



AND
ASSOCIATES,
INC.

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

65 BROAD STREET, CHARLESTON, SC 29401-2989
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ROSEN & ASSOCIATES, INC.

PRE-PURCHASE INSPECTIONS

DATE: November 15, 1997 LOCATION: 35 Savage Street

CLIENT: Wally and Bev Seinsheimer

ADDRESS: 35 Savage Street Charleston, SC 29401

WEATHER CONDITIONS: Cloudy, 60 degrees

GENERAL APPEARANCE: Good AGE: Estimated 125 years

TYPE OF CONSTRUCTION: Wood frame, wood sided

A) ROOFING, GUTTERING AND OTHER ROOF COMPONENTS

1) ROOF STYLE:

A) Type: (hip, gable, shed, mansard, etc.): Gable

B) Comments: Reportedly replaced 1989; Condition - Satisfactory

2) ROOF COVERINGS (materials):

A) Type of materials: (compositions shingles, slate, cement asbestos, etc.): Standing Seam Metal

3) VISIBLE FLASHING: Satisfactory.

4) SKYLIGHTS: Not applicable.

5) ROOF PENETRATIONS (plumbing stacks, vents, etc.): Satisfactory

6) CHIMNEYS: Satisfactory.

7) GUTTERS AND DOWNSPOUTS: Satisfactory.

8) ROOF INSPECTION FROM: The ground.

9) ROOF AREAS NOT INSPECTED: Not all areas were visible.

LIMITATIONS:

A) The Inspector is not required to:

- 1) Perform tasks that place his or her person in danger.
- 2) Inspect or report on accessory items not listed, (antennas, solar panels, etc.)
- 3) Estimate the remaining life of roof coverings, flashings, caulking materials, or other components.
- 4) Handle or disturb materials suspected of containing hazardous materials.

B) Describe and report how the roof was inspected. (from ground, with binoculars, from a ladder).

C) Describe and report areas that could not be inspected (tops of flat roof, valleys of compound roof designs, etc.)

B) HOME EXTERIOR

1) TRIM: Shutters, etc. satisfactory

2) SIDING/WALL COVERINGS:

A) Type: Wood

B) Comments: Satisfactory.

3) PAINT:

A) Satisfactory

4) WINDOWS:

A) Type: Double hung

5) DOORS: Satisfactory.

6) STORM WINDOWS AND DOORS: Satisfactory

7) SCREENS: Satisfactory. Several of the screens have been removed.

8) PORCHES: Satisfactory

9) DECKS, PATIOS, AND BALCONIES: Satisfactory

10) ALTERATIONS OR ADDITIONS: Satisfactory

11) SITE: Trim trees and shrubs.

C) GARAGE/CARPORT

1) TYPE: Not Applicable

LIMITATIONS:

A) The Inspector is not required to:

- 1) Operate door openers that have been disconnected from power source.
- 2) Operate door if animals are loose in garage.

D) ELECTRICAL - The house was professionally rewired approximately 12 years ago.

1) OVER CURRENT PROTECTION:

A) Type: Contemporary 200 amp breaker panel.

2) TYPE CONDUCTORS, MAIN AND BRANCH CIRCUITS:

A) Location of the main service panel and sub-service panels:

Kitchen

3) INCOMING SERVICE:

A) Location: Underground

B) Condition: Concealed

4) GROUNDING CABLE:

A) Satisfactory.

5) FIXTURES AND OUTLETS:

A) Satisfactory

6) GROUND FAULT CIRCUIT INTERRUPTER (GFCI):

A) Present: Satisfactory

LIMITATIONS:

A) The Inspector is not required to:

- 1) Insert any tool, probe or testing device into the main or subpanels.
- 2) Activate electrical system or branch circuits that are not energized.
- 3) Operate overload protection devices except GFCI breakers.
- 4) Test GFCI breakers that are not connected to a wall outlets.
- 5) Move objects to gain access to electrical outlets or panels.
- 6) Inspect equipment that is not readily accessible, nor dismantle equipment or component.
- 7) Test all switches, receptacles, or fixtures, nor to remove switch or receptacle.
- 8) Operate a smoke detector by any means other than supplied by the manufacturer.

E) BASEMENT, CRAWL SPACE, SLAB

1) BASEMENT: Not applicable

2) CRAWL SPACE: Very limited access due to low building.

Insulation: Needs minor attention. Only partially installed

Piers: Satisfactory

Framing: Satisfactory

Plumbing: Satisfactory

Ducts: Need minor attention.

Standing water: None seen

Fire damage: None seen.

Rot: Minor.

Ventilation: Satisfactory.

Sump pump: Not applicable.

3) SLAB: Not Applicable.

4) VISIBLE FRAMING: See 2) Crawl Space above.

5) VISIBLE FOUNDATION WALLS: See 2) Crawl Space above.

6) FLOORS:

A) Type: Wood

B) Condition: Concealed by insulation

7) EVIDENCE OF WATER SEEPAGE: See Crawl Space discussion above.

8) SUMP AND PUMP: Not applicable

LIMITATIONS:

A) The Inspector is not required to:

- 1) Enter crawl space with headroom less than 18 inches or where adverse conditions exist.
- 2) Move stored items or debris.
- 3) Enter areas which may contain hazardous materials.
- 4) Determine the extent of damage caused by insects or water.
- 5) Operate Sump pumps.

F) PLUMBING - The original plumbing has been up dated.

1) VISIBLE WATER PIPING:

A) Type: Polybutylene and copper

B) Defects and/or Deficiencies: None seen

2) VISIBLE WASTE PIPING:

A) Type: PVC and cast iron

B) Defects and/or Deficiencies: None seen

3) WATER SUPPLY: Municipal

4) WASTE DISPOSAL SYSTEM: Municipal

5) MAIN WATER SHUT-OFF: Not searched for by this inspector.

6) WATER HEATER(S):

 A) Type(s) and location: 50 gallon gas

 B) Condition: Satisfactory

 C) Pressure relief valve present: Yes

7) FAUCETS: Satisfactory

8) DRAINS: Satisfactory

9) WATER PRESSURE: Satisfactory

10) SHOWERS AND ALL FIXTURES: Satisfactory

LIMITATIONS:

A) The Inspector is not required to:

- 1) Operate systems that have been "shut-down" or winterized.
- 2) Operate pressure relief valves where the Inspector feels operation may result in leaking.

G) HEATING - Heating system professionally installed.

1) TYPE ENERGY SOURCE:

 A) Fuel: Gas

2) EQUIPMENT:

 A) Type equipment: Gas fired furnaces

 B) Condition of thermostat: Satisfactory

3) BTU/HR. RATING: Unable to estimate

4) LOCATION AND CONDITION:

 A) Location of heating equipment: Compressors in the yard;
evaporators in the attic and basement.

 B) Condition: Satisfactory

 C) Satisfactory operation at the time of the inspection.

5) DISTRIBUTION: Satisfactory

6) VENTS: Satisfactory

7) FILTERS: Present - Need replacement

8) OTHER: Not applicable

LIMITATIONS:

A) The Inspector is not required to:

- 1) Operate equipment when the exterior temperature is 85 degrees Fahrenheit or above.
- 2) Activate equipment that has been "shut-down" or will not respond to thermostat controls.
- 3) Disassemble equipment by any means other than panels provided by the manufacturer for inspections and/or service.
- 4) Report on the efficiency of the system or distribution.

H) COOLING

- 1) TYPE ENERGY SOURCE: Electric
- 2) EQUIPMENT:
 - A) See data in G) above.
- 3) BTU/hr. RATING:
 - A) See data in G) above
- 4) CONDITION AND OPERATION:
 - A) Too cold to check the operation of the air conditioning.

LIMITATIONS:

A) The Inspector is not required to:

- 1) Activate systems that have been "shut down" or otherwise deactivated.
- 2) Operate cooling equipment when the ambient temperature has been less than 65 degrees Fahrenheit within the previous 24 hours.
- 3) Report on the efficiency of the equipment.

I) ATTIC

- 1) ACCESS: Built in stairs.
- 2) INSULATION TYPE AND APPROXIMATE DEPTH: Fiberglass 14"
- 3) VENTILATOR FAN:
 - A) Type: Not applicable.
- 4) WHOLE HOUSE FAN: Abandoned.
- 5) FRAMING:
 - A) Type: Wood - "Stick built"
 - B) Defects and/or Deficiencies: Satisfactory.
- 6) LEAKS: No obvious signs of leaks.

LIMITATIONS:

A) The Inspector is not required to:

- 1) Enter attic spaces where the headroom is less than 3 feet.
- 2) Enter attic spaces where hazardous conditions exist.
- 3) Evaluate ventilation adequacy by any means other than visually.
- 4) Evaluate the efficiency of insulation other than by accepted thickness.

J) GENERAL INTERIOR

- 1) WALLS: Satisfactory. Few settlement cracks.
- 2) CEILINGS: Satisfactory.
- 3) FLOORS: Satisfactory.
- 4) STAIRS: Satisfactory.
- 5) DOORS: Satisfactory.
- 6) WINDOWS: Satisfactory.
- 7) FIREPLACES: Satisfactory - relined

LIMITATIONS:

A) The Inspector is not required to:
1) Move furniture or owner's possessions.
2) Light a fire in the fireplace.

K) KITCHENS AND APPLIANCES:

- 1) CABINETS AND COVERING: Satisfactory.
- 2) STOVE OR RANGE:
 - A) Defects and/or Deficiencies: Satisfactory
- 3) OVEN: Satisfactory.
- 4) GARBAGE DISPOSAL: Satisfactory.
- 5) FAN/VENT HOOD: Satisfactory.
- 6) DISHWASHER: Satisfactory.
- 7) TRASH COMPACTOR: Not applicable.
- 8) WASHER: Satisfactory operation at the time of the inspection.
- 9) DRYER: Satisfactory operation at the time of the inspection.
- 10) MICROWAVE: Satisfactory operation at the time of the inspection.

LIMITATIONS:

A) The Inspector is not required to:
1) Calibrate temperatures or determine if the oven heated temperature corresponds to the control setting.
2) Determine the efficiency of any equipment.
3) Determine the remaining life of any equipment.

September 4, 1998

Mrs. Bev Seinsheimer
35 Savage Street
Charleston, SC 29401

in re: 35 Savage Street

Dear Mrs. Seinsheimer,

Confirming our conversations of August 27th in re 35 savage Street.

We reviewed portions of the recent home inspection report and our file on this property with you.

Our records include a home inspection February 16, 1985; and engineering reports, April 28, 1992 (for Ralph Kuhn) and July 12, 1994 (for Wally Seinsheimer); characteristic report for insurance company, November 20, 1997.

Reference is made to Buyer's Schedule One:

Item 4. Based on my experience with old Charleston houses, I am assuming the rafter was cut at the chimney and no header across the opening was provided. (I have not recently inspected the attic and have no specific memory or record of the detail.) The thicker roof sheathing used in these older homes usually eliminates the need for a header. Since the report does not identify any failure, I assume the detail is satisfactory. It is a simple matter to install a knee wall under the rafter and adjacent rafters to supplement the framing.

Item 6. Throughout my experience with this house, the foundations and crawl space framing were "eclectic."

As recently as 1994, my findings were, "Conditions in the crawl space appear to be the same as they were in 1992. That is, the house appears to be stable and the repairs, although not done to contemporary standards, appear to be satisfactory"; paragraph, "Portions of the masonry foundations need work. A fair amount of mortar has deteriorated. There is occasional use of (dry) stack bricks as piers".

It was reported to me that Mr. Seinsheimer contracted for repairs to be made at that time. Therefore, I am puzzled that the present inspector's report is so similar to mine.

Please furnish me the scope of work for the 1994 repairs, and I will return to the site to verify whether the work was done.

On the morning of September 4, 1998, I inspected portions of the crawl space. The inspection was limited due to the low clearance and the ductwork blocking access to most of the crawl space.

Based on my observations, my opinion is that the 1994 work was satisfactorily done including repairs to masonry piers and chimney bases; and the structure remains stable as it has on my previous inspections.

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P. E.

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