



AND
ASSOCIATES,
INC.

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

65 BROAD STREET, CHARLESTON, SC 29401-2989
(843) 577-4300 FAX: (843) 577-0007
Email: Roseneng@aol.com

May 19, 2005

30 Mary Street, LLC
P.O. Box 264
Charleston, SC 29402-0264

Mr. David Agnew

In re: 30 Mary Street
Disclosure of Physical Condition

Dear Mr. Agnew,

I inspected portions of 30 Mary Street, May 4 and May 19, 2005. The purpose of these inspections was to prepare a report in general compliance with the requirements of South Carolina ordinance 27-31-430 - Disclosure of Physical Condition of Building describing the condition of all general common elements.

For the purpose of this report, I assume that the general common elements consist of everything beyond the interior coat of paint.

Roof

The roof is an adhesively adhered EPDM single ply membrane roof.

A service call is needed. My opinion is the following matters need to be attended to:

There is ponding at the right front corner.

There are several patches on the roof. Some have already started to come loose and were simply caulked at the edges. This is not a workmanlike repair.

The (parapet) cap flashing is rusted through in several places. For the most part the flashing and counter flashing at the parapet is not to industry standards.

The membrane is loose at the valley.

The installation has at least one reverse lap.

Slip sheets should be installed at the HVAC compressor.

Several of the seams are coming loose.

The (former) hatch should either be reestablished or sealed.

The roof at the connector is a salvage type material, portions of which have been installed with a reverse lap. My opinion is that this type of roof has no longevity and is improperly installed. Therefore, it should be replaced.

Exterior

There is rot and decay evident in many portions of the exterior of the building, all requiring repair. Anticipate that the building should be prepared and painted as part of this work in the immediate near future.

The downspout at the left front of the building needs to be repaired.

Assume that there is paint containing lead in readily accessible in portions of this building.

There is missing and decayed sheathing at portions of the exterior of the building.

The second floor and adjacent siding at the dependency requires repair, surface preparation, and painting.

There are gaps in the finish of the house that will allow rodent entry in many places.

The copper "water table" at the roof trim is mounted over the siding. My opinion is the copper should have been

placed under the siding. The present configuration allows water into the building system.

There is a structure at the rear (some type of furnace or heat requiring equipment) that I believe may be a safety item that should be secured.

Crawl Space

The crawl space should be gutted of all non-structural and non-essential equipment and cleaned out.

Please note that this work will include removal of asbestos remaining on abandoned circulating hot water piping.

There is a cut joist to the right side of the building that should be reinforced bearing to bearing.

Much of the masonry foundation needs to be pointed up with some minor repair.

There is failed form work on the left side beneath a concrete floor. I did not enter the interior to find out what the purpose of the form work and concrete was. There is extensive termite damage and decay in the remaining form work.

There is evidently an old boiler room or some other space at the left side of the building that I was not able to enter.

There was termite damage at the front beam on the right side of the house that requires repair.

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

C:\DOC\Mary30A

