

RUSSELL A. ROSEN  
CONSULTING ENGINEER

August 10, 1991

Mr. Bill Kellman  
c/o Mr. Leonard Krawcheck  
Attorney at Law  
9 State Street  
Charleston, SC 29401

in re: 9 Legare Street

Gentlemen,

At the request of Vida Robertson, I did a structural inspection of the property at 9 Legare Street on August 9, 1991.

The property includes the house fronting on Legare Street, what appears to be its original dependency, and 1 1/2 Gibbes Street. It includes four separate residences.

The inspection included the exteriors, the interiors of the front (primary) residence and the apartments, the attics of the front and the dependency, and the cellar of the front. The inspection of the crawl space at the dependency was limited to the access area only.

My findings were:

1. The exterior was recently renovated. Much of the work was probably caused by Hurricane Hugo in 1989. The work included a new roof on the front and the dependency and exterior painting.

The style of the new roof differs a little from the typical standing seam found here in Charleston. The seams are a little higher. Though the installer adequately "anchored" the roof, several sections were "oil canning". The roofer used caulking to finish the roof. Those areas should have been made up with solder or finished without requiring supplemental work.

There is a very minor lifting of the flashing over one of the windows at the parlor.

The roof of 1 1/2 Gibbes Street is an older standing roof that predates the hurricane.

9 Legare Street

August 10, 1991

Page 2

There is an air conditioning compressor mounted on the roof. The unit sits on top of the standing seams. It should be raised and blocking installed so it rests on the panels, not the standing seams.

The surface preparation for the painting appears satisfactory. The only area of decay that I found was in one balustrade on the second floor porch. The paint will probably be satisfactory for three to five years. For your information, the cost of painting a house like this could exceed \$20,000 depending upon its condition.

There is a slight deflection in the trim over the sill at the rear of the second floor porch. This may conceal minor rot in the structural sill it covers.

2. There are some minor problems at the front entry stairs where the porch rail is rusted and the brick work is breaking loose.
3. The first floor of the front residence has a noticeable slope towards north (Gibbes Street). I found that the bearing of the joists is greater on the south sill than the north. Also, steel straps have been installed on some of the joists tying them to the sill on the north side. My opinion is that the house moved relative to the north sill in the 1886 earthquake.
4. In the living room there is a crack above one of the windows in the trim.
5. The cornice work in the dining room and the room above exhibits minor cracking. The area between the plaster wall and the cornice trim is open in several places also. Minor wallpaper tears in the second floor front bedroom. This should be addressed when next painting the interior. These conditions relate to both the Earthquake and the Hurricane.
6. In the parlor, living room, and dining room of the front residence there are brown stains on the walls. There is a stain on the front south window in the third floor bedroom. My opinion is these stains are from the leaks that occurred in the Hurricane.
7. There is a peculiar pattern of cracks in the third floor bathroom. It is parallel to the north wall about one foot out.

9 Legare Street  
August 10, 1991  
Page 3

8. The damper of the dining room fireplace was jammed. I found loose bricks in the foundation of the kitchen fireplace. The masonry at the dependency chimney needs attention also. If time permits, you should have a chimney sweep inspect the chimneys.
9. The ceiling of the stairwell exhibits efflorescence at the area at the finished attic.
10. There are leak stains on the attic ceiling next to the kitchen chimney. Conditions appear to be satisfactory now..
11. You need to be aware that asbestos was probably used in plaster systems and old heating systems. I found one or two pieces of insulating materials that appear to be asbestos. I am unsure of the plaster.
12. The apartment at the rear of the front residence needs minor renovation. The paint is peeling in many areas, etc.
13. There is efflorescence on the wall next to the chimney in the dependency. Moisture is being drawn from somewhere. This may be from the chimney foundation or, possibly, from a roof leak. I viewed the attic from the access and did not see any signs of a leak. Structural repairs have been made next to the chimney here. It should be noted that the ridge of the roof at this chimney slopes slightly toward the chimney. This probably has to do with the settlement of the chimney years ago.
14. The attic ventilation at 1 1/2 Gibbes Street should be reestablished.
15. In the cellar there is widespread evidence of powder post beetle infestation. A sill beneath the kitchen porch contains termite damage. The infestations do not appear to be active.
16. There was decay at the dependency crawl space access. Although I did not enter the space, based on my experience, there are probably signs of powder post beetle and termite foraging. The joist and blocking also could have some moisture damage. Conditions appear to be stable at this time.

9 Legare Street  
August 10, 1991  
Page 4

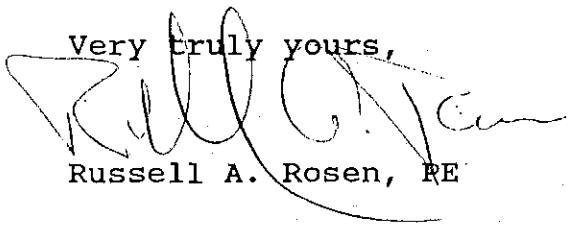
You should have Mr. Krawcheck review the property documents. There is an offset in the house a 7 Legare. I do not know how it affects the boundaries of 9 Legare.

Please be aware that these older Charleston homes are not unlike antiques; they do require more than normal maintenance and care.

I am attaching a transcription of my field notes for your reference.

Should you have any questions, please call.

Very truly yours,

  
Russell A. Rosen, RE

RAR:cps

Field notes - 9 Legare Street August 9, 1991

The entire property has been recently painted and it appears as though the roofs have all been recently surfaced. The main dwelling receiving the most recent surface perhaps even a new roof there. Storm windows have been installed on the first and second floor but not the third. The flashing is loose over the bay window on the first floor on the south east arrangement. There is a peculiar effect at the ridge line on the dependency to #9 in that it dips at the chimney. The roof of 1 1/2 Gibson St. appears to be an old standing roof that predates the hurricane. The buyer should have his attorney carefully review the plot of the property. There is an offset in #7 Legare St. and I question how it would effect the actual boundaries of #9.

There are some minor problems at the front entry stairs where the porch rail is rusted and of course some of the brick work to break loose. In the family room bay window the south east corner first floor, there are some peculiar stains on the ceiling and there is an opening in the corners work since the previous paint job. In the front room, the north east room, there is a crack above one of the windows in the joining there. The fireplace damper needs to be reset.

The living room floor slopes towards the stairwell wall. The stairwell itself seems to slope towards the north side. There are cracks in the corners work at the north east corner in the dining room. As a matter of fact there are cracks in the corners work all along the stairwell wall at the dining room and there is

again that peculiar staining. I am unable to open the damper at the dining room fireplace. There is a fireplace insert in the kitchen family room. Minor wallpaper tears in the second floor front bedroom. In the same floor center bedroom there are somewhat cracks to those in the dining room which is just below. (comment about wood decay being treated in the paint job. There are some xxxxxxxxxxxx that still exhibit decay.) The peculiar effect on the ceiling of the third floor front bedroom is due to the removal of the corners work and an awkward patching of the ceiling surface. There is a stain on the front south window in the third floor bedroom. There is a peculiar pattern of cracks in the third floor bathroom. It is parallel to the north wall about one foot out. The seem used on the new roof appears to be more of a roll than the double flat lock standard. It is also my opinion that the roofer used an abnormal amount of cocking to make the finish on the roof. It would have been one thing had he used solder or got his locks to where he wouldn't have needed anything. The surface of the roof is oil canning due to the heat. The ceiling of the stairwell exhibits efflorescence at the area at the finished attic. There appears to have been leaks in the kitchen fireplace ceiling. There seem to be leak stains in the attic in that area. The air conditioning compressor, which is mounted on the roof, appears to be sitting right on the seams. They should have installed a blocking between the seams and had the unit above the seams xxxxxxx the way it was being carried on the deck not on the standing seam. Need to be aware that there is potential for asbestos used in plaster systems and old heating systems. I have found one or two pieces of insulating materials that appear to be asbestos. I am unsure of the plaster. In the

boiler room in the rear most floor joist north west corner there is looks like moisture decay or termite damage and the bottom of that same joist is splitting. I am of the opinion that the north wall shifted in the earthquake and that is probably why the floors seem sloped in that direction. They have some hardware mounted on the floor joist to hold several of them in place. The condition of the front chimney, its a little hard to tell because of generations of work, there may be problems up in the chimney itself. The speculation about the north wall shifting in the earthquake is borne out by the fact that the joist seem to have better bearing on the south wall than they do on the north. There is termite or water decay at the floor joist right beneath the front porch at the stairs, minor. There is some more substantial termite damage in the porch framing, I guess this is the second bay window configuration in the kitchen area. Indications of powder post beetle foraging infestation also. The two story apartment in the back of 9 Gibson needs interior maintenance work. Possible decay in the second floor porch sill at the west end. Got florescence in the chimney at the dependency in the back. Masonry needs attention in the same chimney. This is the chimney which I had mentioned earlier as having the peculiar shape to the roof line. The entrance to the crawl space beneath the dependency apartment though the laundry room under the big house. From the entrance is a simply spanned area. There shouldn't be anything to significant, even if there were it would just be a matter of supplemental joists and sills. Nothing to be overwhelmingly concerned about in a property of this value. The ventilation should be reestablished for the attic at 1 1/2 Gibbes. The heat build up there would certainly

cause problems with the roof structure in the future. Upon inspection of the attic of the dependency, my finding is that repair work has been done.