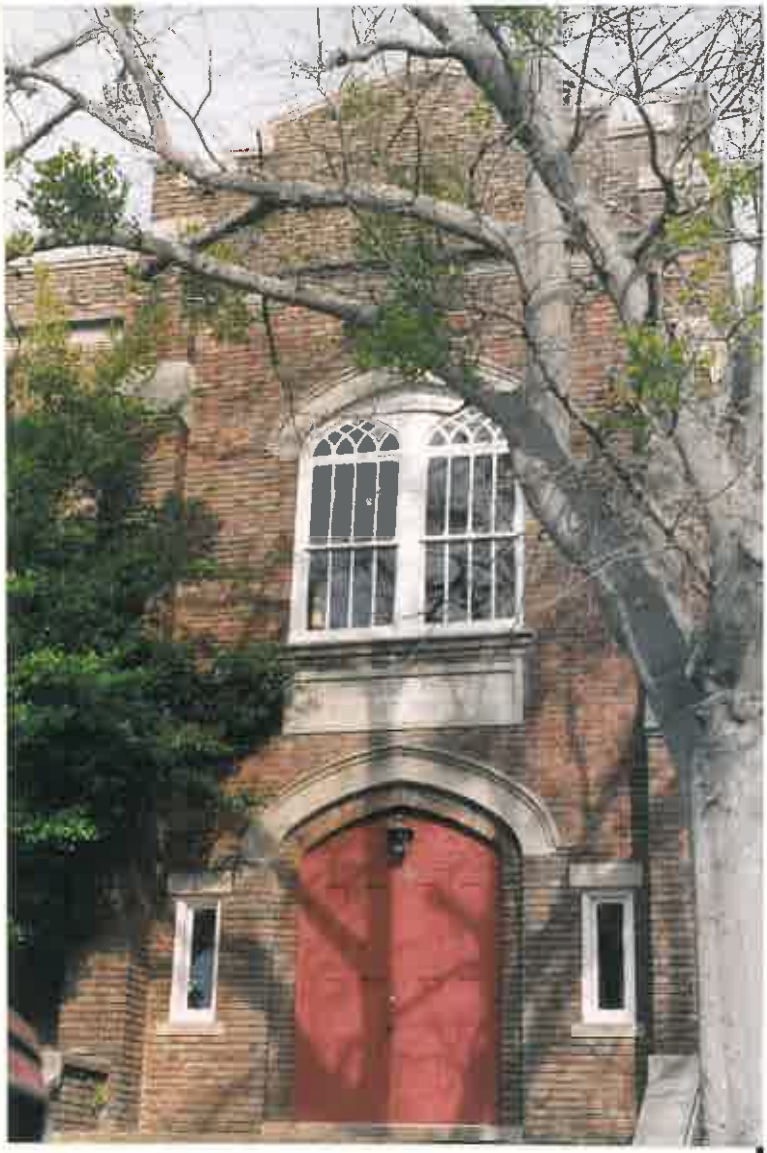

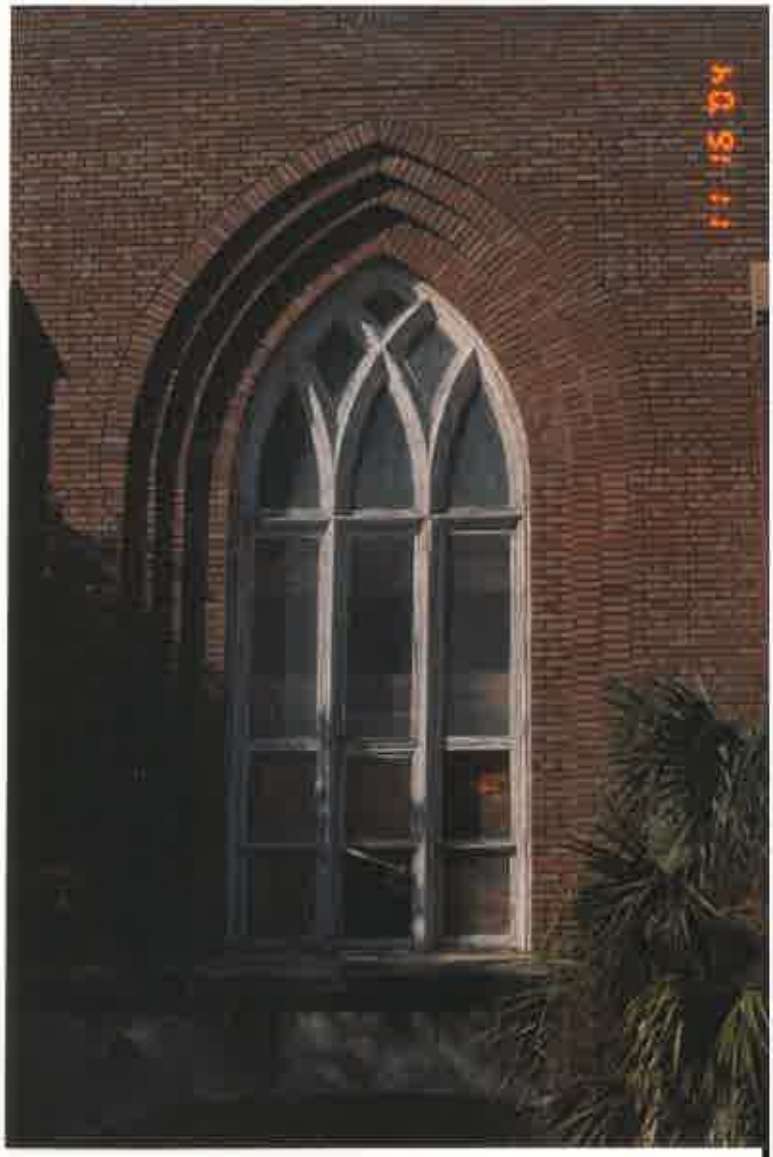

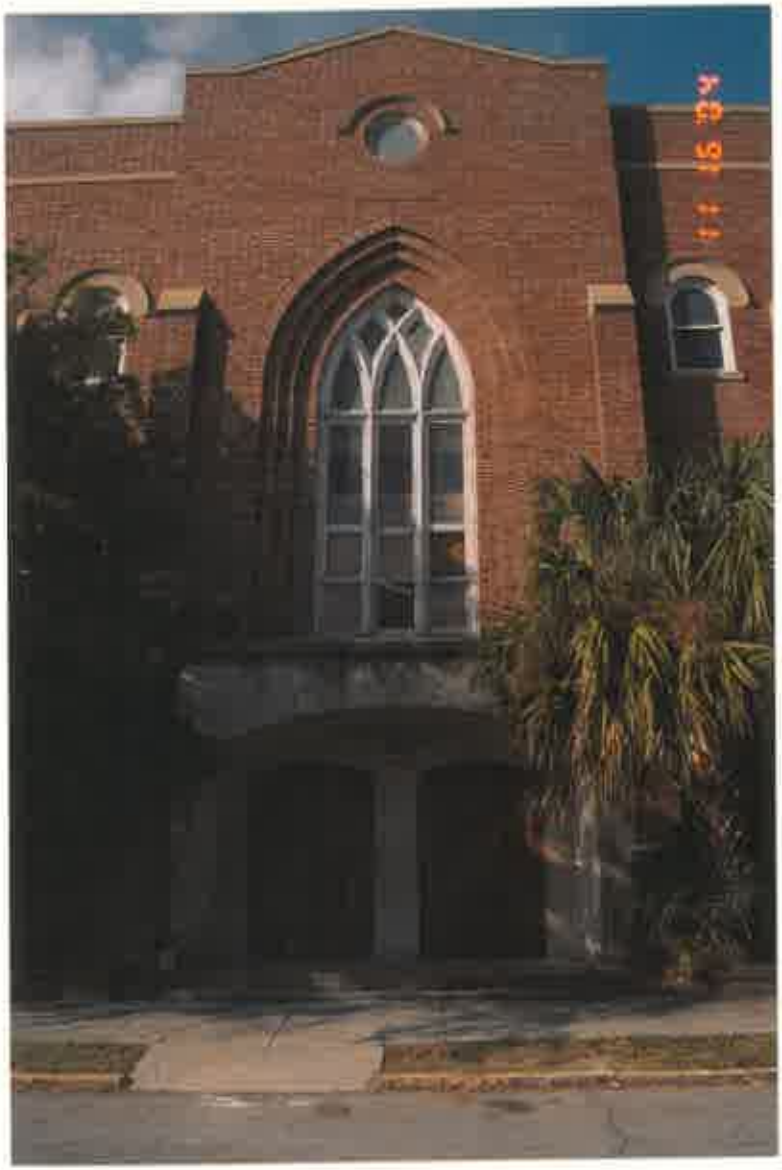


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ROSEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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January 3, 2005

The Humanities Foundation, Inc.
216 Seven Farms Drive
Suite 210
Charleston, SC 29492

Attn: Amanda Miller, Project Coordinator

In Re: 554 Rutledge Avenue

Gentlemen,

We have inspected the Auditorium and classroom building at 554 Rutledge Avenue on several occasions, including October 5, 2004 and November 16, 2004.

Reference is made to our proposal for services.

We have the following information to report:

Roof

Although the membrane roof appears to be in good condition, the scuppers and downspouts require immediate attention.

The condition of the scuppers and downspouts is such that water is entering the building system.

Exterior

This is a brick masonry structure with wood frame infill. The exterior brick has raked joints. The raked joints are problematic in that they do not seal the brickwork as well as tooled joints would. This is not to imply that tool joints truly seal a masonry wall, nor that masonry is waterproof. I just wish to point out that these raked joints can be problematic in and of themselves.

The steel lintels at the window and door openings have rusted badly. Many of them have rusted and expanded as part of the rusting process, such that the brick walls contain multiple cracks.

My opinion is that the upper portions of the wall above the top floor windows have actually tilted because of the expansion of the steel lintels. Please note that the parapet walls in the adjacent buildings have already been replaced.

There are multiple cracks, etc. because of these rusted lintels, and other penetrations through the wall, all requiring repair.

Also please note that vegetation is growing from joints in the masonry that should be killed and root structure properly removed in order to protect the building.

Several of the window units require removal and reconstruction. The wood decay, etc. is so bad as to limit the true ability to repair those windows.

Please note that the windows do not have any sort of contemporary insulating value.

Assume that it will be necessary to do extensive removals of the brickwork to replace the rusted lintels.

Interior

There is a substantial amount of vinyl asbestos tile present in the interior of the building. In its present state I do not believe that it is considered to be a hazardous material. However, if it is removed or otherwise altered, appropriate steps will be necessary to handle this as a hazardous material.

Likewise, you must assume that there are many areas containing lead paint. In some of these areas the lead paint may be encapsulated by more contemporary paint finishes. This may not be the case in closets and other seldom used or seldom maintained spaces.

Please note that based on my observations, you must assume that there is widespread, concealed termite damage; in particular, at the exterior walls.

Ground Floor (1st Floor)

At the east auditorium stairway where the trim has been removed behind a former handrail, there is evidence of extensive termite damage at the furring, etc. on the wall.

In the closet immediately below that (east) stairwell, there was dirt against the wood framing of the closet and one can see where the termites may have entered the wall system.

Likewise, at the west storage room at the 1st floor, there is damage in the stairway landing, and in particular extensive damage at the wall between the stairway and the adjacent classroom.

Our observations at the 1st floor southwest classroom include termite damage in the door casing at the doorway to that classroom; and extensive damage on the west side wall (where previous removals have been done). Please note that the visible lintel angle at the window is severely rusted and this is an indication that many of the lintel angles will require replacement in the building.

We wish to bring to your attention also that the ground floor is lower than the surrounding ground. It appears as though there have been problems in the past with water migrating through the west wall onto the floor system. Alterations need to be made at the exterior to prevent water entry through this area.

Auditoriums/Classrooms (2nd Floor)

We had an opportunity to view a limited portion of the auditorium floor framing from the hole in the ceiling from the southwest classroom.

This was a very limited view of the auditorium framing. However, given the little obvious termite damage and no obvious other wood decay, I am optimistic that the auditorium floor is in satisfactory condition.

The framing of the auditorium floor is very puzzling. At the west side at appears to bear directly on the walls between the west side classrooms.

There was a large steel beam visible in this floor space running from east to west, but I did not see any other interim supports for the floor system. This will have to be studied in the event of plans for improvements to the building.

Balcony/Classroom (3rd Floor)

There appears to be concealed termite damage behind the wall finishes at the perimeter. Otherwise that portion of the building appears to be in satisfactory condition.

I do not recall any evidence of existing roof leaks in that area.

Elevator

We did not undertake to make any check of the elevator.

Attic

The structural system at the attic is steel angle bow string trusses from one side of the auditorium to the other. The steel trusses appear to be in satisfactory condition.

At the top of these trusses are 2x10 purlins running from front to back over the trusses with a 1x4 sheathing board fastened to the top of the purlins.

There is evidence of a previous termite infestation at the rear wall towards the west side (northwest). We did not see any indication of active termites. The termite damage includes damage to the purlins and the sheathing, and repairs should be done when practical.

There was a broken purlin on the west side of the building at the outside wall near the center of the building.

Please note that the attic is not insulated.

Mr. Greene and I had brief discussions as to the feasibility of using this attic space to mount contemporary air handling equipment. This is a possibility that would have to be further examined.

We strongly recommend that a roof scuttle be installed to gain access from the roof from the attic.

At the time of this inspection we have been unable to access the roof.

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.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 6929 RUSSELL A. ROSEN

SOUTH CAROLINA ROSEN & ASSOCIATES, INC. No. C00245 CERTIFICATE OF AUTHORIZATION

RAR/meb

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