

ROSEN & ASSOCIATES, INC.

PRE-PURCHASE INSPECTIONS

DATE: April 22, 1998

LOCATION: 45 Pitt Street

We recommend that you review this report with your agent.

Typical real estate contracts have a section, "Condition of Property."

The section provides for the "Inspection" of the property.

That paragraph describes building components included in the contract; including structure, heating and air conditioning, electrical and plumbing systems as well as built-in or appurtenant equipment and appliances. Although the roof is not mentioned specifically, it is part of the structure.

The paragraph refers to "deficiencies revealed by inspection(s)." Then there is wording with regard to "limitations" described in another paragraph (D).

There is also another paragraph, "Maintenance." That paragraph says that the seller will "deliver the premises with no broken window panes, no torn or missing screens, and with no missing or broken hardware, lighting, or plumbing fixtures."

Based on our interpretation of those typical inspection and maintenance clauses in a contract, these items require attention:

Replace decayed and broken window sashes at second floor rear and side.

Replace broken window pane at second floor (south) over HVAC.

Verify that the windows work properly.

A service call is needed to check the water heater at the upstairs rear apartment. The coil access cover plates have been removed and should be replaced; the pressure relief valve drain needs to be reconnected.

Replace loose plaster at front second floor bedroom.

Adjust toilet handle at front second floor apartment and lavatory drains at first floor.

Correct rear right burner at second floor front apartment stove.

In the crawl space - remove the wood post in ground contact at the rear bedroom, reinforce the girder bearing at the second bathroom wall, install splice plates along the side girder, install a ledger or shims at the girder to hold the ends of the joists near the Dining Room fireplace, provide bearing for the girders at the wall between the foyer and the kitchen, shim the girder at the end of the wall between the Kitchen and the foyer, install a "gusset" plate or otherwise affect a connection at the girders and stud at the rear porch/house. Reinforce the floor at the first bathroom toilet. Many of these recommendations are from another recent inspection of this house and I include them to assure that they are done. I did not review that report until after this inspection and am not sure of the status of each item.

A service call is needed to tidy up the ductwork in the crawl space.

A service call is needed to tidy up the wiring. That is, there are several open wire connections, missing cover plates, etc. that need attention.

Seal the squirrel hole at the soffit in the rear of the front wing.

In addition to the above, we have the following comments to offer. Based on our experience, these remarks are not germane or appropriate to the typical real estate contract. They are offered for our client's general information.

Please note that I have inspected this house several times in the past.

You may wish to supplement this inspection with inspections by experienced roofers and chimney inspectors.

Please note that the plumbing consists of polybutylene pipe with plastic fittings. There is a history of problems with these types of systems. You may wish to call the Consumer Plumbing Recovery Center at

1-800-876-4698 for more information.

We strongly recommend that you have the crawl space inspected every year. This inspection should be performed by an experienced licensed pest control operator. The inspection should include a written report that contains a sketch of the crawl space, wood moisture content readings from several locations, comments on the framing, plumbing, HVAC, comparison with previous years inspection (if applicable), etc.

Due to the condition of the appliances and the heating and air conditioning equipment, the purchase of a buyer protection plan is recommended.

You need to realize that this is an older home. It is similar to owning an antique. It will require more than normal maintenance and care.

Typical real estate contracts provide that all appliances and equipment shall be in working order prior to closing. Usually there is a "preclosing" walk through to verify their operation. I suggest that you use this as an opportunity to recheck the condition of the house and have the seller demonstrate and instruct you in the use and service of the appliances and equipment in the house.

The format for the data attached hereto is based early pending South Carolina regulations for home inspectors. The "Limitations" data is also from those regulations. For further information contact the Residential Builders Commission, 110 Centerview Drive, Columbia, SC, (803) 896-4600.

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.

Unless specifically mentioned in this report, this inspection does not include any evaluation for lead based paint or asbestos.

By: _____

DATE: April 22, 1998

LOCATION: 45 Pitt Street

CLIENT: Cindy Gasparre

ADDRESS: c/o The Iselin Company

WEATHER CONDITIONS: Partly cloudy, 70 degrees

GENERAL APPEARANCE: Fair AGE: Estimated 120 years

TYPE OF CONSTRUCTION: Wood frame, wood sided

A) ROOFING, GUTTERING AND OTHER ROOF COMPONENTS

1) ROOF STYLE:

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

2) ROOF COVERINGS (materials):

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

3) VISIBLE FLASHING: Satisfactory.

4) SKYLIGHTS: Not applicable.

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

6) CHIMNEYS: Satisfactory.

7) GUTTERS AND DOWNSPOUTS: Satisfactory; need cleaning.

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 ladder).

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

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RUSSELL A. ROSEN, P. E.
Very truly yours,
RUSSELL A. ROSEN, P. E.

Should you have any questions, please call.

file.

Photographs were taken at the exterior and will be saved in our

B) HOME EXTERIOR

- 1) TRIM: Shutters removed. Decay at balustrade(first floor front); handrail (second floor front); broken crawl space louver at side door.
- 2) SIDING/WALL COVERINGS:
 - A) Type: Wood
 - B) Comments: Satisfactory
- 3) PAINT:
 - A) Surface preparation and painting not complete.
- 4) WINDOWS:
 - A) Type: Double hung
 - B) Comments: Decayed sash - second floor rear. Broken window pane at second floor window to left of side door. Decay at window sash; second floor front apartment side window.
- 5) DOORS: Satisfactory.
- 6) STORM WINDOWS AND DOORS: Partial.
- 7) SCREENS: 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

1) OVER CURRENT PROTECTION:

A) Type: Recent but not contemporary breaker panels.

2) TYPE CONDUCTORS, MAIN AND BRANCH CIRCUITS:

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

Kitchen; 100 amp panels at second floor porch; second floor

front south bedroom. Unable to open one of the Kitchen panels.

3) INCOMING SERVICE:

A) Location: Overhead.

B) Condition: Satisfactory.

4) GROUNDING CABLE:

A) Satisfactory.

5) FIXTURES AND OUTLETS:

A) Satisfactory. Several receptacles and switches need cover plates installed; open wiring connections in attic and crawl space.

6) GROUND FAULT CIRCUIT INTERRUPTER (GFCI):

A) Present: At receptacles.

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: The ground surface in the underfloor space is

lower than the surrounding ground surface. The crawl space needs to be cleaned out and raked.

Insulation: Needs attention. I recommend removal.

Piers: Satisfactory.

Framing: Reinforcing "gusset" needed at girders and studs at back porch corner. Reinforcing recommended at rear left toilet.

See summary for more complete list. This is an "eclectic" and not comprehensive framed first floor. Although it is stable at this time, improvements could be made.

Plumbing: Satisfactory.

Ducts: Need minor attention.

Standing water: None seen, but probable.

Subflooring at bathrooms: Partially concealed

Fire damage: None seen.

Vapor barrier: Not installed; not needed.

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

1) VISIBLE WATER PIPING:

A) Type: Polybutylene and Copper

B) Defects and/or Deficiencies: Plastic Fittings.

2) VISIBLE WASTE PIPING:

A) Type: Cast iron and PVC

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: Electric water heaters - 30 gallon heaters at upstairs apartments closets. Coil access covers at Water heater at upstairs rear apartment have been removed.

B) Condition: Unknown

C) Pressure relief valve present: Yes. The pressure relief valve drain pipe at the upstairs rear apartment needs to be extended to the outside.

7) FAUCETS: Satisfactory.

8) DRAINS: Satisfactory.

9) WATER PRESSURE: Marginal

10) SHOWERS AND ALL FIXTURES: Satisfactory.

11) WASHER AND DRYER CONNECTIONS: Laundry closet

12) OTHER EQUIPMENT:

A) Laundry tubs: Not applicable.

B) Wet Bars: Not Applicable.

C) Well Pump: Not applicable.

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

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: Package unit in the yard.

Compressors for split systems in the yard and side roof;
furnace/evaporators in attic.

B) Condition: Satisfactory.

C) Too hot to check the heat.

5) DISTRIBUTION: Marginal

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) Satisfactory operation at the time of the inspection.

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: Pull down stairway in front upstairs apartment;

difficult to use.

2) INSULATION TYPE AND APPROXIMATE DEPTH: Fiberglass 6"

3) VENTILATOR FAN:

A) Type: Not applicable.

4) WHOLE HOUSE FAN: Not applicable.

5) FRAMING:

A) Type: Wood - "Stick built"

B) Defects and/or Deficiencies: Satisfactory.

6) LEAKS: Several previous 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 - Portions of the interior need surface preparation and painting. According to my records there was a fire in the front first floor bedroom (in 1989?).

1) WALLS: Satisfactory. Few settlement cracks.

2) CEILINGS: Satisfactory.

3) FLOORS: Satisfactory. Slopes.

4) STAIRS: Satisfactory.

5) DOORS: Satisfactory.

6) WINDOWS: Did not operate freely.

7) FIREPLACES: Most of the fireplaces were sealed. Have the seller explain the damper, etc. at the front fireplace. Do not assume that the closed fireplaces are suitable for use.

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) Fuel Source: Electric: X Gas: X

 B) Defects and/or Deficiencies: Satisfactory.

3) OVEN: Satisfactory.

4) GARBAGE DISPOSAL: Satisfactory.

5) FAN/VENT HOOD: Not applicable.

6) DISHWASHER: Satisfactory.

7) TRASH COMPACTOR: Not applicable.

8) WASHER: Not applicable.

9) DRYER: Not applicable.

10) MICROWAVE: Not applicable.

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.

Rear Apartment

- no disposal or power ventilator in kitchen.
- gas log fireplace; have seller demonstrate.
- Water heater, 30 gallon - open coil accesses; pressure relief drain not connected.

Front apartment

- loose plaster over bed in front room; should be repaired.
- loose toilet flush handle.
- right rear burner not working on stove.
- liners rusted at stove top.