

ROSEN
CONSULTING ENGINEERS

AND
**ASSOCIATES,
INC.**

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

65 BROAD STREET, CHARLESTON, SC 29401-2989
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June 13, 2007

Ms. Elizabeth Santen
3222 Millersburg-Ruddles Mills Rd.
Paris, KY 40361
859-988-9343 fax 859-988-9176

In Re: 188 King Street

Dear Ms. Santen,

Per your request, we have done a structural inspection of 188 King Street.

188 King is a three-story commercial property, with masonry bearing walls with wood frame infill.

We estimate that it is approximately 150 years old.

Roof

We inspected the roof from the access available over the kitchen of the 2nd floor apartment.

The roof appears to have been recently re-surfaced with some type of membrane coating.

The roof appears to be satisfactory and should give service for 7-10 years without requiring significant repair.

There were discussions with regards to installing a roof top deck. Please note that the attic framing is very light and would have to be substantially reinforced in order to install a roof top deck.

Exterior

The exterior is primarily a stucco finish at the King Street and Horlbeck Alley sides. It is open brick construction on the North side and painted brick construction at the East side.

Please note that there have been cracks in the masonry before that are telegraphing through the stucco. I do not believe this to be a significant factor.

I tapped on portions of the stucco in readily accessible areas, it seems to be well adhered to the brick substrate. That is, I do not see any problems with the stucco surface.

Interior

The 1st floor at the interior is presently used as a retail art shop and appears to be in satisfactory condition.

The 2nd floor is used as an area for framing and office use. This area needs a total cosmetic renovation.

The 3rd floor apartment is in fair condition. It will need a moderate renovation in the foreseeable future.

Discussions were held with regards to removing some of the cross walls. The cross walls are not necessarily load bearing walls, and it should be a simple matter to remove any of the cross walls that you wish to remove.

There were also discussions about balconies or porches on the rear of the building. It appears as though there may have been a doorway also at the 3rd floor to the back of the building. This would not have been an unusual style for these buildings in Charleston. I do not see where there was any particular problem with adding porches and access at the 3rd floor rear of the building. A 2nd floor access presently exists.

Crawl Space

On the morning of June 12, 2007, I returned to the site to inspect the crawl space. Please note that the grate on King Street is very heavy and requires at least 2 men to lift it to access the crawl space.

The crawl space needs to be cleaned out.

It appears as though the entire 1st floor floor system was replaced approximately 50 years ago. The lumber used in that replacement appears to be in satisfactory condition with one exception.

Immediately at the doorway, there is a floor joist that contains substantial termite damage. This floor joist needs to be reinforced from the center supplemental sill to the bearing beneath the doorway.

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.

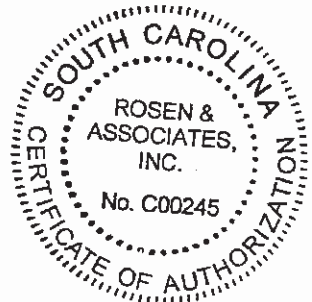
Should you have any questions, please call.

Very truly yours

Russell A. Rosen, P. E.

RAR/mad

C:\DOC\King 188



HORLBECK ALLEY

KING STREET

SHOP AREA

First Floor

FRAME WORK ROOM

FRAME WORK ROOM

Second Floor

LIVING ROOM

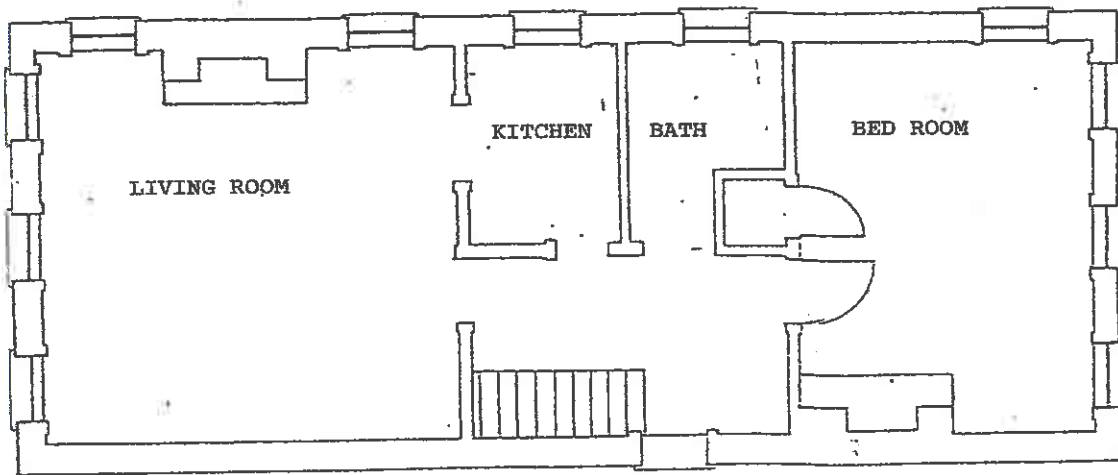
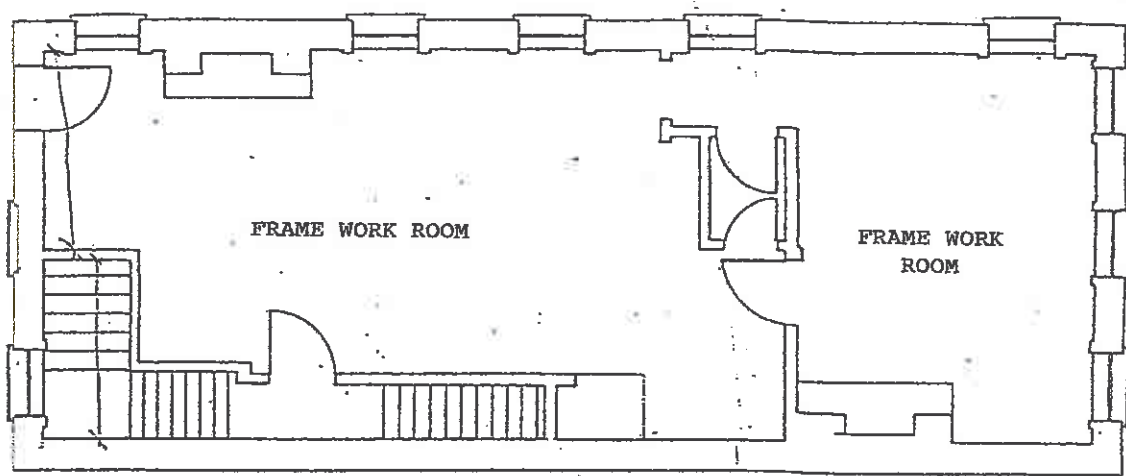
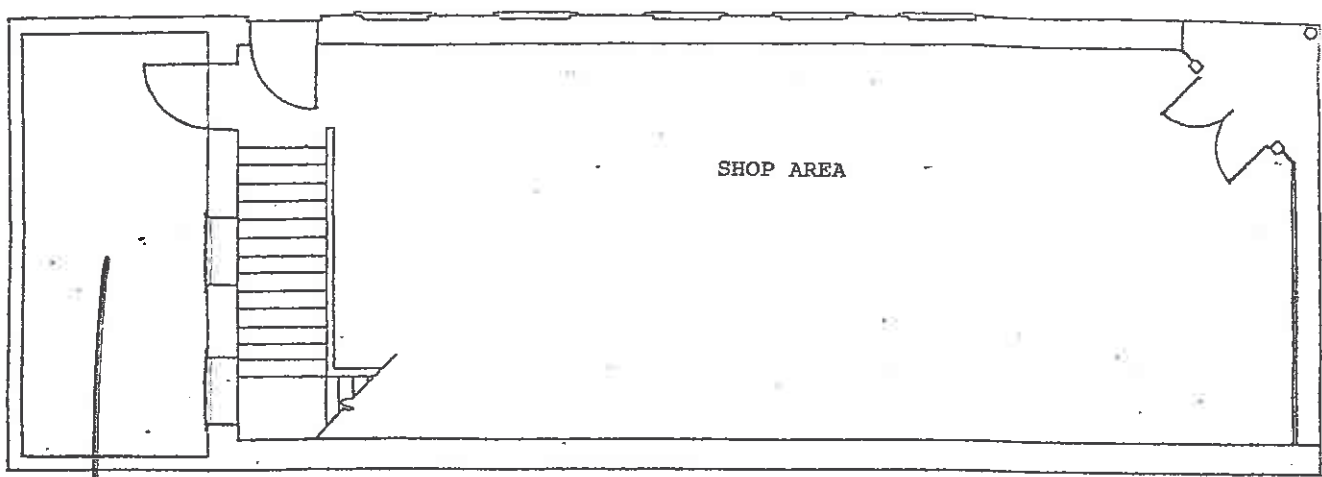
KITCHEN

BATH

BED ROOM

Third Floor

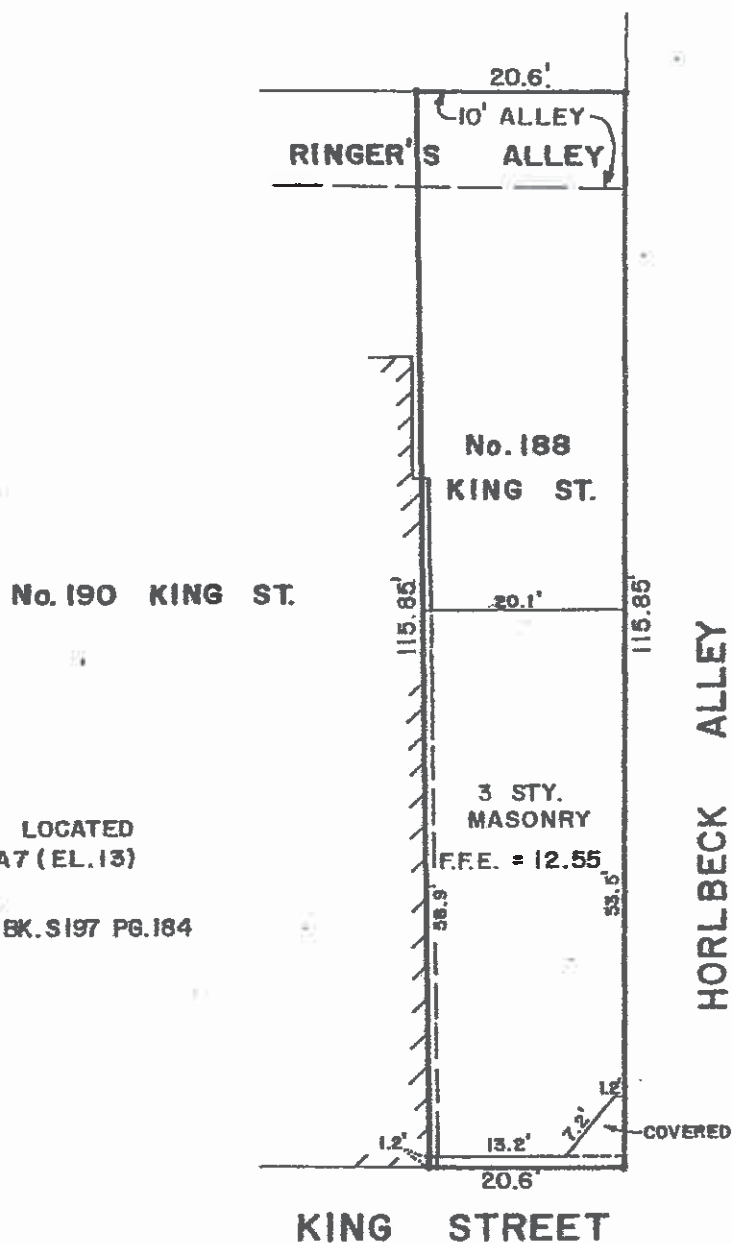
*floor
interior*



ARC Surveying Company, Inc.

P.O. Box 1054, Mt. Pleasant, South Carolina 29465
Office Location 2183 Hwy. 17 North 29464

Phone: (803) 881-4913
Facsimile: (803) 849-6120



THIS PROPERTY IS LOCATED
IN FLOOD ZONE A7 (EL. 13)
REF. DEED REC. IN BK. S197 PG. 184

PLAT OF No. 188 KING ST. CITY OF CHARLESTON, CHARLESTON COUNTY, S. C.

I hereby certify that this is a true and correct survey, made on the ground under my supervision, and that there are no encroachments either way over property lines unless shown hereon.

B.# 35-90
Date JAN. 14, 1991
SCALE: 1" = 20'

Penolia A. Van Buren
Penolia A. Van Buren, R.L.S.
S.C. Reg. No. 11075

