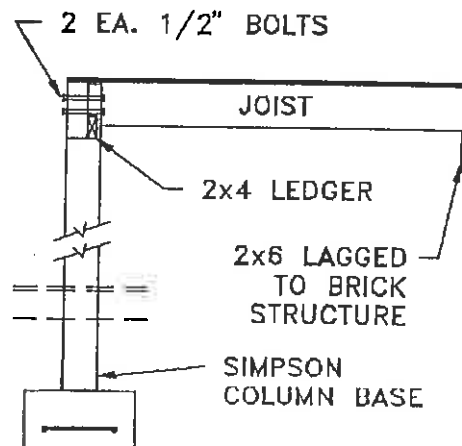


STRUCTURE

3/4" T&G SUBFLOOR



PLAN



DETAIL

NOTES:

1. TAKE DIMENSIONS FROM OTHER DRAWINGS.

MEZZANINE STRUCTURE

ROSEN AND ASSOCIATES,
CONSULTING ENGINEERS INC.

143 EAST BAY ST.

RUSSELL A. ROSEN, P.E.

MAY 5, 1998

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June 30, 1995

Mr. Mark Bonin
Ms. Barbara Butler
2608 I'on Boulevard
Sullivans Island, SC 29482

in re: 143 East Bay
(Cosco)

Dear Mark and Barbara,

Confirming our conversations at the time of the inspection at 143 East Bay street June 29, 1995.

The buildings at 143 East Bay Street are in several sections. My opinion is the section fronting on East Bay Street is the oldest. I estimate that this building could easily date from the middle 18th century. It appears as though it was originally two story construction with a hip roof. Sometime after the original construction a large "warehouse" was added at the rear. I estimate that the warehouse could date from the early 19th century.

At the exterior some masonry pointing is needed at the north side toward the rear. I was unable to see the rear wall well enough to tell, but pointing may be required there also. Please recall that some of the stucco on the front building may be loose.

It is estimated that the mezzanine was installed in the 1950's.

The wood framing in the attic appears original.

Our inspection revealed that minor structural repairs are needed in both the attic and at the crawl space.

Attic

At the attic, the front end joist should be set back to level and reinforced.

A new plate should be installed across the front for the rafters to bear on. Many of the rafters need to be reinforced.

Many other minor repairs are needed.

Crawl Space

The repairs in the crawl space are primarily in the rear left (southwest) corner. These repairs are primarily due to water soaking through the brick wall along that side in the past. Repairs were made at one time, however I believe these repairs can be improved on and other repairs are necessary. While in the crawl space the crew should also make certain that all the floor joists are properly shimmed to the supplemental sills.

The mezzanine section and the second floor of the warehouse area appear to be supported from the ground and first floor. Recall that we are unsure of whether the walls of the first floor front "offices" are bearing walls for the mezzanine or not.

I am unsure of the support for the remaining sections of the chimneys. Our opinion is that the chimneys are concealed by the paneling at the second floor; they are visible in the attic. I do not know if there is any "positive" support for them in the second floor system; or whether they are simply "corbeled" into the wall.

Please recall that we found there was a sag in the second floor system of the front section.

My opinion is the standing seam metal roof on the front portion of the building will require replacement shortly.

The roof surface at the "warehouse" appears to be a standing seam metal roof where the standing seams have been bent down and a roof covering put over that roof. More recently the entire back roof has been coated with a white color coating. I am uncertain of the product or its anticipated life.

I strongly recommend that this inspection be supplemented by an inspection by an experienced roofer.

Electrical service at the building appears to be contemporary. I am certain that it will have to be upgraded to provide for central air conditioning equipment and for your planned improvements.

Anticipate that any present heating and air conditioning equipment will have to be replaced.

The plumbing service to the building appears to be satisfactory. Of course modifications will have to be made in distribution to accomplish your renovation plans.

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.

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P.E. RAR/rar

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