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February 17, 2010

Ms. Zoe Ryan
0 Legare Street
Charleston, SC 29401

In re: 70 King Street

Dear Ms. Ryan,

Reference is made to the home inspection report prepared for 70 King Street by Tim Trunkle.

On the afternoon of February 11, 2010, I inspected the some of the areas described in that report. Your agent, Mary Cutler, accompanied me at the interior and exterior. Stocky Cabe of Omni Construction accompanied me at the crawl space.

Please note that I did work with Mr. Cabe during the alterations at the kitchen in 2007.

Exterior Masonry

The home inspection report identifies several defects in the masonry work.

The repairs have been pointed up several times over the years. There does not appear to be any movement since the work was last done. Therefore, I assume that the masonry is stable.

Crawl Space

Repairs are needed in a few areas of the crawl space. Mr. Cabe and I developed a scope of work including:

Providing support to the front floor joist in the front left corner of the house.

Reinforcing the girder beneath the Dining Room in front of the fireplace.

And, providing support where the flooring was cut at the rear of the Living Room.

Please note that there have been many alterations to the first floor framing. The workmanship is mixed, however, with these few exceptions they appear to be satisfactory.

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.

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