

AND

ASSOCIATES,
INC.

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

65 BROAD STREET, CHARLESTON, SC 29401-2989
(803) 577-4300 FAX:(803) 577-0007

December 17, 1996

Ms. Kette Zwibel
1145 DeLeisseline Boulevard
Mt. Pleasant, SC 29464

in re: 66 Beaufain Street

Dear Kette,

Confirming our conversations at the time of our inspection of 66 Beaufain Street, December 16, 1996.

The inspection was primarily of the exterior. The viewing of the interior was limited to accessing the second floor porch.

I estimate the house to be 150 years old. There is an addition at the rear and some wood frame construction near the rear. My opinion is that the house was renovated in the last ten years.

The inspection was halted when many significant exterior defects were pointed out. The exterior needs a total renovation.

Defects at the exterior include:

I am particularly concerned about the porches and the masonry construction at the rear.

There is an obvious bow in the second floor porch. The floor boards and concealed structure beneath are crushed at the columns. The trim at the porch beams is askew. There is obvious evidence of water entry into the porch system. It looks as though the second floor porch framing may be coming away, or did come away, from the masonry house wall. Until the trim is removed and the structure exposed, one can only speculate on the extent of problems.

There are cracks in the stucco at the rear wall. These cracks have developed since the house was painted last. There are unsealed gaps at the windows in the wall.

The building leans to the west. This may date from the earthquake of 1886.

Much of the masonry on the east side needs to be pointed up. The wall has cracks from previous movement.

The sheet metal trim at the front parapet needs repair. Birds, rodents, etc. may nest in the open construction.

Wood filler was widely used to affect repairs in preparation for painting last. There is a substantial amount of wood decay in the porch columns, balustrades, etc.

Several of the porch columns are cracked. Many of the porch boards are rotting.

There is decay at several of the window sills.

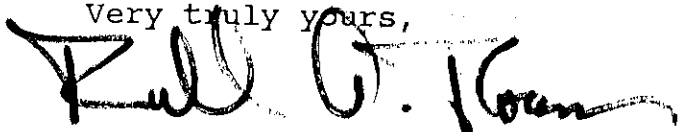
The support system for the front porch steps needs repairs.

In conclusion, there are many defects in the exterior of the house. A complete engineering study, including removing trim, etc., needs to be done to prepare documents for stabilizing the porches and determining the significance of the cracks at the rear.

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.

Should you have any questions, please call.

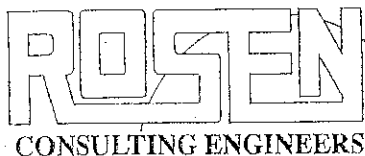
Very truly yours,

A handwritten signature in dark ink, appearing to read "Russell A. Rosen". The signature is stylized with a large, looped "R" and a cursive "A. Rosen".

Russell A. Rosen, P.E.

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Email: Roseneng@aol.com

May 23, 2006

Mr. David Killen
63 Vestal Street
Nantucket, MA 02554
E-mail davidkillen@earthlink.net

In Re: 66 Beaufain Street

Dear David,

Confirming our conversations at the time of our partial inspection of 66 Beaufain Street, may 15, 2006.

The primary reason for this conference was to review the conditions at the crack at the rear of the first floor of the core building.

The inspection included portions of the crawl space.

My advice is that the masonry needs to be repaired from the foundation through to the area at the header at this window.

We met with Mr. Ed Wilder at the site. He is to offer a cost proposal for this work.

The right side of the building was repaired several years ago. The masonry was replaced at that time. My opinion is that this condition is structurally stable and that no further work is required there.

Similarly, an opening was enclosed at the dependency at that same time. It does not appear as though there have been any problems relating to that area since that work was done.

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.

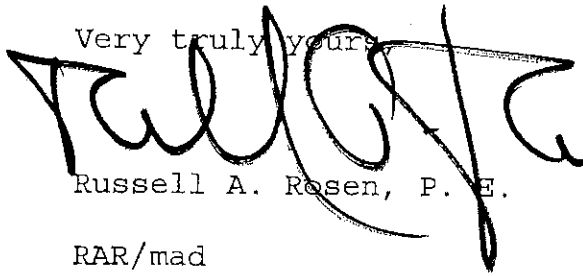
We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

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

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