

AND
ASSOCIATES,
INC.

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

65 BROAD STREET, CHARLESTON, SC 29401-2989
(843) 577-4300 FAX: (843) 577-0007
Email: Rroseneng@aol.com

December 19, 2007

Chief Building Inspector
City of Charleston
75 Calhoun Street
Charleston, SC 29401

Attn: Mr. Tom Scholtens, CBO/CFM

In re: 292 King - Permit # BR07-12672
Ceiling Framing

Gentlemen,

On the afternoon of December 18, 2007, I inspected portions of 292 King Street.

The purpose of that inspection was to view the installation of non-structural 2x4 framing attached to the pre-existing floor/ceiling joists.

Based on my observations, my opinion is the installation does not add significantly to the dead load of the planned ceiling.

It is assumed that the ceiling recently removed was sheetrock, similar to that to be installed. Furthermore, I assume that in its original construction, the ceiling was a plaster lath ceiling, probably much heavier than the sheetrock or planned ceiling; with floor/ceiling joists spanning greater distances.

Therefore it is my conclusion that the installation is satisfactory and meets the intent of applicable codes and ordinances.

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.

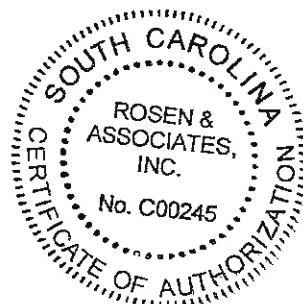
Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P.E.

RAR/mad

C:\DOC\King 292 King Ceiling Framing





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Email: Rroseneng@aol.com

April 4, 2007

Smith, Cox & Associates, LLP
P.O. Box 20458
Charleston, SC 29413

Attn: Mr. Geoffrey Smith

In re: 292 King & 93 Society
Disclosure of Physical Condition

Gentlemen,

On the afternoon of March 30, 2007, I inspected the readily accessible portions of the common elements of 292 King and 93 Society Street.

The purpose of that inspection was to develop the attached Disclosure of Physical Condition Statement.

Please note that it is my opinion that the south wall of 292 King is the north wall of 290 King Street. We strongly recommend that you have your attorney investigate this and advise you of your obligations in re this situation.

The risers at the stairs to the apartments at 292 King are uneven. My opinion is the variation at the top of the section from the second floor to the first floor is so significant as to be unsafe.

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.

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Very truly yours,

Russell A. Rosen, P. E.

RAR/mad



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