MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, December 13, 2023, 2:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:
https://us02web.zoom.us/j/82494364483?pwd=TDFKNVBheU1RWE51aFdSOFRGWDhpdz09
Password: 179919 Meeting ID: 824 9436 4483 Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting."

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

I. Call to Order:

II. Review of Minutes:

A. November 8, 2023 Meeting Minutes

III. Public Hearing:

A. 1607 & 1609 Duke Street, PIN R120 003 000 0147 0000 – Major Demolition.

IV. Applications:

A. 1607 & 1609 Duke Street, PIN R120 003 000 0147 0000, Major Demolition
Applicant: Freedman Arts District (23-79 HRB.1)

The applicant is requesting approval to demolish both contributing structures.

B. 702 East Street, PIN R120 004 000 0560 0000, Alterations, Additions
Applicant: Tom and Kelli Kline, homeowners (23-81 HRB.1)

The applicant is requesting final approval for site alterations to a contributing structure.

C. 1411 Bay Street, PIN R120 004 000 0763 0000, Addition
Applicant: Rob Montgomery, Montgomery Architecture + Planning, Inc. (23-78 HRB.1)

The applicant is requesting final approval for a rear addition on a contributing structure.

D. **316 Federal Street, PIN R120 004 000 0840 0000,** Alterations, Additions
Applicant: Ashley Randolph, Allison Ramsey Architects, Inc. (22-71 HRB.2)

The applicant is requesting conceptual approval for alterations and additions to combine two existing structures.

V. Adjournment

Historic District Review Board
Meeting Minutes – November 8, 2023

CALL TO ORDER 2:26

A meeting of the Historic District Review Board was held in-person on Wednesday, November 8, 2023 at 2:02 pm.

ATTENDEES

Members in attendance: Mike Sutton (Vice-Chair), Michelle Prentice, Rita Wilson, Grady Woods, and Eric Berman.

Staff in attendance: Ryan Green (Community Development Planner II), Jeremy Tate and Maria Short (Meadors Architecture).

WELCOME NEW BOARD MEMBERS 2:30

Chairman Sutton introduced and welcomed the two new board members, Eric Berman and Grady Woods.

ELECTION OF OFFICERS 2:43

Motion: Ms. Wilson made a motion to nominated Mike Sutton as Board Chair. Mr. Woods seconded the motion. The motion passed unanimously.

Motion: Mr. Sutton made a motion to nominate Grady Woods as Vice-Chairman. Mr. Berman seconded the motion. The motion passed unanimously.

Motion: Ms. Wilson made a motion to nominate Eric Berman as Secretary seconded by Mr. Woods. The motion passed unanimously.

REVIEW OF MINUTES 6:10

Mr. Woods and Mr. Berman abstained from voting on the minutes since they are new board members. Also, Ms. Prentice was not at the September 13, 2023 meeting.

Motion: Mr. Sutton made a motion to approve September 13, 2023 minutes; seconded by Ms. Wilson. The motion passed unanimously.

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All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tgundler@cityofbeaufort.org.

APPLICATIONS 6:40

Mr. Smith recused himself from the Board. Mr. Woods, Vice-Chair, took over the meeting.

A. **1113 Craven Street, PIN R120 004 000 0774 0000,** alterations/additions
Applicant: Ashley Randolph Allison Ramsey Architects, Inc. (23-64 HRB.1)

Mr. Sutton recused himself from this application. Mr. Woods chaired the meeting.

The applicant is requesting final approval to replace the concrete staircase with a wooden staircase that is aligned with the code, the installation of French doors on the east side of the house and a window at the rear of the house.

Ryan Green, City of Beaufort Planner II, presented the staff report.

Public Comment:
Lise Sundrla, Historic Beaufort Foundation (HBF) stated the Secession House/Milton Maxi House is one of HBF's easement properties within the historic district. HBF is in support of the changes that are being made to the building and look forward to the completion of this project.

Public Comment closed.

Motion: Ms. Prentice made a motion to accept the project as submitted, seconded by Mr. Berman, to approve the application. The motion passed unanimously.

B. **316 Federal Street, PIN R120 004 000 0840 0000,** addition/new construction 12:21
Applicant: Ashley Randolph Allison Ramsey Architects, Inc. (23-71 HRB.1)

Mr. Sutton returned to the Board.

The applicant is requesting preliminary approval for alterations and additions to the existing structures.

Jeremy Tate, Meadors Architect, presented the staff report.

Public Comment:
Lise Sundrla, Historic Beaufort Foundation (HBF) stated HBF is in agreement with staff's comments. It's not just an institutional field, it's actually a government building feel. The Preservation Committee believes there are some different treatments that can be done to make it more light and airy and have a more a more transparent feel, not just from the window perspective but the heaviness of the roof. The Preservation Committee would be happy to sit down with Ms. Randolph and the owners to talk about some alternatives to what they're

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presenting. HBF supports staff's recommendation for denial.

Deborah Gray, 1300 Barnwell Buff, talked about the two items on the agenda, one being an applicant who wishes to combine two existing homes with the third structure to make one residential property and the other applicant is proposing a large, "attainable workforce housing" proposal. She stated the city has emphasized in both city council and HDRB meetings the present need for affordable housing and attainable workforce and that we actually have a crisis on our hands, yet what we've been seeing is approvals fir additions to existing structures and new construction of a size not consistent with the historical character of our historic district neighborhoods. She referred to the older generation of Beaufortonians who remember a time when there was a mixture of incomes and housing styles, modest homes and mansions, and various degrees of upkeep. She feels today, arguments are being made for permits for the construction of ancillary buildings which would be revenue streams for properties whose renovations have resulted in large tax bills. Accessory buildings are also being touted as examples of affordable housing. Battles, however, have been waged on the issue of short-term rentals. Many of the large homes are now second homes, decreasing the sense of community that comes from long rooteness. She would like to see this madness stopped in Beaufort's versions of Lego's unlimited slowed down.

Public comment closed.

The owner, Lynn King, gave a brief background of what she is trying to accomplish.

Motion: Ms. Prentice made a motion, seconded by Mr. Woods, to deny with staff's recommendations. The motion carried a vote of 4:1 with Eric Berman being opposed.

C. **600 Wilmington Street, PIN R120 004 000 0599 0000,** new construction

54:52

Applicant: Ashley Randolph Allison Ramsey Architects, Inc. (23-55 HRB.1)

The applicant is requesting final approval of two blocks of redevelopment in the Historic District.

Curt Freese, City of Beaufort Director, presented the staff report.

Mr. Sutton asked Dick Stewart to speak about the workforce housing initiative since he is on the Affordable Workforce Committee.

Dick Stewart commented that it's frustrating dealing with Affordable workforce housing. It's not unique to our area. It's a nationwide problem. The roots of that are more complex then he can address tonight. Mr. Stewart referred to the proposed bill by the State of Georgia to take some loaning local zoning control away from the municipalities in the counties invested in the state because they want more housing. California opposed a similar rule, and the Biden administration recently proposed a change in underwriting of loans for residential mortgages. Our Board is a board of a new 501C3 that is invested with donating funds from the City of Beaufort, five other cities, Beaufort County, and Jasper County and as well as receiving some funds from the state to support and facilitate developments such as this one. Beaufort County has agreed to sell property contingent upon it being used as workforce housing. The cost of building today versus the revenue that comes from workforce housing rental income will not get

many things built. He referred to Tony Alfie who was on the Affordable Housing Committee. He also talked about the requirements a person living in the workforce housing would have in order to qualify to live there. The neighbors have concerns with having a workforce housing projects.

Public Comment:

Daniel Blackman, 1010 Duke Street stated he was an experienced attorney and worked in Massachusetts and Florida with the same size as the City of Beaufort. Cape Cod has an HRB Board with a similar feel and regulations. He's also a Certified Mediator for the Superior Court. Overall, what Mr. Stewart said he is acknowledged and supported by the neighbors who want workforce housing to be available. It would be nice to take some of the cottages in the area and have them renovated at a reasonable rent. He thanked the developers for going through this process for the last few years. Mr. Blackman said his concern is in the staff report under design, item #2 regarding mass and scale. He asked the Board not to approve it tonight because they need to make sure the plans submitted are accurate and precise and there are a number of items missing. He recommends that the conditions be set, the applicant as much as possible do those conditions before the approval is issued. He feels making an approval with conditions is backwards.

Lise Sundrla, Historic Beaufort Foundation (HBF) commended Mr. Wheeler and his team. Our Preservation Committee agreed that it is a much better submission than what was approved three years ago. The committee feels very strongly about ensuing that the designs do represent and are sympathetic to the neighborhood feel. The architecture is done well, but the committee's concern is the mass and scale of the structures as the buildings directly across the street on Prince and specifically on the Monson to Hamar to Wilmington block, are one-story buildings and one and half story buildings. The Euhaw Cottages is a more acceptable height and would be good if they interchanged them among some of their other structures. Ms. Sundrla referred to the Sanborn maps. HBF recommended as staff has since the HTRC meeting, that the applicant reduce the number of lots from nine to six or seven and that they intersperse the one or one and half story buildings. She referred to the Seven Integrities and said it doesn't meet them all.

Dick Stewart said he recalls at the last meeting he attended the mass and scale, and site plan were approved and there was a discussing of the building be one and half and a half or two-stories were approved. He thought tonight the Board would be talking about architectural features. Mr. Freese gave some clarification.

Andrew Scold at 1305 Bay admires and in favor of the project overall.

Michele Lami, 500 Wilmington Street is happy to see this development as residential housing. She asked for clarification of the comments Mr. Wheeler made at the September 19 HRB Meeting regarding the three elements to this development. She also asked the status of the small rental development program financing.

Ms. Westley Byrne supports Mr. Stewart's comments about the approval of the overall site plan. She referred to the columns on the front porches and feels the columns need to be fatter because they look cheap when they're too skinny.

Public Comment closed.

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Motion: Mr. Berman made a motion, seconded by Md. Wilson, to approve the project with staff's conditions along with the addition of the following:

- Roof structure gets lowered for the Kings Court and Kings Court 2
- Resize the columns according to detail accurately to 12 inches just for the James 2
- The windows need to be accurately represented on the rendering for the Taylor

The motion carried unanimously.

D. **614 Prince Street, PIN R120 004 000 1030 0000,** new construction **2:29:34**
Applicant: Lauren Kelly, Moser Design (23-73 HRB.1)

The applicant is requesting final approval for construction of a new single-family residence.

Mr. Berman recused himself from this project.

Maria Short from Meadors presented the staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) stated HBF has been working with the applicant, Lauren Kelly and HBF is in support of the project.

Public Comment closed.

Motion: Mr. Prentice made a motion, seconded by Ms. Wilson, that the applicant work with staff and their recommendations. The motion passed unanimously.

ADJOURNMENT **2:45:32**

Mr. Berman returned to the meeting at this time.

Mr. Sutton made a motion seconded by Ms. Wilson to adjourn. The meeting ended at 4:45 pm.

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RECUSAL STATEMENT

Member Name: Mike Sutton

Meeting Date: Nov 8th

Agenda Item: **Section** _____ **Number:** A

Topic: REAR PORCH CHANGE

The Ethics Act, SC Code §8-13-700, provides that no public official/board member may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official/board member may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member/board member.
(1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

X **Professionally employed by or under contract with principal**

____ **Owns or has vested interest in principal or property**

____ **Other:** _____

Date: Nov 8th

Member Signature

RECUSAL STATEMENT

Member Name: Eric Berman

Meeting Date: 11/8/2023

Agenda Item: **Section** VII **Number:** D

Topic: 614 Prince St - New Construction, requesting final approval

The Ethics Act, SC Code §8-13-700, provides that no public official/board member may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official/board member may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member/board member.
(1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

____ **Professionally employed by or under contract with principal**

____ **Owns or has vested interest in principal or property**

X **Other:** Under contract on adjacent property and intending to acquire subject property.

Date: 11/8/2023

Member Signature

1607 & 1608 Duke Street

Major Demolition

STAFF REPORT: 1607 and 1609 Duke Street Demolition

DATE: December 13, 2023

GENERAL INFORMATION		
Applicant:	**Stacey Applegate, agent for Kenneth Singleton Living Trust**	
Site Location/Address:	**1607 and 1609 Duke (a combined unsubdivided lot)**	
Applicant's Request:	**The applicant is requesting approval to demolish both contributing houses**	
Current Zoning:	**T-4 N**	
Contributing:	**Both 1607 and 1609 circa 1910, are listed as contributing structures**	
ZONING DISTRICT INFORMATION		
	T-4 N	
Lot Width at Setback:	**N/a**	
Max Lot Coverage:	**100%**	
Min. Frontage Build Out	**60% min/85% max**	
Front Setback	**0' min/15' max**	
Side Setback	**Side Interior – 5' min, or 0' if attached. Side Corner/Alley – 0'min. – 10' max**	
Rear Setback	**10'**	
Building Height:	**4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 N	**Homes/Vacant**	**N/A**
South: T-4 HN	**New Residential Infill: Single Family Homes**	**N/A**
East: T-4 HN	**Historic Homes**	**N/A**
West: T-4 N	**New Infill Single Family home**	**N/A**

Background: The applicant is requesting approval to demolish the homes at 1607 and 1609 Duke Street. The homes are currently located on the same property, which was never subdivided, and owned by the Kenneth Singleton Trust. The homes were built from 1900-1910 and are both Contributing Structures. The agent for the applicant attended a recent HTRC meeting and were requested to provide a structural analysis from a third-party engineer to verify the structural condition of each structure.

The two homes had a variety of additions over the years, including beauty and sweet shops, which were all run out of the homes. The applicant has provided pictures of the homes, site assessments from Hawkeye Inspections, pictures of the surrounding homes, and a possible cost for rehabilitation of the structures. The applicant has stated they do not presently have the means to restore either structure.

Structure Safety

The Code Administrator has been through the house and has found it to be in a state of disrepair. The home is secured from the outside. The Code Administrator and Building Code Official could not make a determination as to its threat to public safety without a third-party structural engineering report. The disclaimer is found below:

Client understands that this is **NOT** an Engineer's inspection/report nor an Environmental Hazardous to Health, or Safety inspection/report. The report that will be prepared by the Inspector is **NOT** a compliance/code inspection or certification inspection or certification for past or present government codes or regulations of any kind. This inspection is not intended to be technically exhaustive. This inspection does not in any way represent a commercial inspection or an inspection to qualify for commercial purposes. The Inspector does not test, report, or inspect for types of mold, mildew, and/or moisture (on properties with stucco exteriors it is recommend to have a moisture test). This inspection does not include outbuildings or sheds. This inspection does not include site enhancements. A more comprehensive inspection may be available by engineering firms or other companies. This inspection is intended to find visible damage to the property.

Surrounding Area

As per the pictures included with the packet, there is a significant portion of new infill in the area surrounding the home, and no other historic buildings on this particular block of Duke Street.

Economic Conditions:

As per the Beaufort Preservation Manual and the Development Code, there is currently no provision for economic hardship with regards to demolitions.

Demolitions 9.10.2:

Section 9.10.2 D, Demolitions, covers the powers of the HRB with regards to demolitions. All demolitions as per Section 9.10.2 D 1, require a public hearing, as well as posting of the property. Section 9.10.2 D 2, allows the HRB to call upon the Codes Administrator to "provide them with a report on the state of repair and structural stability of the structure under consideration." As per the HTRC meeting, this was requested of the applicant. Please see the Hawkeye assessment found in the packet for both addresses. Staff will note from the disclaimers on the Hawkeye reports, that they are not structural assessments from an engineer, and not meant to be relied on as such.

Section 4.7.2 F Infill for Demolitions:

While new development is not being proposed in place of this demolition, Staff did want to add this other relevant section of 4.7.2 F related to demolitions, for the Board to make a decision: "Properties deemed contributing in the 1997 Beaufort County Above Ground Historic Sites Survey," or in the most recent historic resources survey, should not be removed or rendered non-contributing to make way for new construction."

Beaufort Preservation Manual:

The section on demolitions in the Preservation Manual in Chapter 5, is about a half page, and staff is providing the entire text below for reference with highlights of important passages. Again, this is a guiding document to be gleaned from with regard to HRB decision-making.

The pressure to demolish buildings within any historic district is a regrettable fact of life. Either through catastrophic damage or through years of neglect, there are and will continue to develop situations when a building is deemed beyond repair and "not worth" preserving. In addition, as the Beaufort Historic District continues to attract new residents and businesses, there may be pressure to "make way" for the "progress" that new construction is believed by some to represent. Whereas issues of design guidelines for preservation and new construction are driven by architectural and aesthetic considerations, demolition, especially of repairable structures, is more frequently an economic issue. Indeed, the only other legitimate reason for consideration of demolition is if the building poses a threat to public safety. In considering applications for demolition, especially those based on economic or development considerations, the HRB must weigh issues beyond matters of architectural appropriateness, for demolition of an historic building in an Historic District is rarely if ever appropriate. Rather, the HRB must be convinced that all possible means of saving the building have been exhausted. Valiant efforts to preserve buildings threatened by demolition have been successful in the past. These include the Historic Beaufort Foundation's revolving fund that has purchased, renovated, and then sold property, private efforts to do the same, and, as an absolute last resort, moving threatened buildings to other locations. The Beaufort Code currently includes several provisions regarding the demolition of contributing primary and accessory structures within the Historic District. These include public notification of the demolition application and holding a public hearing about the application. The HRB may also request from the Administrator a report on the state of repair and structural stability of the structure before deciding on approval, denial, or postponement.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends denial or tabling the application as per the requirements of Section 9.10.2 D 2, and the Beaufort Preservation Manual until a certified structural report from a qualified structural engineer is provided so the Board and Staff may have the information necessary to make a fully informed decision on the demolitions.

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$ PAID 11/21 CK

23-79 HRB.1

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 11/21 **Application #:** 26101 **Zoning District:** T4-N
BCAGHS Survey: ☑ **Yes** ☐ **No**

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ☑ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ **Yes** ☑ **No**

Applicant, Property, and Project Information

Applicant Name: Freedman Arts District

Applicant Address: PO Box 987 Beaufort SC 29901

Applicant E-mail: stacy@freedmanartsdistrict.org Applicant Phone Number: 843-304-5301

Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ■ Developer

Owner (if other than the Applicant): Kenneth Singleton

Owner Address: 815 National Street Beaufort SC 29902

Project Name: 1607 and 1609 Duke Street

Property Address: 1607 and 1609 Duke Street

Property Identification Number *(Tax Map & Parcel Number)*: R120 003 000 0147 0000

Date Submitted: 11.21.23

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Date: 11/21/23

Owner's Signature: Date: 11/21/23

(The owner's signature is required if the applicant is not the owner.)

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: 1607 and 1609 Duke St

Property Size in Acres: .34 Proposed Building Use: Single Family

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ☐ Alterations / Additions

■ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
1607 Duke - 1497 sq feet 1609 Duke - 1144 Square Feet

Is this project a redevelopment project: ☑ Y ☐ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☐ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):
See attached narrative

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

Due to the extensive amount of deterioration on 1607 and 1609 Duke Street, the homeowner, Mr. Singleton, and the Freedman Arts District, the nonprofit providing funding and guidance, are **respectfully requesting demolition of both structures**. Both buildings are contributing, however, mass and scale are the only historic features that remain. Please see attached photographs and inspection reports on both buildings. We respectfully request a site visit by the City Staff, all Historic Review Board Members, and the Historic Beaufort Foundation. After demolition, two homes like those across the street in Midtown Square, will be built. An example plan is in the documents.

The initial intent was restoration, and we have renovation plans ready, however, the restoration estimate is $1,050,000 - $1,322,000. In the HRTC meeting, William Pelloni, owner of Pell-co construction approximated renovation could cost an additional $200 a square foot. The increase for 2641 square feet (for both houses) in lieu of building new, is an additional $529,000. Unless funding for the additional renovation cost of $529,000 can be obtained by local preservation, or other groups, we are requesting a demolition permit based on condition and feasibility.

If additional funding cannot be secured or if a demolition permit is not obtained, the project will be postponed indefinitely.

1607 & 1609 DUKE STREET

SURVEY AND CITY INFORMATION

GASQUE & ASSOCIATES, INC. No. C00192 CERTIFICATE OF AUTHORIZATION

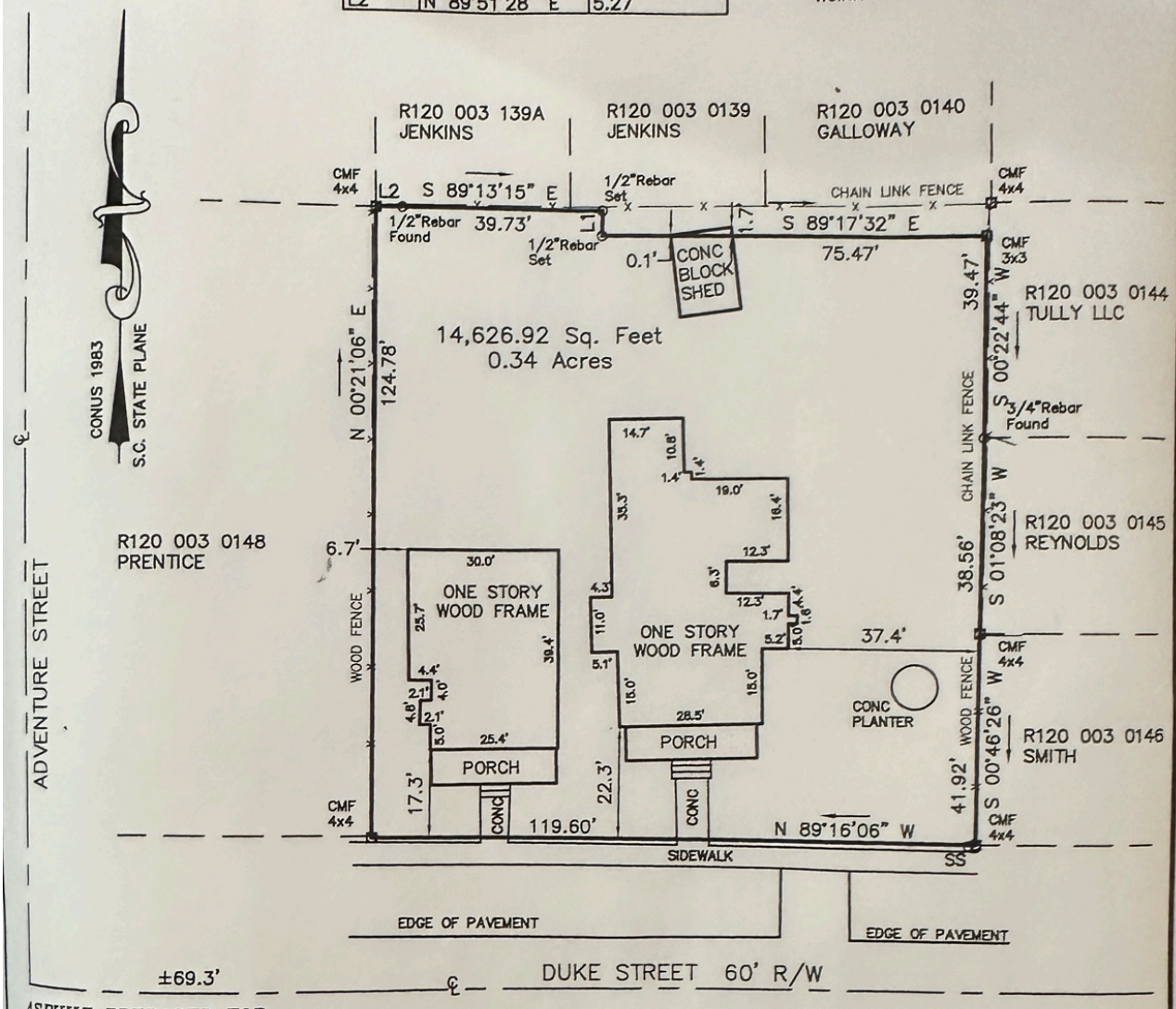
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 00°22'17" W	4.91'
L2	N 89°51'28" E	5.27'



ASBUILT PREPARED FOR

FREEDMAN ARTS DISTRICT

PIN: R120-003-000-0147-0000

THE SAME BEING A PORTION OF BLOCK 127, CITY OF BEAUFORT, AS SHOWN ON AN UNRECORDED AND UNSIGNED PLAT BY F. STEVEN JOHNSON, DATED NOVEMBER 22, 1990.

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 45013C0166 C, DATED 3/23/21.

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

DAVID E. GASQUE, HEREBY CERTIFY TO FREEDMAN ARTS DISTRICT THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

30 15 0' 30 60 90

DAVID E. GASQUE, R.L.S. JOB # 5828
S.C. REGISTRATION NUMBER 10506 FB#1127/
THIS PLAT IS NOT BINDING UNLESS ACCOMPAN
AN ORIGINAL SIGNATURE AND AN EMBOSSED S

DATE: 06/06/23

GASQUE & ASSOCIATES, INC. No. C00192 CERTIFICATE OF AUTHORIZATION

LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE

LINE	BEARING	DISTANCE
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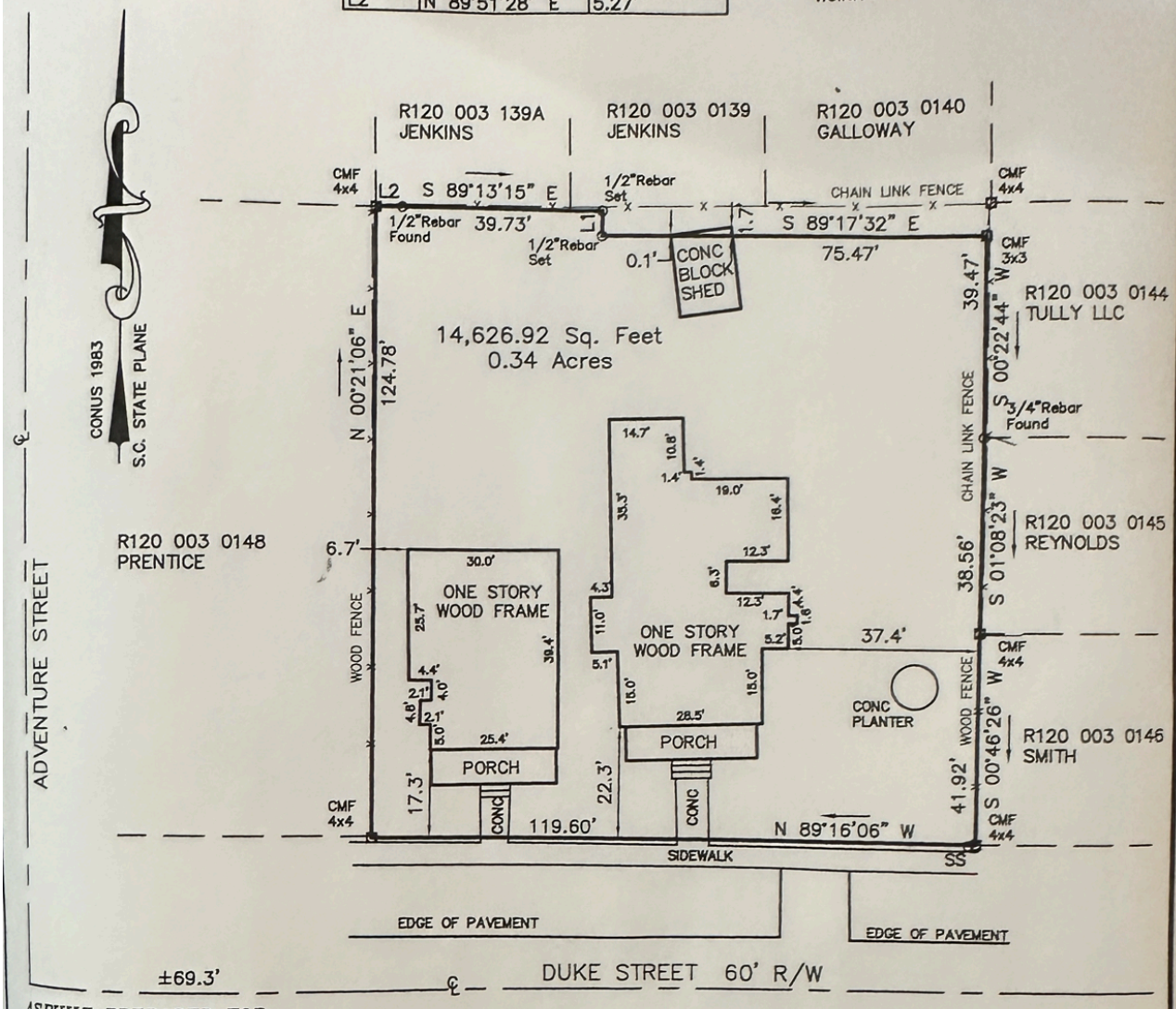


ASBUILT PREPARED FOR

FREEDMAN ARTS DISTRICT

PIN: R120-003-000-0147-0000

THE SAME BEING A PORTION OF BLOCK 127, CITY OF BEAUFORT, AS SHOWN ON AN UNRECORDED AND UNSIGNED PLAT BY F. STEVEN JOHNSON, DATED NOVEMBER 22, 1990.

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 45013C0166 C, DATED 3/23/21.

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

DAVID E. GASQUE, HEREBY CERTIFY TO FREEDMAN ARTS DISTRICT THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

30 15 0' 30 60 90

DAVID E. GASQUE, R.L.S. JOB # 5828
S.C. REGISTRATION NUMBER 10506 FB#1127/
THIS PLAT IS NOT BINDING UNLESS ACCOMPAN
AN ORIGINAL SIGNATURE AND AN EMBOSSED S

DATE: 06/06/23

Beaufort County, South Carolina

generated on 9/24/2023 11:31:15 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 003 000 0147 0000	00206315	1607 DUKE ST, City of Beaufort	9/22/2023	2023	2023

Current Parcel Information

Owner	SINGLETON KENNETH L (LIFE ESTATE) KENNETH SINGLETON LIVING TRUST	Property Class Code	ResImp SingleFamily
		Acreage	.0000
Owner Address	PO BOX 1764 BEAUFORT SC 29902		
Legal Description			

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2022	$99,700	$86,200	$185,900	$3,592.02	$3,951.22
2021	$99,700	$86,200	$185,900	$3,547.12	$3,901.83
2020	$99,700	$86,200	$185,900	$3,467.65	$3,467.65
2019	$99,700	$86,200	$185,900	$3,388.25	$3,388.25
2018	$99,700	$86,200	$185,900	$3,192.66	$3,192.66
2017	$82,200	$150,100	$232,300	$4,044.53	$4,726.21
2016	$82,200	$150,100	$232,300	$3,987.09	$3,987.09
2015	$82,200	$150,100	$232,300	$3,129.59	$3,674.03
2014	$82,200	$150,100	$232,300	$3,098.65	$3,638.45
2013	$82,200	$150,100	$232,300	$2,955.92	$3,474.31

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
SINGLETON KENNETH L	3934 84	11/12/2020	Qu		$1
SINGLETON PEARL H KENNETH L JTROS	3414 2497	6/30/2015	Ge		$1
CONVERSION OWNER 00206315	568 1658	10/26/1990	Fu		$40,000
UNKNOWN OWNER 00206315		12/31/1985	Or		$0
		12/31/1984	Or		$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1965	1.0	03	1,497	
R02	DWELL	Dwelling	1920	1.0	03	1,144	

1607 DUKE STREET

PHOTOS
























1607






USG
ALL PURPOSE














1607




1607








1607











































1609 DUKE STREET

PHOTOS










































adidas


1609










1609


1609


















1609


1607



1607 & 1609 DUKE STREET

SURROUNDING AREA PHOTOS


1611 Duke St


1604 Duke St



1606 Duke St


1608 to 1612 Duke St








1600 Block Duke St


802 Bladen St


1606 Washington


1606
A
1606 Washington


1606 A
1606 Washington

1607 & 1609 DUKE STREET

HISTORIC INFORMATION

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 1249
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Common name(s):
Address/location: 1607 Duke St.

Map Ref.: BFT 08
City Block Ref.: 127

Tax Number: R120 003 000 0147 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort

Date: 1910 Alteration date:

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown

Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object

Historic use(s): single dwelling
Current uses: single dwelling

Notes: Rectangular 3 x 1 bay frame dwelling w/lateral gable roof

National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

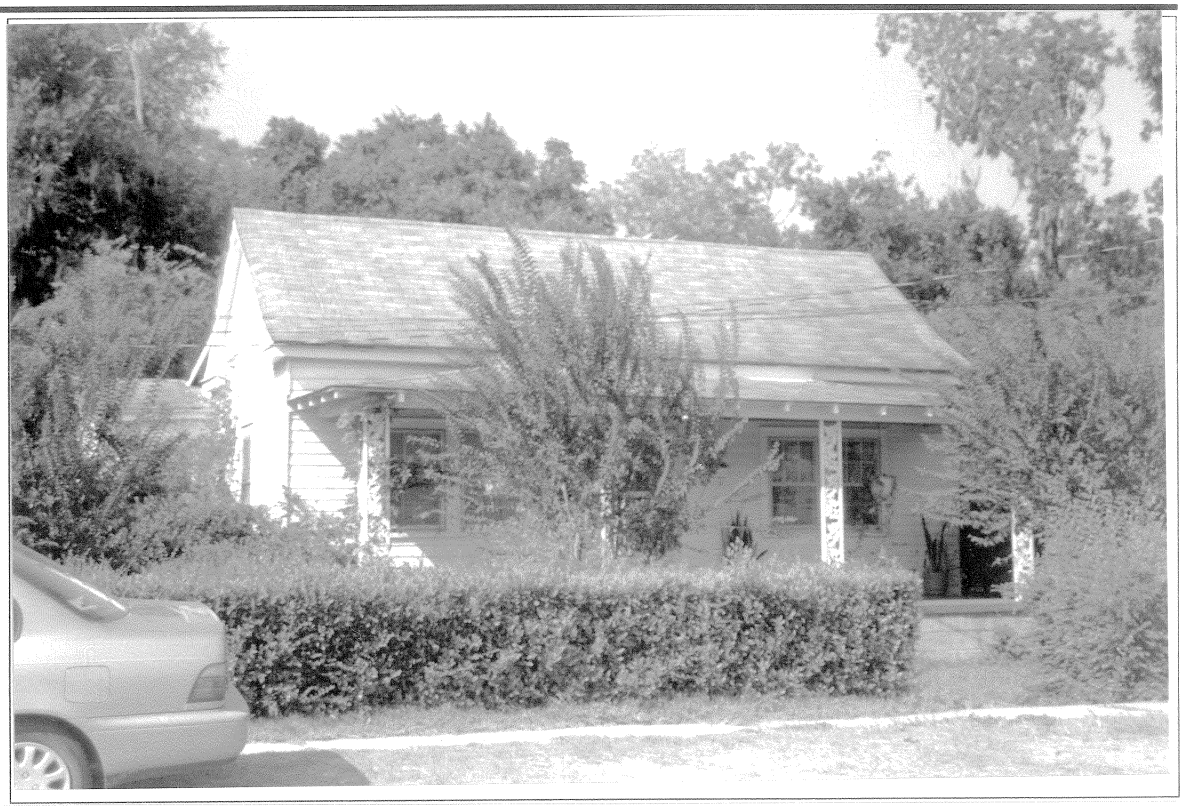
SHPO National Register Evaluation: Contributes to listed district
Name: Beaufort Historic District

Consultant Recommendation:
Name:

Previous Survey:

		Reference:	Notes:
☐ H.A.B.S.	☐ Other		
☐ Feiss-Wright (1969)			
☐ Historic Resources of the Lowcountry (1979)			
☐ Milner Historic District Inventory (1979)			
☐ A Guide to Historic Beaufort (1995 ed.)			

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date : 8/1/97
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll #	Neg.	View of:
S-14	19	S facade & W elev., fac. NE

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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		Reference:	Notes:
☐ H.A.B.S.	☐ Other		
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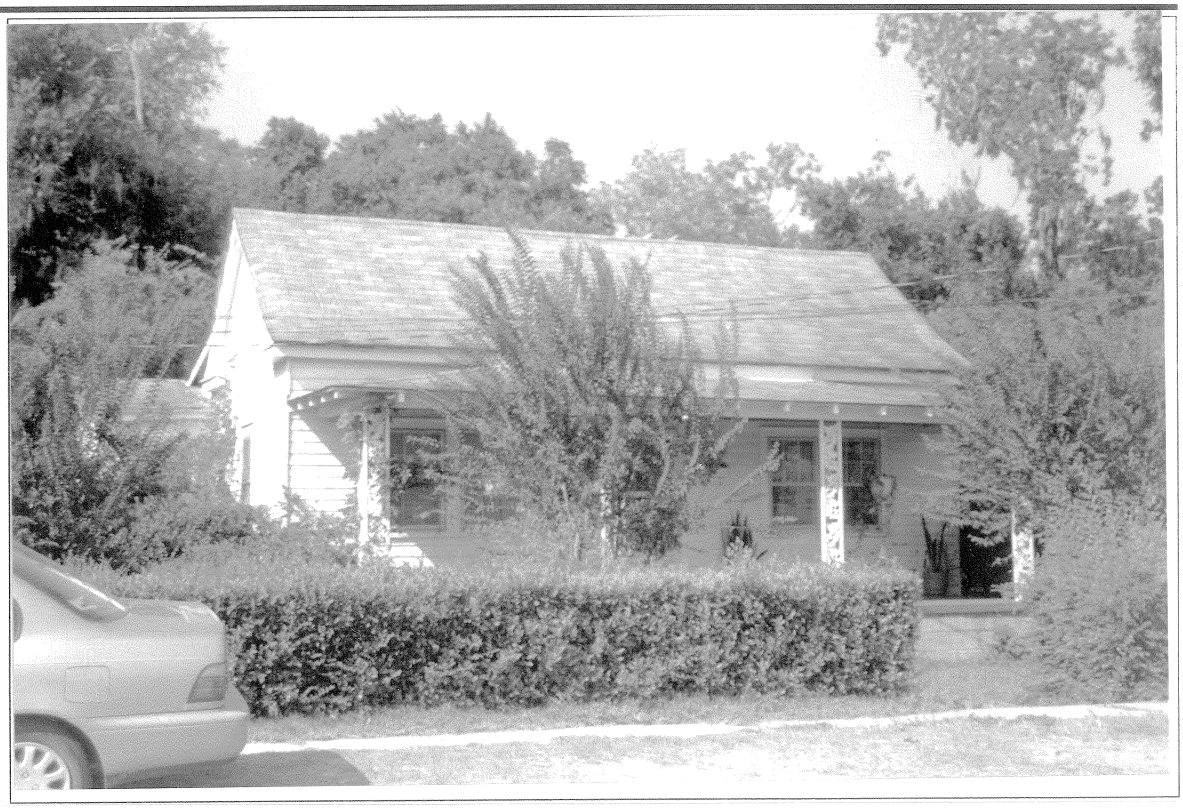
Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date : 8/1/97
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll #	Neg.	View of:
S-14	19	S facade & W elev., fac. NE

CAT No. 416 - 52584
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BEAUFORT COUNTY HISTORIC SITES INVENTORY
SITE INDEX

Historic Beaufort

P O Box 11
Beaufort, SC 29902
(803) 524-6334

HBF Site #- 202
NW Quad - 28

Community: Northwest Quadrant
Address: 1607 Duke St.
Historic Name:
Designated: NHL district - contributing Status: Contributing Integrity: good
Year Built: circa 1910 Significance: 3 contribributes to area
Historic Use: single dwelling Current Use: single dwelling Condition: good
Stylistic Period hall-and-parlor Sub Style folk type
Desc.: twin to site #28
Sign.:
Notes:
Neg#: 96.02.12 Add. Neg.: Block #: 125 Faces: 3. South
Contact:
Date Surveyed: 2/21/96 By: D. Schneider, Historic Date Modified: 4/21/96
Quad: Beaufort East: North: TMS#



BEAUFORT COUNTY HISTORIC SITES INVENTORY
SITE INDEX

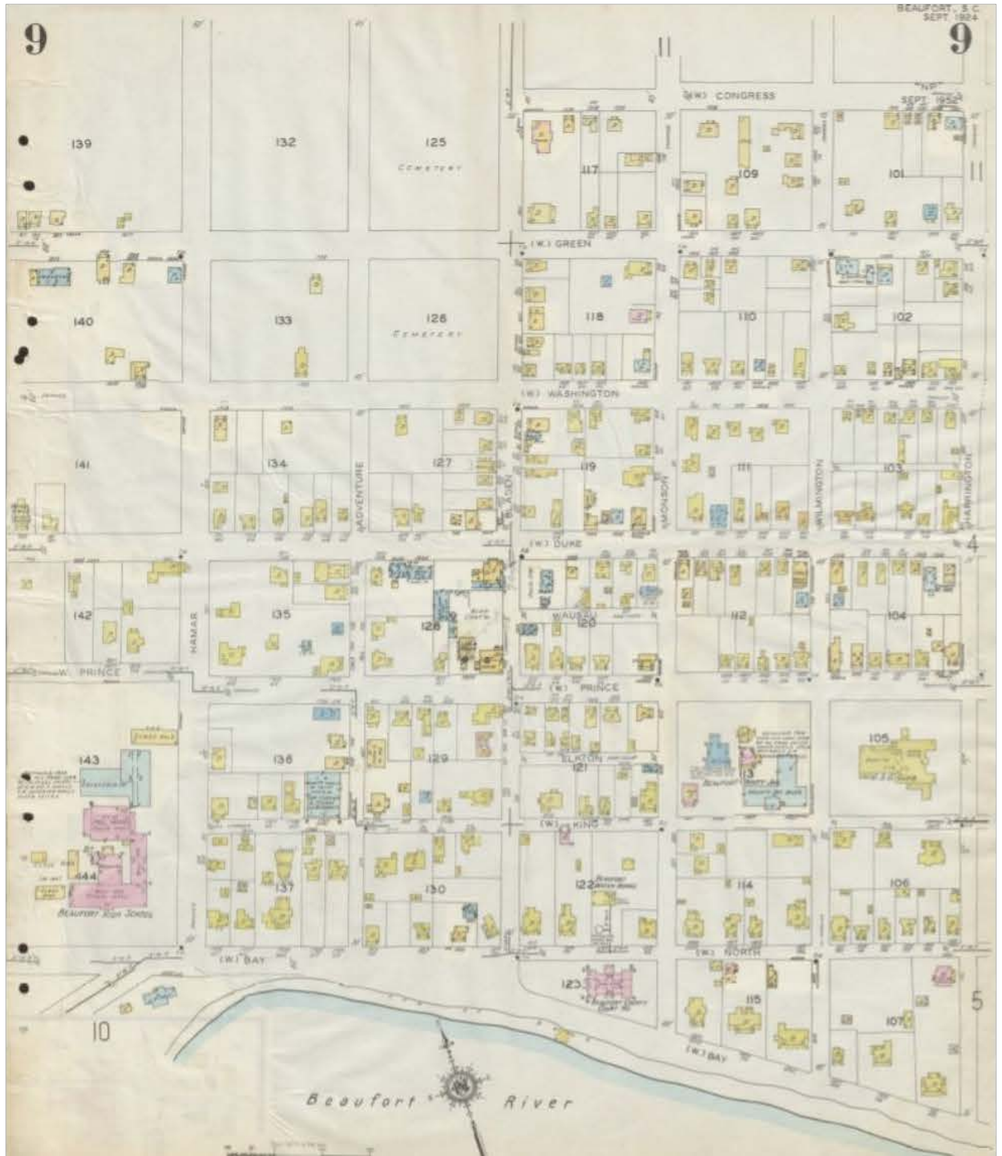
Historic Beaufort

P O Box 11
Beaufort, SC 29902
(803) 524-6334

HBF Site #- 203
NW Quad - 29

Community: Northwest Quadrant
Address: 1603 Duke St.
Historic Name:
Designated: NHL district - contributing Status: Contributing Integrity: good
Year Built: circa 1900 Significance: 2 significant local site
Historic Use: commercial - Current Use: vacant Condition: deteriorate
Stylistic Period gable front Sub Style folk type
Desc.:
Sign.:
Notes:
Neg#: 96.02.13 Add. Neg.: Block #: 125 Faces: 3. South
Contact:
Date Surveyed: 2/21/96 By: D. Schneider, Historic Date Modified: 4/21/96
Quad: Beaufort East: North: TMS#

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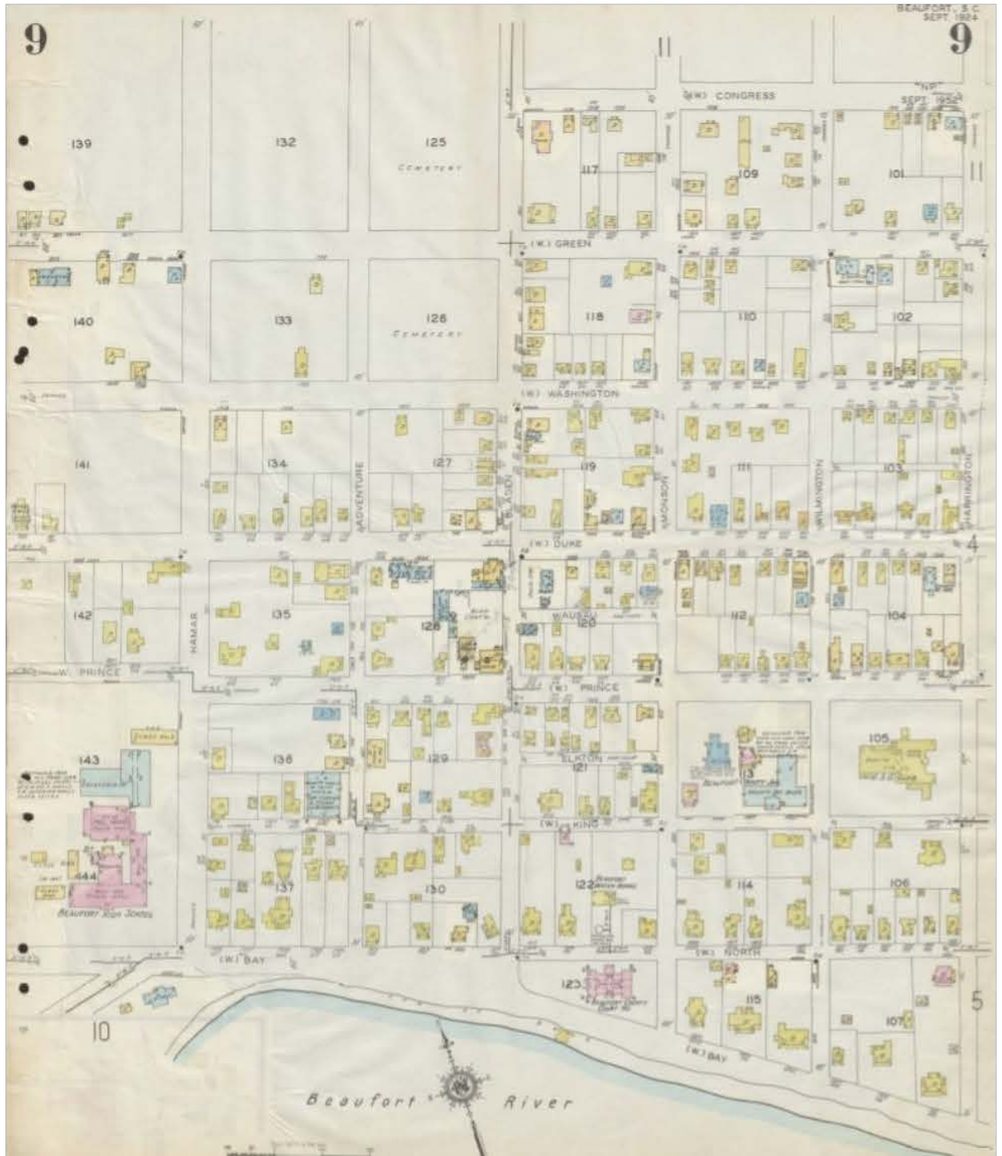
BEAUFORT, S.C.
SEPT. 1924
9
(W.) CONGRESS
SEPT. 1952
(W.) GREEN
(W.) WASHINGTON
(W.) DUKE
(W.) PRINCE
(W.) KING
(W.) BAY
(W.) NORTH
ADVENTURE
HAMAR
MONSON
WILMINGTON
HARRINGTON
Beaufort River
Beaufort Sign Works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(W.) BAY
(W.) NORTH
ADVENTURE
MONSON
WILMINGTON
HARRINGTON
HAMAR
W. PRINCE
Beaufort River
Beaufort Sign Works
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132
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11

1607 & 1609 DUKE STREET

INSPECTIONS

Hawk-Eye Home Inspections, LLC



15 Sams Point Rd suite 204, Beaufort, SC 29907

Owner/operator:

Lenny Andrews
License #1025
(843) 575-4430

Inspector: Nick Thomson
License # 48847

Inspector: Ryan Goller
License #49250

Inspector: Seth Andrews
License #49620

Attention Realtors

If the sale or transaction of said buyer does not close or falls through then

this report is Not to be Shared with other potential buyers by agents or sellers without written permission from Hawk-Eye Home Inspections, llc.

This report is nontransferable and is intended for the sole purpose of said (buyer/client) of this inspection. This report may be shared with anyone within this transaction of this (buyer/client) only.

Hawk-Eye Home Inspections, LLC
15 Sams Point Rd suite 204
Beaufort, SC 29907
843-575-4430
Prepared by: *Lenny Andrews*

Property Inspection Summary

1607 Duke St, Beaufort, SC 29902

Client

Name: *Freedman Arts District*
Phone: *(843)441-1727* **Email**: *ds@stewartfo.com*

Client's Agent

Name: *N/A* **Agency**: *N/A*
Phone: **Email**:

Major Concern

General Condition — ***Deficiency***

Site

Finding

It is the opinion of the inspector that the cost to repair will far exceed the cost of demolition and rebuild due to the number of major concerns and upgrades.

Insect Infestation — ***Deficiency***

Site

Finding

Extensive insect damage found throughout the home. The home does not appear structurally sound. Inspector noted damage to the floor joist/girders (framing) in the crawlspace as well as to the wall framing and roof rafters. Recommend further evaluation by a structural engineer or general contractor.

Construction — ***Deficiency***

Roof

Finding

Sag or dip found in the roof area. This could be caused from improper rafter and sheathing support and/or excessive weight. Inspector noted composite shingles installed over a metal roof.
The roof has caved in in several areas. Several holes in the roof noted. The roof, framing and sheathing will all need to be replaced.

Major Concern *(continued)*

Floors — ***Deficiency***

Interior

Finding

Floors not level throughout the home. This is an indication of a structural issue.

Foundation support and information — ***Deficiency***

Foundation

Finding

Deteriorate brick piers noted in the crawlspace. Foundation does not appear to be structurally sound. Inspector noted deteriorated mortar and leaning piers. Recommend further evaluation by a structural engineer or general contractor.

Minor Repair

Material — ***Deficiency***

Roof

Finding

Roof shows signs of an older or aging roof. Curling of shingles, loss of gravel, cracks, and/or damaged shingles are indications that the roof may need to be repaired or replaced in the near future. Recommend a licensed roofer further evaluate and determine the remaining life of the roof and/or if replacement is needed.

Siding / Wall Coverings — ***Deficiency***

Exterior

Finding

Damaged and missing siding in several areas of the home.

Doors and Windows — ***Deficiency***

Exterior

Finding

Extensive damage noted to all exterior trim, windows and doors. Inspector noted that the trim has disentigrated or missing in multiple areas exposing the framing/ sub wall which also has extensive damage. All windows and doors will need to be replaced.

Trim and Eaves — ***Deficiency***

Exterior

Finding

Damage noted to the trim and Eve as in several areas of the home.

Porches, Patios and Decks — ***Deficiency***

Exterior

Finding

Large crack found on the front porch cement slab. This is an indication of abnormal settling or a structural issue.

Minor Repair *(continued)*

Walls and Ceilings — ***Deficiency***

Interior

Finding

Majority of the walls and ceiling show abnormal wear and tear. Large holes or cracks noted in the sheetrock.

Tub/Shower, Tub/Shower Walls, Flooring — ***Deficiency***

Bathrooms #1

Finding

Hall bathroom will need to be completely renovated.

Foundation support and information — ***Deficiency***

Foundation

Finding

Improper pier support noted under the center girder. The cement block was installed sideways and/or upright. That is not normal construction practice. Recommend consulting a licensed builder on proper installation.

Safety Concern

Main Panel — ***Deficiency***

Electrical

Finding

Electrical system appears old or out dated. Inspector noted many electrical concerns or deficiencies. Recommend electrical system be evaluated by a licensed electrician.

Service Conductors — ***Deficiency***

Electrical

Finding

Old wire (2 wire without ground wire) still in use in this home. Recommend consulting a licensed electrician on replacement and/or safety issues with 2 wire.

Chimney — ***Deficiency***

Chimney

Finding

Chimney appears unlined in this home. While flue liners are required for safety by modern construction standards, many old-house chimneys were built before they became common practice shortly after 1900. Unlined chimneys may have deteriorated mortar inside the flue that could allow soot or creosote bleeding through mortar joints. Insert liners are available. Recommend further evaluation by a chimney sweep.

General Maintenance

Paint — *Deficiency*

Exterior

Finding

Paint peeling on the exterior surfaces of the home. Chipping, sanding, priming, and painting may be needed. When paint is peeling, the homeowner needs to properly strip and re-paint. You should always prime again before painting. In most cases paint will peel off less than a year if not primed. If home was constructed prior to 1979 there is a possibility of "Lead in the paint chips". Caution should be taken.

Recommendation

Environmental — *Deficiency*

Interior

Finding

Black or brown growth noted on the ceiling or walls throughout the home. Possible mold/mildew growth. Inspector is unable to determine if growth is mold without further testing. Recommend testing by a mold abatement company.

Finding

Homes that were constructed prior to 1979 have a possibility of Lead in the paint. Recommend Lead paint test for personal safety.

Supply Lines — *Deficiency*

Plumbing

Finding

Polybutylene plumbing noted in this home. Polybutylene plumbing has had a history of failure. See narrative report for more information. Recommend changing plumbing supply lines.

Finding

Galvanized steel water supply lines noted in this home. This is common on many older homes. Over time, galvanized pipes corrode and rust. The rust that accumulates inside the pipes makes the passages smaller and smaller, which compromises water flow. Recommend consulting a licensed plumber on replacement.

Insulation — *Deficiency*

Attic

Finding

Insulation was not installed in the attic area. We recommend increasing R-value to a minimum of R-30.

Additional Information

Incoming Service — *Satisfactory*

Electrical

Finding

Electrical service has been cut. No power to to home at the time of inspection.

Additional Information *(continued)*

Appliances
Not Inspected

Kitchen

Finding

Kitchen Appliances not installed at the time of inspection.

Water Supply
Not Inspected

Plumbing

Finding

Water was off at the time of inspection. Plumbing not tested.

Water Heater
Not Inspected

Water Heater

Finding

Inspector noted that the water heater is at or exceeding the expected serviceability.

Make & Model#, Location and Type
Not Inspected

Exterior HVAC unit/condenser

Finding

The home did not have HVAC system installed.

Hawk-Eye Home Inspections, LLC
15 Sams Point Rd suite 204
Beaufort, SC 29907
843-575-4430
Prepared by: *Lenny Andrews*

Property Inspection Report



1607 Duke St, Beaufort, SC 29902

Client

Name: *Freedman Arts District*
Phone: *(843)441-1727* **Email**: *ds@stewartfo.com*

Property

Type: *Single Family* **Est. Age**: *1920* **Main Entry**: *South*
Occupancy: *Occupied*

Inspection

Number: *2023111401* **Date**: *11/14/2023* **Arrival Time**: *9:00 AM* **Departure Time**: *10:30 AM*
Est. Temperature: *55°F* **Weather**: *Cloudy* **Fee**: *475.00* **Payment Type**: *Mailing Payment*
Type: *Full*

Client's Agent

Name: *N/A* **Agency**: *N/A*
Phone: **Email**:

Site

General Condition ***Deficiency***

State of Property: *Below Average or poor*

Below Average or poor:
It is the inspectors opinion that the general condition of this home is "below average or poor". Inspector noted many repairs and/or expensive repairs needed to bring this home up to an average condition. Inspector does not report all deficiencies and or damage when a home is stated in "poor condition". Inspector may make a general reference or group damage under one finding.
This report is intended as a general guide to help the client make his or her own evaluation of the property being inspected.
The inspection is not intended to reflect the value of the premises, nor make any representation as to the advisability of the purchase. The report expresses the personal opinion of the inspector, based upon his visual impressions of the home that exist at the time of the inspection only. The inspection and reports are not intended to be technically exhaustive, or imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances, or stored items, or excavation was performed. All components and conditions which by nature of their location are concealed, camouflage, or difficult to inspect are excluded from the report.
Systems, items and conditions which are not within the scope of the home inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable material, other environmental hazards, pest infestation, security and fire protection systems, household appliances, humidifiers, paint, wall paper and other treatments to windows, recreational or playground equipment, underground storage tanks, energy efficiency measurements, cooling equipment, internal or underground drainage or plumbing, any system which are shut down or otherwise secured, water wells, zoning ordinances, concealed or private secured systems, heating system accessories, solar heating system, irrigation systems, eater softener, central vacuum system, telephone, intercom, cable TV systems, heating sensors, lightning arrestors, trees or plants, codes, ordinance statutes and covenants for cosmetic or code conformity. Client understands that the above mentioned items are excluded from this inspection and any comments about these systems on the conditions are informal only and do not represent a thorough inspection.

The report/inspection is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their components. Any opinions expressed regarding adequacy, capacity, or expected life of component are a general estimates based on information about similar components and occasion wide variations are to be expected between such estimates and actual experience.
The inspection and report are performed and prepared for the sole and exclusive use and possession of client, home inspector, and designated agents. No other person or entity may rely on this report issued pursuant to this agreement. The client further agrees that the inspector is liable only up to the cost of the inspection and only if there has been a failure to follow the states standards of practice.
The pictures in this report are representative in nature. Pictures do not necessarily depict all damage of a given deficiency. Photographs of all the observed damage/deficiency may not be included in this report.

General Condition *(continued)* ***Deficiency***

Major Concern

It is the opinion of the inspector that the cost to repair will far exceed the cost of demolition and rebuild due to the number of major concerns and upgrades.

Plot Elevation *Satisfactory*

Plot elevation is the slop of the land next to the home.

Slope: *Positive* **Retaining Walls**: *No*

Positive:

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or
access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Sidewalks *Satisfactory*

A sidewalk, pavement, footpath, or footway, is a path along the side of a road. Usually constructed of concrete or asphalt, it is designed for pedestrians. A sidewalk may accommodate moderate changes in grade and is normally separated from the vehicular section by a curb.

Type: *Concrete, Brick*

Landscaping *Satisfactory*

Overgrown vegetation can limit the inspector's visibility for a thorough inspection as well as could cause water/moisture damage to the wood surfaces of the home. Recommend keeping vegetation trimmed at least 3 feet from the home.

Tree's in close proximity to the home could cause damage to roofs as well as foundations.

According to the states standards of practice excavation is not allowed. Inspector does not report if tree's are in close proximity to the home. Inspector does not report root damage.

Additional Notes

Overgrown vegetation noted around the home. Vegetation limits the inspector's vision for a thorough inspection.



Landscaping *(continued)* *Satisfactory*

Insect Infestation ***Deficiency***

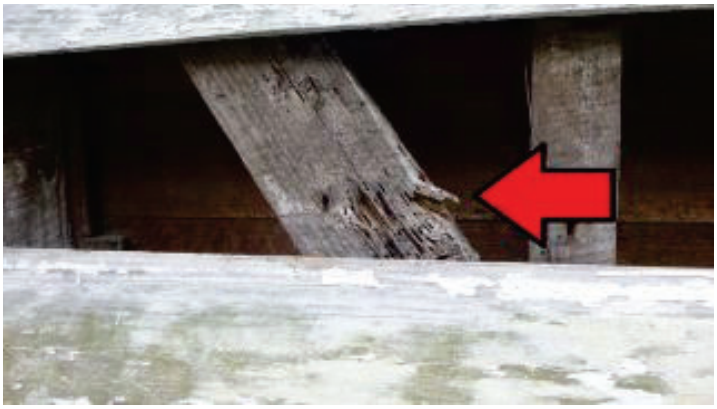
Inspector does not provide a CL100 report or infestation report. Inspector will report insect damage if visible.

Status: *Damage found*

Damage found:

Major Concern

Extensive insect damage found throughout the home. The home does not appear structurally sound. Inspector noted damage to the floor joist/girders (framing) in the crawlspace as well as to the wall framing and roof rafters. Recommend further evaluation by a structural engineer or general contractor.





Insect Infestation *(continued)* ***Deficiency***










Insect Infestation *(continued)*

Deficiency





Roof

Construction

Deficiency

Style: *Gable*

Skylights: *No*

Roof was viewed/inspected from: *Off a ladder*

Gable:
Gabled roofs are the kind young children typically draw. They have two sloping sides that come together at a ridge, creating end walls with a triangular extension, called a gable, at the top.

Off a ladder:
The roof was inspected from a ladder.

Major Concern

Sag or dip found in the roof area. This could be caused from improper rafter and sheathing support and/or excessive weight. Inspector noted composite shingles installed over a metal roof.
The roof has caved in in several areas. Several holes in the roof noted. The roof, framing and sheathing will all need to be replaced.





Construction *(continued)*

Deficiency







Material

Deficiency

The inspection of the roof is a visual inspection on the condition of the roofing material at the time of the inspection only. When aging a roof it is based on the actual wear of the material, which may be different then the actual age itself. The inspector does not offer a warranty or opinion on if the roof is leaking. Often it takes a prolong rain fall to determine if the roof is absolutely water tight. When the report indicates that a roof is "satisfactory", that means it is satisfactory for its age and general usefulness. A roof that is stated to be satisfactory may show evidence of past leaks or may develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Type: *Composition Three Tab Shingles* **Approximate Age**: *20+ years* **Layers**: *Multiple layers*

Composition Three Tab Shingles:
Roofers refer to a shingle as 3-Tab because it is made up of three individual tabs that are a 12” wide. Their average lifespan is about 18 to 20 years. Like Architectural shingles, 3-Tab roofing shingles are asphalt-based products that work by shedding water to the shingle below.

Material *(continued)*

Deficiency

20+ years:
Most shingles last about 15-20 years depending on the type of shingles and warranty years selected. Viewing the shingles will not be able to determine the exact type or years selected by the installer. Shingles start usually at a 15 year warranty and go up to 40 year warranty. Most shingles that have black streaks in them are the algae protection starting to deteriorate. Some
shingles do not have the protection in them at all. The inspector will not be able to determine that during their inspection. These areas can be treated and cleaned off during the early stages of deterioration. We recommend budgeting for a new roof replacement in the near future.

Multiple layers:
Too many layers of shingles can be dangerous for the roof since it may not be able to sustain the added weight. Additionally, multiple shingle layers can trap moisture within that area, which can cause premature wood rot.

Minor Repair

Roof shows signs of an older or aging roof. Curling of shingles, loss of gravel, cracks, and/or damaged shingles are indications that the roof may need to be repaired or replaced in the near future. Recommend a licensed roofer further evaluate and determine the remaining life of the roof and/or if replacement is needed.

Roof Penetration, Venting and Flashing

Not Inspected

Penetrations and venting: *Plumbing Stacks, Gas vents*

Flashing: *Visible*

Plumbing Stacks:
Plumbing stacks are installed through the roof to allow sewage gas to escape into the air. All plumbing waste fixtures (tubs/showers, sinks, toilets, etc.) use traps to prevent sewer gases from leaking into the house. Through these traps, all fixtures are connected to waste lines. Plumbing stacks also allow air into the waste lines to allow proper flow of discharge waste water.

Visible:
Roof flashing was visible for inspection. Some areas may not have been visible do to roof shingles or siding. Inspector only inspects visible areas.

Structure

Dwelling

Satisfactory

Type: *Single Family*

Construction: *Wood Frame*

Single Family:
A house that is occupied by not more than one family or a detached building consisting of one dwelling unit that is occupied or intended to be occupied as the home or residence of one family.

Wood Frame:
Wood frame construction means that the core structure of the home is built mostly of lumber/wood.

Additions / Alternations

Satisfactory

Additions are common in older homes. Inspector will include the attached addition or alteration in the inspection and report.
If additions is listed as satisfactory it is implied that there is additions to the home. Damage or deficiencies will not

Additions / Alternations *(continued)*

Satisfactory

be listed under this section. It will be in the other sections of this report.

Outbuildings

Not Inspected

An outbuilding is a detached building subordinate to a main building. Inspector does not inspect the outbuildings. Outbuilding are not part of the home inspection. Outbuildings can be inspected for an additional fee.

Exterior

Siding / Wall Coverings

Deficiency

Siding or wall cladding is the protective material attached to the exterior side of a wall of a house or other building.

Type: *Wood lap*

Wood lap:

Wood lap siding needs yearly maintenance and upkeep. We recommend inspecting siding on a yearly bases. Siding has to be painted and or stained, also areas of deteriorated caulking joints and un-sealed joints need to be sealed to be protected from the weather.

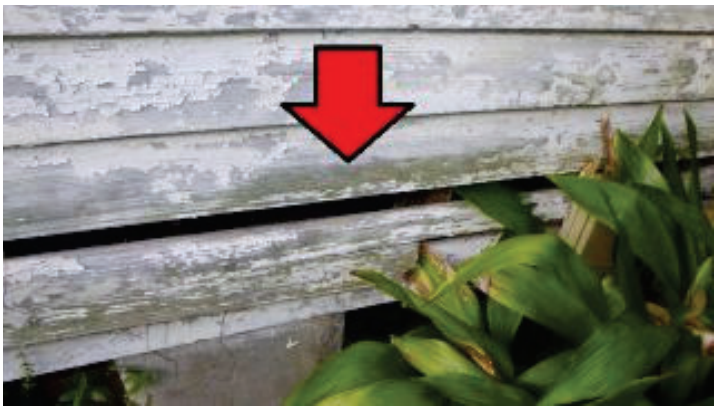
Minor Repair

Damaged and missing siding in several areas of the home.









Siding / Wall Coverings *(continued)*

Deficiency









Doors and Windows

Deficiency

A door is a hinged or otherwise movable barrier that allows ingress into and egress from an enclosure. The created opening in the wall is a doorway or portal. A door's essential and primary purpose is to provide security by controlling access to the doorway.

Doors and Windows *(continued)*

Deficiency

A window is an opening in a wall, door, or roof that allows the exchange of light and may also allow the passage of sound and sometimes air.

Minor Repair

Extensive damage noted to all exterior trim, windows and doors. Inspector noted that the trim has disentigrated or missing in multiple areas exposing the framing/ sub wall which also has extensive damage. All windows and doors will need to be replaced.








Doors and Windows *(continued)*

Deficiency



Trim and Eaves

Deficiency

The finish materials on the exterior of a building, such as moldings applied around openings (window trim, door trim), siding, windows, exterior doors, attic vents, crawl space vents, shutters, etc. Also, the physical work of installing these materials.

Minor Repair

Damage noted to the trim and Eve as in several areas of the home.







Paint

Deficiency

The inspector will inspect and report the observed condition of the paint on the exterior of the home.

General Maintenance

Paint peeling on the exterior surfaces of the home. Chipping, sanding, priming, and painting may be needed. When paint is peeling, the homeowner needs to properly strip and re-paint. You should always prime again before painting. In most cases paint will peel off less than a year if not primed. If home was constructed prior to 1979 there is a

Paint (continued) ***Deficiency***

possibility of "Lead in the paint chips". Caution should be taken.



Porches, Patios and Decks ***Deficiency***

Inspector will inspect and report any defects on attached porches, decks and/or balconies.

Type: *Concrete* **Steps**: *Brick*

Concrete:

Concrete patios or porches are long lasting and hold up well to harsh weather extremes. Concrete can be poured, colored, and stamped to replicate almost any type of stone or brick. Easy to clean and maintain.

Minor Repair

Large crack found on the front porch cement slab. This is an indication of abnormal settling or a structural issue.



Electrical

Incoming Service *Satisfactory*

Inspector will Identify and report the location of the incoming electrical service.

Most homes have an electrical service of between 100 to 200 amps. Amperage is a measurement of the volume of electricity flowing through wires, and this measurement can vary between 30 amps in very old homes that have not been updated to as much as 400 amps in a very large home with extensive electric heating systems

Size: *100 Amp* **Wire**: *#3* **Incoming Service**: *Overhead right side*

Incoming Service *(continued)*

Satisfactory

100 Amp:
On 100 amp service homes should be reviewed closely with the additional appliance loads added to the home. Old homes with this size of service were constructed prior to Central or Window Air condition systems and usually had oil heat systems. In addition of electrical clothes dryers added to the home. If this home has these additional added appliances Inspector recommend consulting with a Licensed Electrician on upgrading service.

Overhead right side:
Overhead wiring should be inspected yearly for deterioration of wires and for safety hazards of tree branches growing into the wires. Most electrical companies will cut back branches at no charge to you.
Placing of swimming pools should not be located under service cables unless a minimum of 22 feet of clearance is allowed.

Additional Information

Electrical service has been cut. No power to to home at the time of inspection.



Main Panel

Deficiency

Electrical panel is a component of an electricity supply system that divides an electrical power feed into subsidiary circuits while providing a protective fuse or circuit breaker for each circuit in a common enclosure.

The electrical panel should be properly marked for which circuit it covers, however an inspector cannot determine if this legend is accurate during a normal home inspection. Recommend determining each validity of each breaker. Inspector cannot be held liable for missing labeled breakers/fuses. Any rust or burned areas should be reviewed by a licensed electrician for repairs.

Electrical panels should have a minimal clearance of 36 inches in front of the panel. Inspector will not be able to access the panel with less then minimal clearance.

Location: *Kitchen Area* **Type**: *Breakers* **Ground Wire**: *Connected to Rod*

Safety Concern

Electrical system appears old or out dated. Inspector noted many electrical concerns or deficiencies. Recommend electrical system be evaluated by a licensed electrician.

Main Panel *(continued)* ***Deficiency***

Service Conductors ***Deficiency***

Service conductors are the conductors from the service point to the service disconnecting means. Note that these service conductors only originate from the supplying utility side. "Service conductors" is a generic term and may include service drops, service laterals, and service-entrance conductors

Main: *Aluminum* **Branch Circuits**: *Copper*

Aluminum:
Braided or stranded aluminum wiring is commonly used in SEC (service entrance cables). Aluminum wire is a good conductor of electricity and less expensive then copper.

Copper:
Copper wire is a single electrical conductor made of copper. It can be insulated or uninsulated. ... Copper wire and cable is used in power generation, power transmission, power distribution, telecommunications, electronics circuitry, and countless types of electrical equipment.

Safety Concern

Old wire (2 wire without ground wire) still in use in this home. Recommend consulting a licensed electrician on replacement and/or safety issues with 2 wire.





Outlets, Switches and Fixtures *Not Inspected*

Inspector shall test a representative number of receptacles, switches, and installed light fixtures. Not all exterior light will be tested. Some exterior light are on a

Type of Outlets: *2 Prong (open ground outlets)* **Fixtures**: *Needs repair*

2 Prong (open ground outlets):
Open ground outlets noted in this home. Open ground outlets (2 prong outlets) are common in older homes. Open ground outlets are not protected from electrical shorts to ground. The outlet will still function, but if a short does happen the breaker or fuse will not trip or blow and could cause a house fire. Until the 1950's most homes were ungrounded (2 prong outlets). Many home owners have upgraded the outlets to 3 prong outlets (ground outlets) without upgrading the wire to grounded wiring. This can give the false information on the type of wiring and outlet in use in the home. It is recommend to change back to 2 prong outlets or change the wiring to grounded wiring. Recommend consulting with a licensed electrician concerning ungrounded wiring and outlets.

Outlets, Switches and Fixtures *(continued)*

Not Inspected

Interior

Walls and Ceilings

Deficiency

Inspector will report the observed condition.

Minor Repair

Majority of the walls and ceiling show abnormal wear and tear. Large holes or cracks noted in the sheetrock.








Walls and Ceilings *(continued)*

Deficiency







Floors

Deficiency

Inspector will report the observed conditions of the floor.

Types: *Unfinished*

Unfinished:
The flooring has been removed or has not been installed.

Major Concern

Floors not level throughout the home. This is an indication of a structural issue.

Windows

Not Inspected

Inspector will operate a representative number of windows and at least one window in each sleeping area and report the observed conditions.

The inspector will not move furniture or owners possessions to access the windows.

Type: *Double Hung* **Frame**: *Wood* **Glass**: *Single Pane*

Wood:
Wood windows offer the best insulative value, though they also require more upkeep than vinyl, wood-clad or aluminum frames. Because of the potential for rot, they may not be the best choice for extremely humid or rainy climates.

Single Pane:
Single-pane windows are made with a single layer of glass. They come in all of the same styles and materials that double-pane windows do. Single-pane glass windows have no insulation, when you have only one pane of glass, outside temperatures and noise will affect the inside of your building more easily.

Windows *(continued)*

Not Inspected

Doors

Satisfactory

Inspector shall operate all accessible doors and report the observed condition.

The inspector will not move furniture or owners possessions to access the doors.

Type: *Solid*

Environmental

Deficiency

The Inspector does not test, report, or inspect for types of mold, mildew, and/or moisture. On properties with stucco exteriors it is recommend to have a moisture test.
Inspector will recommend further testing or evaluation if there is visible signs of what would appear to be mold.

Mold: *Recommed testing* **Lead paint**: *Recommend testing* **Radon**: *Not tested*

Recommed testing:
Visible growth noted in the home or a musty smell that the inspector recommended additional testing.

Recommend testing:
Homes built before 1979 have the possibility of lead paint. If this home was built prior to 1979 a lead paint test is recommended for personal safety. No test requested Lead paint was used in homes built prior to 1979. If this home was built prior to 1979 recommend testing for personal safety.

Recommendation

Black or brown growth noted on the ceiling or walls throughout the home. Possible mold/mildew growth. Inspector is unable to determine if growth is mold without further testing. Recommend testing by a mold abatement company.






Environmental *(continued)* ***Deficiency***





Recommendation

Homes that were constructed prior to 1979 have a possibility of Lead in the paint. Recommend Lead paint test for personal safety.

Fireplace

Fireplace *Not Inspected*

Fire places that are blocked by personal items or if the inspector could not open the damper door to inspect would have limited the inspection to the fire place area only. We recommend having this further evaluated by a professional chimney sweep prior to use of fire place.

The inspector does not light a fire in the fireplace.

Type: **Fire Logs**:

Chimney

Chimney ***Deficiency***

A chimney is an architectural ventilation structure made of masonry, clay or metal that isolates hot toxic exhaust gases or smoke produced by a boiler, stove, furnace, incinerator or fireplace from human living areas

Chimneys are inspected visually by the inspector.

It is recommended to have a yearly inspection and a chimney cleaning done every year as well, especially if they use their fireplace on a regular basis. Other venting systems connected to furnaces and stoves should also be cleaned on a regular basis to maintain safer operation.

Type: *Masonry* **Liner**: *Unable to Determine* **Flashing**: *Not visible*

Not visible:
The flashing on the chimney is not visible.

Safety Concern

Chimney appears unlined in this home. While flue liners are required for safety by modern construction standards, many old-house chimneys were built before they became common practice shortly after 1900. Unlined chimneys may have deteriorated mortar inside the flue that could allow soot or creosote bleeding through mortar joints. Insert liners are available. Recommend further evaluation by a chimney sweep.

Chimney *(continued)*

Deficiency



Kitchen

Appliances

Not Inspected

Only fixed appliances are inspected or tested. Any reference to a non fixed appliance is as a courtesy only. Inspector will do a visual inspection of fixed appliances. Inspector will run a cycle on a dishwasher and inspect for leaks. The garbage disposal will be tested.

Limitations:
The inspector does not:

1. Calibrate temperatures to determine if the oven heat temperature corresponds to the control setting.
2. Determine the efficiency of any equipment.
3. Determine the remaining life of any equipment.

Type: *Other*

Additional Information

Kitchen Appliances not installed at the time of inspection.



Cabinets and Counter Tops

Not Inspected

A cabinet is a case or cupboard with shelves and/or drawers for storing or displaying items. Some cabinets are stand alone while others are built in to a wall or are attached to it like a medicine cabinet. Cabinets are typically made of wood, coated steel, or synthetic materials.
A countertop, also counter top, counter, benchtop, worktop or kitchen bench, is a raised, firm, flat, and horizontal surface. They are built for work in kitchens or other food preparation areas, bathrooms or lavatories, and

Cabinets and Counter Tops *(continued)*

Not Inspected

workrooms in general.

Inspector will report observed condition.

Cabinets: **Countertops**:

Flooring

Not Inspected

Type:

Plumbing

Water Supply

Not Inspected

Water supply is the provision of water by public utilities, commercial organisations, community endeavors or by individuals, usually via a system of pumps and pipes. Public water supply systems are crucial to properly functioning societies. These systems are what supply drinking water to populations around the globe.

Type: *Public* **Main Shutoff**: *In Meter Box* **Meter Location**: *Front Yard*

Public:

This home was noted as "public" for the water supply. Public water supply is defined as a system that provides water via piping or other constructed conveyances to the public for human consumption.

Additional Information

Water was off at the time of inspection. Plumbing not tested.

Supply Lines

Deficiency

A supply line, also known as a water supply line is a metal or plastic water line that helps transfer water from the main line to essential home fixtures, including showers, sinks, and toilets

Type: *Galvanized, Polybutylene*

Galvanized:

Galvanized steel water supply lines noted in this home. This is common on many older homes. Over time, galvanized pipes corrode and rust. The rust that accumulates inside the pipes makes the passages smaller and smaller, which compromises water flow. Many insurance companies do not insure homes with galvanized supply lines. Recommend consulting a licensed plumber on replacement.

Recommendation

Polybutylene plumbing noted in this home. Polybutylene plumbing has had a history of failure. See narrative report for more information. Recommend changing plumbing supply lines.

Supply Lines *(continued)* ***Deficiency***





Recommendation

Galvanized steel water supply lines noted in this home. This is common on many older homes. Over time, galvanized pipes corrode and rust. The rust that accumulates inside the pipes makes the passages smaller and smaller, which compromises water flow. Recommend consulting a licensed plumber on replacement.

Water Pressure and drainage *Not Inspected*

Water pressure typically from city water supply systems are from 40 PSI to 70 PSI. On Well systems, especially older wells the PSI is between 20 -40 PSI. In some cases this can be raised if the well pump can handle the increase.

Plumbing Fixtures *Not Inspected*

Outdoor faucets are conventional cold water supply valves, typically. During the winter months, the water supply should be shut off by another valve in the building interior to prevent freezing. There are freeze protection external covers available at local home improvement stores.

Washer and Dryer area *Satisfactory*

Wash machines and dryers are not tested as part of the home inspection. Only fixed appliances are tested/inspected. Most washer and dryers have an average life of 15 years. A dryer must be vented to the exterior of the home to prevent excessive moisture and lint in the home or crawlspace. Lint is considered a fire safety concern.

Location: *Laundry Room*

Waste system *Satisfactory*

It is the opinion of the home inspector based on above ground visual evidence on the type of waste system. Generally if a clean out is in the back yard it is assumed to be on a septic tank. If it is in the front yard it would appear to be on city sewage. It is up to the client to confirm what type of waste system home is on.
Drain lines on the Washer Machine location are not inspected or tested for clogs during the inspection. Advise that you monitor your first few loads of laundry after connection has been made. Sometimes these lines are partially clogged and allow the water to flow just over the top of the pipe, which allows the water to run down the inside of the wall. This can cause damage to the structure of the home over long periods of time if neglected.

Type: *Unknown*

Unknown:
If there is no visible evidence of a sewage system inspector will report as unknown.

Waste Lines *Not Inspected*

Waste Lines *(continued)*

Not Inspected

Clogs often develop at traps because the tight corners tend to collect foreign material. Traps should be arranged so that they can be removed easily to clear obstructions. These are common spots for obstructions. The waste line outside the house is also vulnerable to tree roots. Where the pipe has not been seriously damaged, a plumber's snake may clear a blockage.

Drain lines on the Washer Machine location are not inspected or tested for clogs during the inspection. Advise that you monitor your first few loads of laundry after connection has been made. Sometimes these lines are partially clogged and allow the water to flow just over the top of the pipe, which allows the water to run down the inside of the wall. This can cause damage to the structure of the home over long periods of time if neglected.

Type: *Cast Iron, Galvanized*

Cast Iron:

Life expectancy is typically 60 to 100 years. Cast iron lines deteriorate from the inside out and is difficult to detect weak areas until a leak develops. Cast iron lines could fail without notice.

Water Heater

Water Heater

Not Inspected

The life expectancy of a water heater is typically twelve to fifteen years. Gas water heaters heat faster than electrical water heaters giving a quicker recovery time. Thermostats control the water temperature. Most water heaters are set at 125 degrees. To save energy and avoid burns, 115 to 125 degrees is a recommended setting. If water temperature exceeds 130 degrees inspector will write it up.

The temperature/pressure relief valve lets water escape if the temperature or pressure is too high. This valve should be connected to a tube which discharges 6 to 12 inches above floor level so hot water won't be sprayed on to anyone nearby. The tube discharge should be duct to the exterior of the home.

Type: *Gas*

Approximate Size: *40 Gallons*

Approximate Age: *15+ Years*

Location: *Laundry room/closet*

15+ Years:

Additional Information

Inspector noted that the water heater is at or exceeding the expected serviceability.

Bathrooms #1

Location, Type, Ventilation

Not Inspected

Location: *Hallway*

Type: *Full*

Ventilation: *Window and Exhaust Fan*

Tub/Shower, Tub/Shower Walls, Flooring

Deficiency

Tub/Shower: *Tub/Shower*

Tub/Shower Walls: *Paneling*

Flooring: *Tile (Ceramic/Porcelain/ Stone), vinyl*

Tile (Ceramic/Porcelain/ Stone):

There are quite a few types of tile for flooring—the most common being stone, ceramic, porcelain, and cement.

Stone Tile Flooring: Types of stone flooring tile include marble, granite, and sandstone (among literally dozens of others). Each type of stone has different properties, applications, and uses.

Tub/Shower, Tub/Shower Walls, Flooring *(continued)* ***Deficiency***

Ceramic Tile Flooring: Made of baked clay, ceramic tile is extremely popular for its beauty and natural feel. Saltillo is a gorgeous example of ceramic tile.

Porcelain Tile Flooring: Though it's a type of ceramic, porcelain is made from a more refined clay and baked at a higher temperature than common ceramic. This makes it less water-absorbent and, in some cases, more crack-resistant. But of course, it also makes it more expensive.

Cement Tile Flooring: Cement tiles are quite popular in Europe, and for good reason. They're gorgeous! Cement tiles cure at room temperature, making them a bit more porous (so you have to seal them), but they come in amazing patterns and can even be refinished.

Minor Repair

Hall bathroom will need to be completely renovated.

Exterior HVAC unit/condenser

Make & Model#, Location and Type *Not Inspected*

Make: **Model Number**: **Location**:

Type:

Additional Information

The home did not have HVAC system installed.

Attic

Location, Access and Inspection Method *Satisfactory*

Location: *Bedroom* **Access**: *Scuttle Hole* **Inspection Method**: *Viewed from Access*

Viewed from Access:

Interior Roof and Frame *Satisfactory*

Additional Notes

See insect damage section and roof section.

Insulation ***Deficiency***

Type: *None* **Average Depth**: *N/A* **Approximate R-Value**: *N/A*

Recommendation

Insulation was not installed in the attic area. We recommend increasing R-value to a minimum of R-30.

Foundation

Insulation *(continued)* ***Deficiency***

Foundation type *Satisfactory*

Type: *Crawlspace* **Floor**: *Dirt*

Crawlspace:
According to the states standards of practice the under-floor crawlspace will not be entered if the area is less than 24 inches of vertical clearance between components and the ground or have an access opening smaller than 16 inches by 24 inches. Area will be considered not accessible.
The inspection of the crawlspace is of the area's that are exposed or accessible only. The inspector will not remove insulation, stored items, or debris. The inspection of the crawlspace is for visible damage to the visible material and structural components. Any damage covered by the insulation is considered covered and concealed.

Foundation support and information ***Deficiency***

Foundation Walls and Vents: *None* **Foundation Support**: *Brick piers* **Foundation Insulation**: *None*

Minor Repair

Improper pier support noted under the center girder. The cement block was installed sideways and/or upright. That is not normal construction practice. Recommend consulting a licensed builder on proper installation.





Major Concern

Deteriorate brick piers noted in the crawlspace. Foundation does not appear to be structurally sound. Inspector noted deteriorated mortar and leaning piers. Recommend further evaluation by a structural engineer or general contractor.





Foundation support and information *(continued)*

Deficiency



Crawlspace

Satisfactory

A crawl space is essentially a hollow area under the floors of some homes between the ground and the first floor. It's usually roughly 1 foot to 3 feet high—just high enough for someone to enter by crawling, as its name implies (low ceilings!).

Entrance: *Multiple Access Points* **Accessibility**: *Not Accessible* **Inspection Method**: *Visual Inspection*

Not Accessible:
States standards of practice states that the inspector does not have to enter a crawlspace with a head room less than 18 inches or where adverse conditions exist.

Additional Notes

Crawlspace was not fully inspected due to limited access clearance from low floor joist and or HVAC ductwork.

Hawk-Eye Home Inspections, LLC

Real Estate Home Inspection Agreement

15 Sams Point Rd suite 204, Beaufort, SC 29907
(Email to lenny@hawkeyehome.com)

Property to be inspected: 1607 Duke St., Beaufort, sc

Client's Name: Freedman Arts District
Phone Number: 843.441.1727
Mailing Address: 2015 Boundary Street, Beaufort, SC 29902
City: Beaufort, s State: Sc Zip Code: 29902

E-mail address: ds@stewartfo.com

Realtor name and phone number: None

Attorney Law Firm: None Approximate Closing Date: None

This agreement is made between and entered into by Hawk-Eye Home Inspections, LLC, hereinafter referred to as "Inspector" and the above mentioned customer(s) hereinafter referred to as "Client."
In consideration of the promise and terms of this agreement, Inspector and Client agree as follows:

Inspector shall perform a home inspection set forth by the **State's Standards of Practice** on the property above, as agreed. Client understands that a home inspection "as set by the states standards of practice" at issue herein is a visual observation, with limited use of mechanical instrument and of readily accessible areas of the building, according to the State's Standards of Practice. The inspection is intended as a general guide to help the Client make his/her/their own evaluation of the overall condition of the home. The inspection expresses the professional opinion of the inspector at the time of inspection only and expresses no warranty or guarantee against defects in the structure. Inspector does not grade quality of construction or report all normal wear and tear issues. Major, Minor, and Safety concerns should be further evaluated by a licensed professional, structural engineer, and/or a licensed residential builder.

Client understands that this is **NOT** an Engineer's inspection/report nor an Environmental Hazardous to Health, or Safety inspection/report. The report that will be prepared by the Inspector is **NOT** a compliance/code inspection or certification inspection or certification for past or present government codes or regulations of any kind. This inspection is not intended to be technically exhaustive. This inspection does not in any way represent a commercial inspection or an inspection to qualify for commercial purposes. The Inspector does not test, report, or inspect for types of mold, mildew, and/or moisture (on properties with stucco exteriors it is recommend to have a moisture test). This inspection does not include outbuildings or sheds. This inspection does not include site enhancements (pools, low voltage lighting, and irrigation systems). A more comprehensive inspection may be available by engineering firms or other companies. This inspection is intended to find visible damage to the property.

Int RA

LIMITATION OF LIABILITY

As held by the Supreme Court of South Carolina in *Gladden v. Boykin*, 402 S.C. 140, (2013): It is understood and agreed that should Inspector be found liable for any loss or damages resulting from a failure to perform any of its obligations pursuant to any aspect of the inspection or this agreement, including but not limited to negligence, breach of contract, or otherwise, the liability of the Inspector and/or agents or employees shall be limited to a sum equal to the amount of the fee paid by the Client for this inspection and report.

Client agrees and acknowledges that the mentioned sum is the sole and exclusive remedy of the Client. Client further agrees to pay all legal expenses/attorney's fees and reasonable compensation for the loss of time that may be incurred by Inspector as a result of any legal action by the Client where the Client seeks to recover any amount more than the sum equal to the amount of the fees paid by the Client for this inspection and report.

Third- Party Indemnification: This inspection and report is not intended for the use or benefit of anyone other than the Client listed above, and Client agrees that he/she will not provide the inspection report or any results of the inspection to any party. No third-party shall have any right arising from the inspection or this report. In consideration for the Inspection Company furnishing the report, Client shall indemnify and hold the Inspection Company and inspector(s) harmless for any claims, demands, or costs as a result of any third-party demand or claim arising out of the inspection or the report.

DISCOVERY OF PROBLEMS: The Client agrees to notify Inspection Company in writing of any complaints or items in question within fourteen (14) days of discovery and to allow the Inspection Company and the Inspector access to the property to evaluate these items before corrective action is taken. Immediate repair should be made in life threatening situations. In other than life threatening situations, Client failure to permit the Inspection Company to reinspect the items in issue shall mean the Client has waived any claim against the Inspection Company and inspector(s) with respect to that item. If original condition, structure, component, unit or element has changed, removed, worked on, etcetera from the original date/time of inspection that changes the Inspector's original visual inspection view voids any claims made in that specific area, location, component, unit or structure. In no event shall any action be brought against the Inspection Company or Inspector(s) for a breach of this Agreement at any time beyond six (6) months after the date of the inspection and this Agreement.

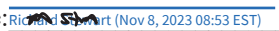
Client agrees for the Inspector to release the inspection report and any and all billing activity associated with the inspection to any real estate agency and or attorney that is participating in the purchase/sale of the inspected property.

Client understands the **Fees are not contingent on the final sale of the home**. In the event the home does **not close** and/or payment is **missed at closing**, that the **Client is responsible for all fees due and payment will be made full within thirty (30) days.** If payment is not received within thirty (30) days of the inspection or closing date, a late fee of $50.00 per month will be assessed for each month period after the date of the original closing and/or the date the inspection report was provided to the Client.

By signing below, the parties acknowledge that they have had the opportunity to read both pages of this contract, that Client will read the report and all disclaimers attached with the report before purchasing the property, that Client understands the terms and conditions herein, and that Client agrees to be bound by these terms and conditions and to pay the inspection fee.

It is the clients responsibility to make sure a copy of the invoice is submitted to the attorney if paying through closing.

Acceptance and understanding of this agreement are hereby acknowledged:

Client Signature:  Richard Stewart (Nov 8, 2023 08:53 EST)

Date: Nov 8, 2023

Inspection Agreement

Final Audit Report 2023-11-08

Created:	2023-11-08
By:	HawkEye Home Inspections (lenny@hawkeyehome.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAB_UWznEIDyz3ftwDpmkWs9vwFrs6JGSw

"Inspection Agreement" History

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Hawk-Eye Home Inspections, LLC



15 Sams Point Rd suite 204, Beaufort, SC 29907

Owner/operator:

Lenny Andrews
License #1025
(843) 575-4430

Inspector: Nick Thomson
License # 48847

Inspector: Ryan Goller
License #49250

Inspector: Seth Andrews
License #49620

Attention Realtors

If the sale or transaction of said buyer does not close or falls through then

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Hawk-Eye Home Inspections, LLC
15 Sams Point Rd suite 204
Beaufort, SC 29907
843-575-4430
Prepared by: *Seth Andrews*

Property Inspection Summary

1609 Duke St, Beaufort, SC 29902

Client

Name: *Freedman Arts District*
Phone: *(843)441-1727* **Email**: *ds@stewartfo.com*

Client's Agent

Name: *N/A* **Agency**: *N/A*
Phone: **Email**:

Major Concern

General Condition — ***Deficiency***

Site

Finding

It is the opinion of the inspector that the cost to repair will far exceed the cost of demolition and rebuild due to thenumber of major concerns and upgrades.

Insect Infestation — ***Deficiency***

Site

Finding

Extensive insect damage found throughout the home. The home does not appear structurally sound. Inspector noteddamage to the floor joist/girders (framing) in the crawlspace as well as to the wall framing and roof rafters.Recommend further evaluation by a structural engineer or general contractor.

Construction — ***Deficiency***

Roof

Finding

Sag or dip found in the roof area. This could be caused from improper rafter and sheathing support and/or excessive weight. Inspector noted multiple layers of asphalt shingles installed over a metal roof. Roof has caved in inmultiple areas. The roof, sheathing, and framing will ned to be replaced. Recommend further evaluation by a licensed builder or roofer.

Porches, Patios and Decks — ***Deficiency***

Exterior

Finding

Front porch ceiling appears to be caving in in multiple areas.

Major Concern *(continued)*

Floors — ***Deficiency***

Interior

Finding

Floor slopes, dip, are spongy throughout the home. Recommend further evaluation by a licensed builder to determine if repair is needed.

Foundation support and information — ***Deficiency***

Foundation

Finding

Deteriorate brick piers noted in the crawlspace . Inspector noted deteriorated mortar and leaning/ crumbling piers. Foundation does not appear to be structurally sound. Recommend further evaluation by a general contractor on structural engineer.

Minor Repair

Doors and Windows — ***Deficiency***

Exterior

Finding

Extensive damage noted to all exterior trim, windows and door. Inspector noted that the trim has disentigrated or missing in multiple areas exposing the framing/ sub wall which also has extensive damage. All windows and doors will need to be replaced.

Porches, Patios and Decks — ***Deficiency***

Exterior

Finding

Water damage found on the bottom of the post and or trim on the front porch.

Walls and Ceilings — ***Deficiency***

Interior

Finding

Majority of the walls and ceiling show abnormal wear and tear. Large holes or cracks noted in the sheetrock.

Waste Lines — ***Deficiency***

Plumbing

Finding

Uncapped drain lines noted in the crawlspace.

Tub/Shower, Tub/Shower Walls, Flooring — ***Deficiency***

Bathrooms

Finding

Bathrooms will need to be completely renovated.

Safety Concern

Siding / Wall Coverings — *Deficiency*

Exterior

Finding

Asbestos siding showed several cracked tiles. Caution needs to be taken on the maintenance, removal, and disposal of asbestos. Asbestos is known to cause cancer.

Paint — *Deficiency*

Exterior

Finding

Trim boards were noted for paint peeling in several areas. Homes that were constructed prior to 1979 have a possibility of Lead in the paint. Recommend Lead paint test for personal safety.

Main Panel — *Deficiency*

Electrical

Finding

Electrical system appears old or out dated. Inspector noted many electrical concerns or deficiencies. Recommend electrical system be evaluated by a licensed electrician.

Service Conductors — *Deficiency*

Electrical

Finding

Old wire (2 wire without ground wire) still in use in this home. Recommend consulting a licensed electrician on replacement and/or safety issues with 2 wire.

Outlets, Switches and Fixtures — *Deficiency*

Electrical

Finding

Multiple char marks noted around the home where the electrical appears to have arc/ sparked.

Sub Panel — *Deficiency*

Electrical

Finding

Wires improperly run from the electrical sub panel. The outgoing wire(s) did not have wire fasteners (romex connectors) installed. Wire fasteners prevent wires from fraying against the metal panel box and possibly shorting.

Finding

Electrical sub panel cover has open spaces where breakers mount. Spaces can be filled with either breakers or space cover plates for electrical panels. Tape will not do!

Finding

Uncapped wires found in the breaker box. Recommend capping to prevent arcing.

Recommendation

Material ***Deficiency***

Roof

Finding

Roof shows signs of an older or aging roof. Curling of shingles, loss of gravel, cracks, and/or damaged shingles are indications that the roof may need to be repaired or replaced in the near future. Recommend a licensed roofer further evaluate and determine the remaining life of the roof and/or if replacement is needed.

Environmental ***Deficiency***

Interior

Finding

Black or brown growth noted on the ceiling or walls in multiple areas. Possible mold/mildew growth. Inspector is unable to determine if growth is mold without further testing. Recommend testing by a mold abatement company.

Finding

Homes that were constructed prior to 1979 have a possibility of Lead in the paint. Recommend Lead paint test for personal safety.

Supply Lines ***Deficiency***

Plumbing

Finding

Poly styrene plumbing noted in this home. Polybutylene plumbing has had a history of failure. See narrative report for more information. Recommend changing plumbing supply lines.

Finding

Galvanized steel water supply lines noted in this home. This is common on many older homes. Over time, galvanized pipes corrode and rust. The rust that accumulates inside the pipes makes the passages smaller and smaller, which compromises water flow. Recommend consulting a licensed plumber on replacement.

Insulation ***Deficiency***

Attic

Finding

Insulation was not installed in the attic area. We recommend increasing R-value to a minimum of R-30.

Additional Information

Incoming Service *Satisfactory*

Electrical

Finding

Electrical service has been cut. No power to to home at the time of inspection.

Additional Information *(continued)*

Appliances

Not Inspected

Kitchen

Finding

Kitchen appliances not installed at the time of inspection.

Water Supply

Not Inspected

Plumbing

Finding

Water supply was shut off at ther time of inspection.

Make & Model#, Location and Type

Not Inspected

Exterior HVAC unit/condenser

Finding

No HVAC system installed at the time of inspection.

Hawk-Eye Home Inspections, LLC
15 Sams Point Rd suite 204
Beaufort, SC 29907
843-575-4430
Prepared by: *Seth Andrews*

Property Inspection Report



1609 Duke St, Beaufort, SC 29902

Client

Name: *Freedman Arts District*
Phone: *(843)441-1727* **Email**: *ds@stewartfo.com*

Property

Type: *Single Family* **Est. Age**: *1920* **Main Entry**: *South*
Occupancy: *Occupied*

Inspection

Number: *2023111403* **Date**: *11/14/2023* **Arrival Time**: *9:00 AM* **Departure Time**: *10:30 AM*
Est. Temperature: *55°F* **Weather**: *Cloudy* **Fee**: *475.00* **Payment Type**: *Mailing Payment*
Type: *Full*

Client's Agent

Name: *N/A* **Agency**: *N/A*
Phone: **Email**:

Site

General Condition ***Deficiency***

State of Property: *Below Average or poor*

Below Average or poor:
It is the inspectors opinion that the general condition of this home is "below average or poor". Inspector noted many repairs and/or expensive repairs needed to bring this home up to an average condition. Inspector does not report all deficiencies and or damage when a home is stated in "poor condition". Inspector may make a general reference or group damage under one finding.
This report is intended as a general guide to help the client make his or her own evaluation of the property being inspected.
The inspection is not intended to reflect the value of the premises, nor make any representation as to the advisability of the purchase. The report expresses the personal opinion of the inspector, based upon his visual impressions of the home that exist at the time of the inspection only. The inspection and reports are not intended to be technically exhaustive, or imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances, or stored items, or excavation was performed. All components and conditions which by nature of their location are concealed, camouflage, or difficult to inspect are excluded from the report.
Systems, items and conditions which are not within the scope of the home inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable material, other environmental hazards, pest infestation, security and fire protection systems, household appliances, humidifiers, paint, wall paper and other treatments to windows, recreational or playground equipment, underground storage tanks, energy efficiency measurements, cooling equipment, internal or underground drainage or plumbing, any system which are shut down or otherwise secured, water wells, zoning ordinances, concealed or private secured systems, heating system accessories, solar heating system, irrigation systems, eater softener, central vacuum system, telephone, intercom, cable TV systems, heating sensors, lightning arrestors, trees or plants, codes, ordinance statutes and covenants for cosmetic or code conformity. Client understands that the above mentioned items are excluded from this inspection and any comments about these systems on the conditions are informal only and do not represent a thorough inspection.

The report/inspection is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their components. Any opinions expressed regarding adequacy, capacity, or expected life of component are a general estimates based on information about similar components and occasion wide variations are to be expected between such estimates and actual experience.
The inspection and report are performed and prepared for the sole and exclusive use and possession of client, home inspector, and designated agents. No other person or entity may rely on this report issued pursuant to this agreement. The client further agrees that the inspector is liable only up to the cost of the inspection and only if there has been a failure to follow the states standards of practice.
The pictures in this report are representative in nature. Pictures do not necessarily depict all damage of a given deficiency. Photographs of all the observed damage/deficiency may not be included in this report.

General Condition *(continued)* ***Deficiency***

Major Concern

It is the opinion of the inspector that the cost to repair will far exceed the cost of demolition and rebuild due to thenumber of major concerns and upgrades.

Plot Elevation *Satisfactory*

Plot elevation is the slop of the land next to the home.

Slope: *Negative Back* **Retaining Walls**: *No*

Negative Back:
This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Sidewalks *Satisfactory*

A sidewalk, pavement, footpath, or footway, is a path along the side of a road. Usually constructed of concrete or asphalt, it is designed for pedestrians. A sidewalk may accommodate moderate changes in grade and is normally separated from the vehicular section by a curb.

Type: *Concrete*

Landscaping *Satisfactory*

Overgrown vegetation can limit the inspector's visibility for a thorough inspection as well as could cause water/moisture damage to the wood surfaces of the home. Recommend keeping vegetation trimmed at least 3 feet from the home.
Tree's in close proximity to the home could cause damage to roofs as well as foundations.
According to the states standards of practice excavation is not allowed. Inspector does not report if tree's are in close proximity to the home. Inspector does not report root damage.

Additional Notes

Overgrown vegetation noted around the home. Vegetation limits the inspector's vision for a thorough inspection.



Landscaping *(continued)*

Satisfactory

Insect Infestation

Deficiency

Inspector does not provide a CL100 report or infestation report. Inspector will report insect damage if visible.

Status: *Damage found*

Damage found:

Major Concern

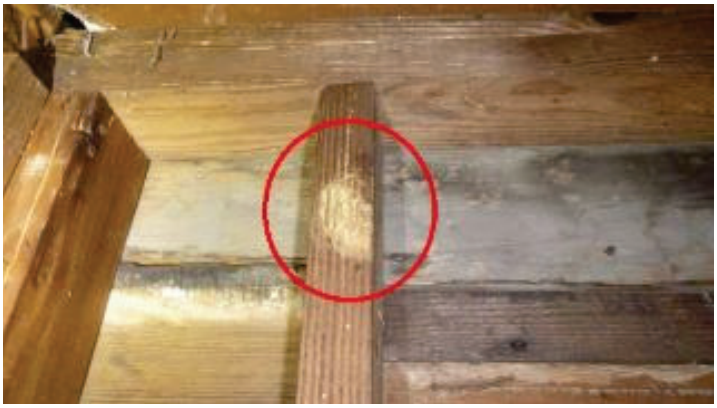
Extensive insect damage found throughout the home. The home does not appear structurally sound. Inspector noteddamage to the floor joist/girders (framing) in the crawlspace as well as to the wall framing and roof rafters.Recommend further evaluation by a structural engineer or general contractor.





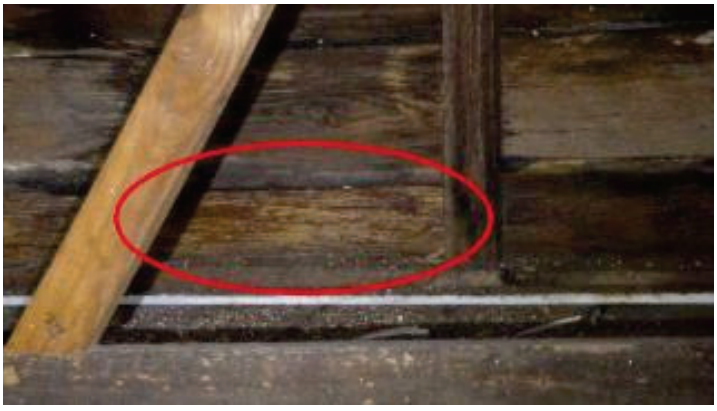



Insect Infestation *(continued)* ***Deficiency***







Insect Infestation *(continued)*

Deficiency







Roof

Construction

Deficiency

Style: *Gable*

Skylights: *No*

Roof was viewed/inspected from: *Off a ladder*

Gable:
Gabled roofs are the kind young children typically draw. They have two sloping sides that come together at a ridge, creating end walls with a triangular extension, called a gable, at the top.

Off a ladder:
The roof was inspected from a ladder.

Major Concern

Sag or dip found in the roof area. This could be caused from improper rafter and sheathing support and/or excessive weight. Inspector noted multiple layers of asphalt shingles installed over a metal roof. Roof has caved in inmultiple areas. The roof, sheathing, and framing will ned to be replaced. Recommend further evaluation by a licensed builder or roofer.

Construction *(continued)*

Deficiency








Material

Deficiency

The inspection of the roof is a visual inspection on the condition of the roofing material at the time of the inspection only. When aging a roof it is based on the actual wear of the material, which may be different then the actual age itself. The inspector does not offer a warranty or opinion on if the roof is leaking. Often it takes a prolong rain fall to determine if the roof is absolutely water tight. When the report indicates that a roof is "satisfactory", that means it is satisfactory for its age and general usefulness. A roof that is stated to be satisfactory may show evidence of past leaks or may develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Type: *Composition Architectural Shingle, Metal*

Approximate Age: *20+ years*

Layers: *Multiple layers*

Composition Architectural Shingle:
Architectural roof shingle are a newer generation of high quality asphalt roofing product. The major benefit of this shingle is its life span. The average architectural shingle can last 25 to 35 years.

Material *(continued)*

Deficiency

20+ years:
Most shingles last about 15-20 years depending on the type of shingles and warranty years selected. Viewing the shingles will not be able to determine the exact type or years selected by the installer. Shingles start usually at a 15 year warranty and go up to 40 year warranty. Most shingles that have black streaks in them are the algae protection starting to deteriorate. Some
shingles do not have the protection in them at all. The inspector will not be able to determine that during their inspection. These areas can be treated and cleaned off during the early stages of deterioration. We recommend budgeting for a new roof replacement in the near future.

Multiple layers:
Too many layers of shingles can be dangerous for the roof since it may not be able to sustain the added weight. Additionally, multiple shingle layers can trap moisture within that area, which can cause premature wood rot.

Recommendation

Roof shows signs of an older or aging roof. Curling of shingles, loss of gravel, cracks, and/or damaged shingles are indications that the roof may need to be repaired or replaced in the near future. Recommend a licensed roofer further evaluate and determine the remaining life of the roof and/or if replacement is needed.







Roof Penetration, Venting and Flashing

Satisfactory

Penetrations and venting: *None* **Flashing**: *Visible*

Visible:
Roof flashing was visible for inspection. Some areas may not have been visible do to roof shingles or siding. Inspector only inspects visible areas.

Roof Penetration, Venting and Flashing *(continued)*

Satisfactory

Structure

Dwelling

Satisfactory

Type: *Single Family* **Construction**: *Wood Frame*

Single Family:
A house that is occupied by not more than one family or a detached building consisting of one dwelling unit that is occupied or intended to be occupied as the home or residence of one family.

Wood Frame:
Wood frame construction means that the core structure of the home is built mostly of lumber/wood.

Exterior

Siding / Wall Coverings

Deficiency

Siding or wall cladding is the protective material attached to the exterior side of a wall of a house or other building.

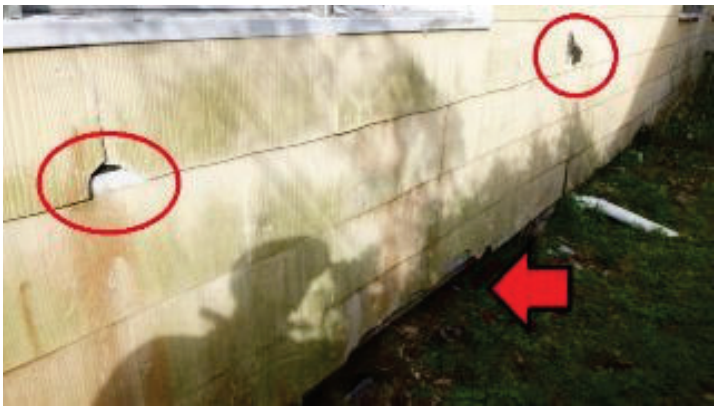
Type: *Asbestos Cement*

Asbestos Cement:
This home appears to have asbestos's siding. The inhalation of asbestos fibers can cause serious diseases (mesothelium cancer) that may not appear until years later. Asbestos fibers are too small to be seen with the naked eye. Samples can be taken and sent to a lab to confirm if this home has asbestos for an additional fee. Asbestos Cement siding should be carefully examined each year to ensure no sections have broken off on the ground. It is brittle and subject to mechanical damage. Obtaining replacement components of any variety, much less the same color and texture, is difficult.

Safety Concern

Asbestos siding showed several cracked tiles. Caution needs to be taken on the maintenance, removal, and disposal of asbestos. Asbestos is known to cause cancer.





Siding / Wall Coverings *(continued)*

Deficiency



Doors and Windows

Deficiency

A door is a hinged or otherwise movable barrier that allows ingress into and egress from an enclosure. The created opening in the wall is a doorway or portal. A door's essential and primary purpose is to provide security by controlling access to the doorway.

A window is an opening in a wall, door, or roof that allows the exchange of light and may also allow the passage of sound and sometimes air.

Minor Repair

Extensive damage noted to all exterior trim, windows and door. Inspector noted that the trim has disentigrated or missing in multiple areas exposing the framing/ sub wall which also has extensive damage. All windows and doors will need to be replaced.









Doors and Windows *(continued)* ***Deficiency***




Trim and Eaves *Satisfactory*

The finish materials on the exterior of a building, such as moldings applied around openings (window trim, door trim), siding, windows, exterior doors, attic vents, crawl space vents, shutters, etc. Also, the physical work of installing these materials.

Paint ***Deficiency***

The inspector will inspect and report the observed condition of the paint on the exterior of the home.

Safety Concern

Trim boards were noted for paint peeling in several areas. Homes that were constructed prior to 1979 have a possibility of Lead in the paint. Recommend Lead paint test for personal safety.

Porches, Patios and Decks ***Deficiency***

Inspector will inspect and report any defects on attached porches, decks and/or balconies.

Type: *Concrete* **Steps**: *Brick*

Concrete:

Concrete patios or porches are long lasting and hold up well to harsh weather extremes. Concrete can be poured, colored, and stamped to replicate almost any type of stone or brick. Easy to clean and maintain.

Minor Repair

Water damage found on the bottom of the post and or trim on the front porch.

Major Concern

Front porch ceiling appears to be caving in in multiple areas.




Porches, Patios and Decks *(continued)*

Deficiency



Electrical

Incoming Service

Satisfactory

Inspector will Identify and report the location of the incoming electrical service.

Most homes have an electrical service of between 100 to 200 amps. Amperage is a measurement of the volume of electricity flowing through wires, and this measurement can vary between 30 amps in very old homes that have not been updated to as much as 400 amps in a very large home with extensive electric heating systems

Size: *100 Amp*

Wire: *#3*

Incoming Service: *Overhead right side*

100 Amp:
On 100 amp service homes should be reviewed closely with the additional appliance loads added to the home. Old homes with this size of service were constructed prior to Central or Window Air condition systems and usually had oil heat systems. In addition of electrical clothes dryers added to the home. If this home has these additional added appliances Inspector recommend consulting with a Licensed Electrician on upgrading service.

Overhead right side:
Overhead wiring should be inspected yearly for deterioration of wires and for safety hazards of tree branches growing into the wires. Most electrical companies will cut back branches at no charge to you.
Placing of swimming pools should not be located under service cables unless a minimum of 22 feet of clearance is allowed.

Additional Information

Electrical service has been cut. No power to to home at the time of inspection.

Main Panel

Deficiency

Electrical panel is a component of an electricity supply system that divides an electrical power feed into subsidiary circuits while providing a protective fuse or circuit breaker for each circuit in a common enclosure.

The electrical panel should be properly marked for which circuit it covers, however an inspector cannot determine if this legend is accurate during a normal home inspection. Recommend determining each validity of each breaker. Inspector cannot be held liable for missing labeled breakers/fuses. Any rust or burned areas should be reviewed by a licensed electrician for repairs.

Main Panel *(continued)* ***Deficiency***

Electrical panels should have a minimal clearance of 36 inches in front of the panel. Inspector will not be able to access the panel with less then minimal clearance.

Location: *Living Room* **Type**: *Breakers* **Ground Wire**: *Unknown or not visible*

Safety Concern

Electrical system appears old or out dated. Inspector noted many electrical concerns or deficiencies. Recommend electrical system be evaluated by a licensed electrician.

Service Conductors ***Deficiency***

Service conductors are the conductors from the service point to the service disconnecting means. Note that these service conductors only originate from the supplying utility side. "Service conductors" is a generic term and may include service drops, service laterals, and service-entrance conductors

Main: *Aluminum* **Branch Circuits**: *Copper*

Aluminum:
Braided or stranded aluminum wiring is commonly used in SEC (service entrance cables). Aluminum wire is a good conductor of electricity and less expensive then copper.

Copper:
Copper wire is a single electrical conductor made of copper. It can be insulated or uninsulated. ... Copper wire and cable is used in power generation, power transmission, power distribution, telecommunications, electronics circuitry, and countless types of electrical equipment.

Safety Concern

Old wire (2 wire without ground wire) still in use in this home. Recommend consulting a licensed electrician on replacement and/or safety issues with 2 wire.

Outlets, Switches and Fixtures ***Deficiency***

Inspector shall test a representative number of receptacles, switches, and installed light fixtures. Not all exterior light will be tested. Some exterior light are on a

Type of Outlets: *3 prong outlets (open ground outlets)* **Fixtures**: *Needs repair*

3 prong outlets (open ground outlets):
3 Prong with "open ground" outlets noted in this home. This is improper/unsafe installation of a three prong outlet. The reason this is improper/unsafe is that although the outlet appears to be grounded, it is not. Plugging in a device that requires a grounding conductor for safety creates a potentially unsafe condition. The third prong provides a path to ground which the electric current travels. Most major appliances, such as refrigerator, computers, televisions, etc... have three prong plugs, meaning they must be grounded through the outlet. Failure to provide a path to ground could cause electrical shock and/or possible damage to the equipment. Three prong open ground outlets

Outlets, Switches and Fixtures *(continued)* ***Deficiency***

are common in older homes. Many home owners like to change the outlet over from two prong outlets to avoid using an adapter.

Safety Concern

Multiple char marks noted around the home where the electrical appears to have arc/ sparked.







GFCI and Arc Fault Outlets/breakers *Not Inspected*

A ground fault circuit interrupter (GFCI) outlet is for protection against electrical shock in wet areas. It monitors the amount of current flowing between the hot and neutral. If there is any imbalance, it trips the circuit. GFCI protection should be installed in the bathrooms, kitchens, exterior of home, garage and within six feet of any water source. Recommend testing monthly.

An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

AFCI breakers have been required for circuits feeding electrical outlets in residential bedrooms by the electrical codes of the United States since the beginning of the 21st century; the U.S. National Electrical Code has required them to protect most residential outlets since 2014.

In the USA, arc faults are one of the leading causes for residential electrical fires. Each year in the United States, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year.

GFCI and Arc Fault Outlets/breakers *(continued)*

Not Inspected

Conventional circuit breakers only respond to overloads and short circuits, so they do not protect against arcing conditions that produce erratic, and often reduced current. An AFCI is selective so that normal arcs do not cause it to trip. The AFCI circuitry continuously monitors the current and discriminates between normal and unwanted arcing conditions. Once detected, the AFCI opens its internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur.

Smoke Detectors

Not Inspected

A smoke detector should be installed in every living quarter. In older homes smoke detectors are usually installed in the hallways only. Recommend adding additional smoke detector if the home does not have one in every living quarter. The inspector does not report the number of smoke detectors or if each living quarter has one.
Because alarm sensors wear out, it is recommended to replace each alarm at least every 10 years. Also, alarms have labels showing when they were made. If you don't see a label, the alarm is old and should be replaced. Most fire departments will test and check the age of the smoke detector at no charge.
Recommend testing smoke detectors every six months.

Additional note:

If the smoke or carbon monoxide detector is or appears to be connected to an alarm or security company they will not be tested by the home inspector.

Carbon Monoxide Detectors

Not Inspected

Carbon monoxide detectors should be installed in a home if the home has a fossil fuel burning appliances and or if it has an attached garage.

Sub Panel

Deficiency

A subpanel is a smaller service panel that distributes power to a specific area of the home or other buildings on the property. It is essentially a satellite circuit breaker panel that has its own breakers.

Location: *Other*

Safety Concern

Wires improperly run from the electrical sub panel. The outgoing wire(s) did not have wire fasteners (romex connectors) installed. Wire fasteners prevent wires from fraying against the metal panel box and possibly shorting.



Safety Concern

Electrical sub panel cover has open spaces where breakers mount. Spaces can be filled with either breakers or space cover plates for electrical panels. Tape will not do!

Sub Panel *(continued)*

Deficiency



Safety Concern

Uncapped wires found in the breaker box. Recommend capping to prevent arcing.



Interior

Walls and Ceilings

Deficiency

Inspector will report the observed condition.

Minor Repair

Majority of the walls and ceiling show abnormal wear and tear. Large holes or cracks noted in the sheetrock.





Walls and Ceilings *(continued)*

Deficiency






Floors

Deficiency

Inspector will report the observed conditions of the floor.

Types: *Unfinished*

Unfinished:
The flooring has been removed or has not been installed.

Major Concern

Floor slopes, dip, are spongy throughout the home. Recommend further evaluation by a licensed builder to determine if repair is needed.

Windows

Not Inspected

Inspector will operate a representative number of windows and at least one window in each sleeping area and report the observed conditions.

The inspector will not move furniture or owners possessions to access the windows.

Type: *Single Hung* **Frame**: *Wood* **Glass**: *Single Pane*

Wood:
Wood windows offer the best insulative value, though they also require more upkeep than vinyl, wood-clad or aluminum frames. Because of the potential for rot, they may not be the best choice for extremely humid or rainy climates.

Single Pane:
Single-pane windows are made with a single layer of glass. They come in all of the same styles and materials that double-pane windows do. Single-pane glass windows have no insulation, when you have only one pane of glass,

Windows *(continued)*

Not Inspected

outside temperatures and noise will affect the inside of your building more easily.

Doors

Not Inspected

Inspector shall operate all accessible doors and report the observed condition.

The inspector will not move furniture or owners possessions to access the doors.

Type:

Environmental

Deficiency

The Inspector does not test, report, or inspect for types of mold, mildew, and/or moisture. On properties with stucco exteriors it is recommend to have a moisture test.
Inspector will recommend further testing or evaluation if there is visible signs of what would appear to be mold.

Mold: *Not tested* **Lead paint**: *Not tested* **Radon**: *Not tested*

Not tested:

Not tested:
Lead paint was used on homes prior to 1979. Recommend testing if this home was built before 1979 for personal safety.

Recommendation

Black or brown growth noted on the ceiling or walls in multiple areas. Possible mold/mildew growth. Inspector is unable to determine if growth is mold without further testing. Recommend testing by a mold abatement company.






Recommendation

Homes that were constructed prior to 1979 have a possibility of Lead in the paint. Recommend Lead paint test for

Environmental (continued) ***Deficiency***

personal safety.

Fireplace

Fireplace *Not Inspected*

Fire places that are blocked by personal items or if the inspector could not open the damper door to inspect would have limited the inspection to the fire place area only. We recommend having this further evaluated by a professional chimney sweep prior to use of fire place.

The inspector does not light a fire in the fireplace.

Type: **Fire Logs**:

Chimney

Chimney *Satisfactory*

A chimney is an architectural ventilation structure made of masonry, clay or metal that isolates hot toxic exhaust gases or smoke produced by a boiler, stove, furnace, incinerator or fireplace from human living areas

Chimneys are inspected visually by the inspector.

It is recommended to have a yearly inspection and a chimney cleaning done every year as well, especially if they use their fireplace on a regular basis. Other venting systems connected to furnaces and stoves should also be cleaned on a regular basis to maintain safer operation.

Type: *Masonry* **Liner**: *Unable to Determine* **Flashing**: *Aluminum*

Kitchen

Appliances *Not Inspected*

Only fixed appliances are inspected or tested. Any reference to a non fixed appliance is as a courtesy only. Inspector will do a visual inspection of fixed appliances. Inspector will run a cycle on a dishwasher and inspect for leaks. The garbage disposal will be tested.

Limitations:
The inspector does not:

1. Calibrate temperatures to determine if the oven heat temperature corresponds to the control setting.
2. Determine the efficiency of any equipment.
3. Determine the remaining life of any equipment.

Type:

Additional Information

Kitchen appliances not installed at the time of inspection.

Cabinets and Counter Tops *Not Inspected*

A cabinet is a case or cupboard with shelves and/or drawers for storing or displaying items. Some cabinets are

Cabinets and Counter Tops *(continued)*

Not Inspected

stand alone while others are built in to a wall or are attached to it like a medicine cabinet. Cabinets are typically made of wood, coated steel, or synthetic materials.
A countertop, also counter top, counter, benchtop, worktop or kitchen bench, is a raised, firm, flat, and horizontal surface. They are built for work in kitchens or other food preparation areas, bathrooms or lavatories, and workrooms in general.

Inspector will report observed condition.

Cabinets: **Countertops**:

Flooring

Not Inspected

Type:

Plumbing

Water Supply

Not Inspected

Water supply is the provision of water by public utilities, commercial organisations, community endeavors or by individuals, usually via a system of pumps and pipes. Public water supply systems are crucial to properly functioning societies. These systems are what supply drinking water to populations around the globe.

Type: *Public* **Main Shutoff**: *In Meter Box* **Meter Location**: *Front Yard*

Public:
This home was noted as "public" for the water supply. Public water supply is defined as a system that provides water via piping or other constructed conveyances to the public for human consumption.

Additional Information

Water supply was shut off at ther time of inspection.

Supply Lines

Deficiency

A supply line, also known as a water supply line is a metal or plastic water line that helps transfer water from the main line to essential home fixtures, including showers, sinks, and toilets

Type: *Galvanized, Polybutylene, Pex*
plumbing

Galvanized:
Galvanized steel water supply lines noted in this home. This is common on many older homes. Over time, galvanized pipes corrode and rust. The rust that accumulates inside the pipes makes the passages smaller and smaller, which compromises water flow. Many insurance companies do not insure homes with galvanized supply lines. Recommend consulting a licensed plumber on replacement.

Recommendation

Poly styrene plumbing noted in this home. Polybutylene plumbing has had a history of failure. See narrative report for more information. Recommend changing plumbing supply lines.

Recommendation

Galvanized steel water supply lines noted in this home. This is common on many older homes. Over time, galvanized

Supply Lines (continued) ***Deficiency***

pipes corrode and rust. The rust that accumulates inside the pipes makes the passages smaller and smaller, which compromises water flow. Recommend consulting a licensed plumber on replacement.

Water Pressure and drainage *Not Inspected*

Water pressure typically from city water supply systems are from 40 PSI to 70 PSI. On Well systems, especially older wells the PSI is between 20 -40 PSI. In some cases this can be raised if the well pump can handle the increase.

Plumbing Fixtures *Not Inspected*

Outdoor faucets are conventional cold water supply valves, typically. During the winter months, the water supply should be shut off by another valve in the building interior to prevent freezing. There are freeze protection external covers available at local home improvement stores.

Washer and Dryer area *Not Inspected*

Wash machines and dryers are not tested as part of the home inspection. Only fixed appliances are tested/inspected. Most washer and dryers have an average life of 15 years. A dryer must be vented to the exterior of the home to prevent excessive moisture and lint in the home or crawlspace. Lint is considered a fire safety concern.

Location:

Waste system *Not Inspected*

It is the opinion of the home inspector based on above ground visual evidence on the type of waste system. Generally if a clean out is in the back yard it is assumed to be on a septic tank. If it is in the front yard it would appear to be on city sewage. It is up to the client to confirm what type of waste system home is on.
Drain lines on the Washer Machine location are not inspected or tested for clogs during the inspection. Advise that you monitor your first few loads of laundry after connection has been made. Sometimes these lines are partially clogged and allow the water to flow just over the top of the pipe, which allows the water to run down the inside of the wall. This can cause damage to the structure of the home over long periods of time if neglected.

Type:

Waste Lines ***Deficiency***

Clogs often develop at traps because the tight corners tend to collect foreign material. Traps should be arranged so that they can be removed easily to clear obstructions. These are common spots for obstructions. The waste line outside the house is also vulnerable to tree roots. Where the pipe has not been seriously damaged, a plumber's snake may clear a blockage.
Drain lines on the Washer Machine location are not inspected or tested for clogs during the inspection. Advise that you monitor your first few loads of laundry after connection has been made. Sometimes these lines are partially clogged and allow the water to flow just over the top of the pipe, which allows the water to run down the inside of the wall. This can cause damage to the structure of the home over long periods of time if neglected.

Type: *PVC, Cast Iron*

PVC:
Should have a long dependable life. Easy to repair. Caustic chemicals could dissolve or damage the plastic.

Minor Repair

Uncapped drain lines noted in the crawlspace.

Waste Lines *(continued)*

Deficiency



Water Heater

Water Heater

Not Inspected

The life expectancy of a water heater is typically twelve to fifteen years. Gas water heaters heat faster than electrical water heaters giving a quicker recovery time. Thermostats control the water temperature. Most water heaters are set at 125 degrees. To save energy and avoid burns, 115 to 125 degrees is a recommended setting. If water temperature exceeds 130 degrees inspector will write it up.

The temperature/pressure relief valve lets water escape if the temperature or pressure is too high. This valve should be connected to a tube which discharges 6 to 12 inches above floor level so hot water won't be sprayed on to anyone nearby. The tube discharge should be duct to the exterior of the home.

Type: *Electric*

Approximate Size: *40 Gallons*

Approximate Age: *10-15 Years (2012)*

Location: *kitchen*

Bathrooms

Location, Type, Ventilation

Not Inspected

Location: *Left Bathroom*

Type: *Full*

Ventilation: *Window*

Tub/Shower, Tub/Shower Walls, Flooring

Deficiency

Tub/Shower: *Tub/Shower*

Tub/Shower Walls: *Paneling*

Flooring: *vinyl*

vinyl:

Sheet vinyl flooring is vinyl flooring that comes in large, continuous, flexible sheets. A vinyl sheet floor is completely impermeable to water, unlike vinyl floor tile, which comes in stiff tiles, and vinyl planks, which come in interlocking strips

Minor Repair

Bathrooms will need to be completely renovated.

Bathrooms #2

Location, Type, Ventilation

Not Inspected

Location: *Right Bathroom*

Type: *Full*

Ventilation: *Window*

Location, Type, Ventilation *(continued)*

Not Inspected

Tub/Shower, Tub/Shower Walls, Flooring

Not Inspected

Tub/Shower: *Tub/Shower* **Tub/Shower Walls**: *Paneling* **Flooring**: *vinyl*

vinyl:
Sheet vinyl flooring is vinyl flooring that comes in large, continuous, flexible sheets. A vinyl sheet floor is completely impermeable to water, unlike vinyl floor tile, which comes in stiff tiles, and vinyl planks, which come in interlocking strips

Exterior HVAC unit/condenser

Make & Model#, Location and Type

Not Inspected

Make: **Model Number**: **Location**:

Type:

Additional Information

No HVAC system installed at the time of inspection.

Approximate Size and Age

Not Inspected

The approximate size is given in "Tons". A ton is approximately 12000 BTU's per hour. Each ton of BTU can cover on an average of 600 to 800 square foot. The inspection does not cover areas that require the removal of panels. According to the states standards of practice "No disassembly of equipment or activating of equipment is allowed". The cooling system is not tested unless the outside air temperature has been above 65 degree's for the past 24 hours. The inspector may not test the cooling system if the heating system is already in the "on" position at the time of inspection. Switching between the heat and cooling cycle in a short period of time can damage the units. The average life of a HVAC system is 10 to 15 years. Some units close to the coast or in high temperature regions may have a short life span (8-10 years). It is always recommended to have a licensed HVAC company inspect the system. The inspector cannot run a diagnostic test and only performs a visual inspection.

Approximate size: **Approximate Age**:

Distribution

Not Inspected

Type: **Filter**:

Condition

Not Inspected

Tested:

Attic

Location, Access and Inspection Method

Not Inspected

Location: *Hallway* **Access**: *Scuttle Hole* **Inspection Method**: *Viewed from Access*

Viewed from Access:

Interior Roof and Frame

Not Inspected

Interior Roof and Frame *(continued)*

Not Inspected

Insulation

Deficiency

Type: *None* **Average Depth**: *N/A* **Approximate R-Value**: *N/A*

Recommendation

Insulation was not installed in the attic area. We recommend increasing R-value to a minimum of R-30.

Foundation

Foundation type

Not Inspected

Type: *Crawlspace* **Floor**: *Dirt*

Crawlspace:

According to the states standards of practice the under-floor crawlspace will not be entered if the area is less than 24 inches of vertical clearance between components and the ground or have an access opening smaller than 16 inches by 24 inches. Area will be considered not accessible.

The inspection of the crawlspace is of the area's that are exposed or accessible only. The inspector will not remove insulation, stored items, or debris. The inspection of the crawlspace is for visible damage to the visible material and structural components. Any damage covered by the insulation is considered covered and concealed.

Foundation support and information

Deficiency

Foundation Walls and Vents: *Brick* **Foundation Support**: *Brick piers* **Foundation Insulation**: *None*

Major Concern

Deteriorate brick piers noted in the crawlspace . Inspector noted deteriorated mortar and leaning/ crumbling piers. Foundation does not appear to be structurally sound. Recommend further evaluation by a general contractor on structural engineer.





Crawlspace

Not Inspected

A crawl space is essentially a hollow area under the floors of some homes between the ground and the first floor. It's usually roughly 1 foot to 3 feet high—just high enough for someone to enter by crawling, as its name implies (low ceilings!).

Entrance: *Multiple Access Points* **Accessibility**: *Minimal Access* **Inspection Method**: *Visual Inspection*

Hawk-Eye Home Inspections, LLC

Real Estate Home Inspection Agreement

15 Sams Point Rd suite 204, Beaufort, SC 29907
(Email to lenny@hawkeyehome.com)

Property to be inspected: 1609 Duke street

Client's Name: Freedman Arts District
Phone Number: 843.441.1727
Mailing Address: 2015 Boundary Street, ste 317
City: Beaufort, Sc State: SC Zip Code: 29902

E-mail address: ds@stewartfo.com

Realtor name and phone number: N/a

Attorney Law Firm: N/a Approximate Closing Date: N/a

This agreement is made between and entered into by Hawk-Eye Home Inspections, LLC, hereinafter referred to as "Inspector" and the above mentioned customer(s) hereinafter referred to as "Client."
In consideration of the promise and terms of this agreement, Inspector and Client agree as follows:

Inspector shall perform a home inspection set forth by the **State's Standards of Practice** on the property above, as agreed. Client understands that a home inspection "as set by the states standards of practice" at issue herein is a visual observation, with limited use of mechanical instrument and of readily accessible areas of the building, according to the State's Standards of Practice. The inspection is intended as a general guide to help the Client make his/her/their own evaluation of the overall condition of the home. The inspection expresses the professional opinion of the inspector at the time of inspection only and expresses no warranty or guarantee against defects in the structure. Inspector does not grade quality of construction or report all normal wear and tear issues. Major, Minor, and Safety concerns should be further evaluated by a licensed professional, structural engineer, and/or a licensed residential builder.

Client understands that this is **NOT** an Engineer's inspection/report nor an Environmental Hazardous to Health, or Safety inspection/report. The report that will be prepared by the Inspector is **NOT** a compliance/code inspection or certification inspection or certification for past or present government codes or regulations of any kind. This inspection is not intended to be technically exhaustive. This inspection does not in any way represent a commercial inspection or an inspection to qualify for commercial purposes. The Inspector does not test, report, or inspect for types of mold, mildew, and/or moisture (on properties with stucco exteriors it is recommend to have a moisture test). This inspection does not include outbuildings or sheds. This inspection does not include site enhancements (pools, low voltage lighting, and irrigation systems). A more comprehensive inspection may be available by engineering firms or other companies. This inspection is intended to find visible damage to the property.

Int RS

LIMITATION OF LIABILITY

As held by the Supreme Court of South Carolina in *Gladden v. Boykin*, 402 S.C. 140, (2013): It is understood and agreed that should Inspector be found liable for any loss or damages resulting from a failure to perform any of its obligations pursuant to any aspect of the inspection or this agreement, including but not limited to negligence, breach of contract, or otherwise, the liability of the Inspector and/or agents or employees shall be limited to a sum equal to the amount of the fee paid by the Client for this inspection and report.

Client agrees and acknowledges that the mentioned sum is the sole and exclusive remedy of the Client. Client further agrees to pay all legal expenses/attorney's fees and reasonable compensation for the loss of time that may be incurred by Inspector as a result of any legal action by the Client where the Client seeks to recover any amount more than the sum equal to the amount of the fees paid by the Client for this inspection and report.

Third- Party Indemnification: This inspection and report is not intended for the use or benefit of anyone other than the Client listed above, and Client agrees that he/she will not provide the inspection report or any results of the inspection to any party. No third-party shall have any right arising from the inspection or this report. In consideration for the Inspection Company furnishing the report, Client shall indemnify and hold the Inspection Company and inspector(s) harmless for any claims, demands, or costs as a result of any third-party demand or claim arising out of the inspection or the report.

DISCOVERY OF PROBLEMS: The Client agrees to notify Inspection Company in writing of any complaints or items in question within fourteen (14) days of discovery and to allow the Inspection Company and the Inspector access to the property to evaluate these items before corrective action is taken. Immediate repair should be made in life threatening situations. In other than life threatening situations, Client failure to permit the Inspection Company to reinspect the items in issue shall mean the Client has waived any claim against the Inspection Company and inspector(s) with respect to that item. If original condition, structure, component, unit or element has changed, removed, worked on, etcetera from the original date/time of inspection that changes the Inspector's original visual inspection view voids any claims made in that specific area, location, component, unit or structure. In no event shall any action be brought against the Inspection Company or Inspector(s) for a breach of this Agreement at any time beyond six (6) months after the date of the inspection and this Agreement.

Client agrees for the Inspector to release the inspection report and any and all billing activity associated with the inspection to any real estate agency and or attorney that is participating in the purchase/sale of the inspected property.

Client understands the **Fees are not contingent on the final sale of the home**. In the event the home does **not close** and/or payment is **missed at closing**, that the **Client is responsible for all fees due and payment will be made full within thirty (30) days.** If payment is not received within thirty (30) days of the inspection or closing date, a late fee of $50.00 per month will be assessed for each month period after the date of the original closing and/or the date the inspection report was provided to the Client.

By signing below, the parties acknowledge that they have had the opportunity to read both pages of this contract, that Client will read the report and all disclaimers attached with the report before purchasing the property, that Client understands the terms and conditions herein, and that Client agrees to be bound by these terms and conditions and to pay the inspection fee.

It is the clients responsibility to make sure a copy of the invoice is submitted to the attorney if paying through closing.

Acceptance and understanding of this agreement are hereby acknowledged:

Client Signature: Richard Stewart (Nov 13, 2023 08:30 EST)

Date: Nov 13, 2023

Inspection Agreement

Final Audit Report 2023-11-13

Created:	2023-11-13
By:	HawkEye Home Inspections (lenny@hawkeyehome.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4i_DDf7727B-lOp2IuDG4-xQmpR_W4-H

"Inspection Agreement" History

Document created by HawkEye Home Inspections (lenny@hawkeyehome.com)
2023-11-13 - 1:15:09 PM GMT

Document emailed to Richard Stewart (ds@stewartfo.com) for signature
2023-11-13 - 1:15:18 PM GMT

Email viewed by Richard Stewart (ds@stewartfo.com)
2023-11-13 - 1:27:24 PM GMT

Document e-signed by Richard Stewart (ds@stewartfo.com)
Signature Date: 2023-11-13 - 1:30:29 PM GMT - Time Source: server

Agreement completed.
2023-11-13 - 1:30:29 PM GMT

702 East Street

Alterations/Additions

STAFF REPORT: address FINAL Approval

DATE: 12/13/23

GENERAL INFORMATION	
Applicant:	**Tom and Kelli Kane**
Site Location/Address:	**702 East St/R120 004 000 0560 0000**
Applicant's Request:	**The applicant is requesting final approval to install a ~58 sq. ft. shed in the NW corner of the site and to remove 250 sq. ft. of concrete foundation. Pavers will be installed to replace the concrete. This proposal will also include a fence replacement on the NE corner of the site.**
Current Zoning:	**T4-HN**

ZONING DISTRICT INFORMATION	
	T4-HN
Lot Width at Setback:	**40 ft.**
Max Lot Coverage:	**55%**
Max. Frontage Build Out	**75% of lot area**
Front Setback	**Avg. setback on the block**
Side Setback	**5 ft on corners/10 ft. interior in the Point**
Rear Setback	**15 ft min**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T4-HN	**Historic Homes**	**N/A**
South: T4-HN	**Historic Homes**	**N/A**
East: T4-HN	**Historic Homes**	**N/A**
West: T4-HN	**Historic Homes**	**N/A**

Background: The applicant is requesting final approval to install a ~58 sq. ft. shed, replace the concrete PAD with pavers and an update to the fence. The fences will screen the shed from street view. The garage will be placed 21.6 inches from the rear and side setbacks. This is allowed in the T4-HN zone since the shed is less than 200 sq. ft., the shed will not contain plumbing or HAVC, not used as a habitable space and the lot is 6,000 sq. ft. or less and the proposal will fit within the 10% administrative adjustment. This alteration has the potential to retain the historic elements of the home and was first submitted at the November 29, 2023, HRTC meeting. The applicants have been cooperative, and Staff supports the proposed alterations.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends final approval of the proposed site alterations and new shed at 702 East Street with the following conditions:

1. **The applicant noted at the HTRC meeting that the shed would be located 18" from the property line, which is not compliant with the Beaufort Code. However, Section 3.11.2 of the code states, "Side and rear setbacks may be reduced to 2' if the following conditions are met:**
    i. **Residential sheds are <200 SF and commercial shed are <120 SF**
    ii. **Shed doesn't contain plumbing or HVAC and is not used as a habitable space**
    iii. **Lot size is 6000 SF or less"**

    Staff believes the applicant is compliant with this code section and can therefore place the shed 2' from the side and rear property lines. Applicant to show this dimension on the site plan to demonstrate compliance."
2. **Staff supports the proposed fence design as it mimics the existing fence and recommends the fence be stained with an opaque wood stain or painted.**
3. **Staff supports the shed design as submitted. Applicant to provide cutsheets for all applicable materials.**
4. **Staff supports the proposal to remove the concrete patio and replace with pavers. Applicant to note on the site plan the areas of existing and new pervious and impervious surfaces with the percentages of each. Applicant to note that the maximum lot coverage for a T4-HN lot is 55% with an additional 10% allowed for impervious surfaces per Section 2.4.1.A of the Beaufort Code.**

123-81 HTRC.1
√HTRC

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 12/4 Application #: 26142 Zoning District: T4-HN
BCAGHS Survey: ☐ Yes ☐ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://cityofbeaufort.org/372/Historic-District-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete applicationform, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ☑ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant thatis contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☑ No

Applicant, Property, and Project Information

Applicant Name: Tom and Kelli Kline

Applicant Address: 702 East Street

Applicant E-mail: tekline1887@gmail.com Applicant Phone Number: 708-200-8610

Applicant Title: ☑ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Exterior shed construction, fence work and concrete removal

Property Address: 702 East Street

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0560 0000

Date Submitted: 12/05/2023

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Date: 12/5/2023

Owner's Signature: Date: 12/5/2023

(The owner's signature is required if the applicant is not the owner.)

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: Exterior shed construction, fence work and concrete removal

Property Size in Acres: .0800 Proposed Building Use: Single family residentiald

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ¨ New Construction, Primary Structure ¨ Alterations / Additions

☐ Demolition* ¨ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

57.6 sq ft shed

Is this project a redevelopment project? ☐ Y ☑ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

In 2003, a garage behind the house was demolished by the previous owners of the property. This project provides needed exterior storage through the construction of a small, custom 57.6 sq. ft. shed in the NW corner, and the removal of approximately 250 sq. ft of impervious concrete foundation pad left intact following the garage demolition. The concrete will be replaced with landscape pavers. The project also replaces the SW section of fencing removed in 2021 for the construction a house addition, and replaces a deteriorated fence section on the NE corner of the property.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

Minor Project Permit Application – 702 East St., Beaufort, SC 29902
Supporting Information

Summary of project



This information supports a Minor Project Permit Application for exterior work at 702 East St. needed to finish the property's renovation that began in 2021 with updates to the house, including a laundry room addition at the rear of the structure.

During the initial work on the house interior and addition, the existing fence at the SW corner of the property was removed to allow for construction of the addition at the rear of the house.

Since the 2022 completion of the house renovation and addition, we have developed a plan to address the fencing, storage needs and landscaping required to finish the property renovation.

The scope of the project covers the following:

- *building an accessory shed at the NW corner of the property to accommodate needed space for outdoor storage*
- *fence work*
- *removal of an old garage concrete pad and installation of pavers*

The goal of the project is to complete the exterior portion of the renovation in a way that complements the home and surrounding community.

Please contact Moon Longo at 843-441-1568 with questions or to discuss details about the project.

Contents

Pg.#

3. 2015 and 2003 property plats

4. Project areas highlighted on plat

5-6. Shed construction

7-10. Shed elevations

11. Shed paint and roof shingle specs

12. Fence work

13-16 Fence elevations

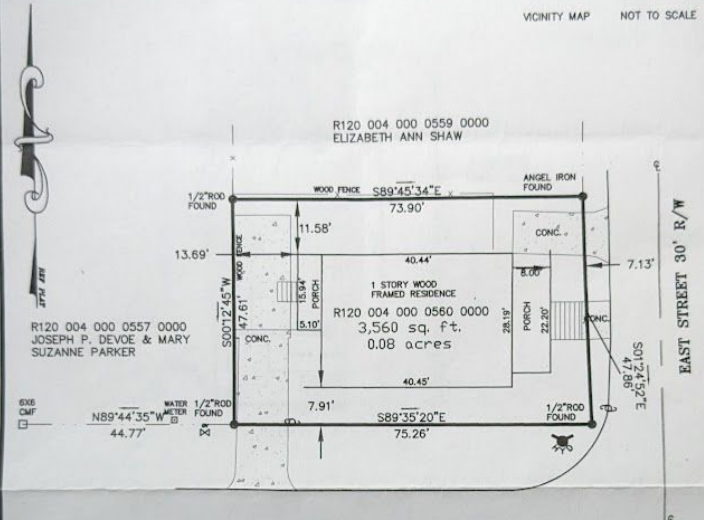
17-19. Concrete removal and paver installation

GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798

GASQUE & ASSOCIATES, INC. No. C00192 — SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION



VICINITY MAP NOT TO SCALE



ASBUILT SURVEY PREPARED FOR

THOMAS E. KLINE & KELLI C. KLINE

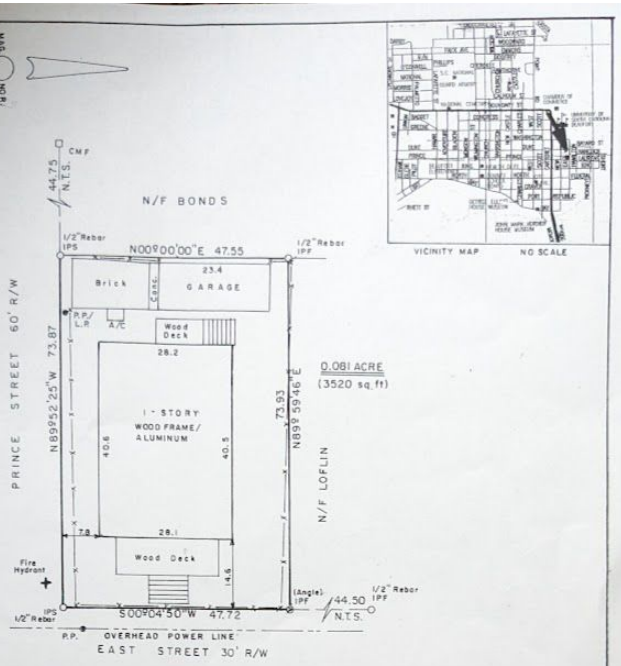
BEING A PORTION OF BLOCK 23 CITY OF BEAUFORT ACCORDING TO A MAP OR PLAT ADOPTED BY THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT SOUTH CAROLINA LOCATED IN THE CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA
TAX MAP R120 004 000 0560 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE A11 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TOTHOMAS E. KLINE & KELLI C. KLINE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

20 10 0 20 40 60
SCALE: 1"=20' SCALE IN FEET DATE: 4/1/2016

4-13-16
DAVID E. GASQUE, R.L.S. JOB # 44687
S.C. REGISTRATION NUMBER 10506 FB#917/JR DSGN#7
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



CLOSING PLAT PREPARED FOR
JAMES C. FEDYSHYN, DEBRA D. FEDYSHYN,
PATRICIA K. DUDLEY AND JEFFREY P. PETH

THE SAME BEING A PORTION OF BLOCK 23, CITY OF BEAUFORT AS SHOWN ON A MAP OR PLAT ADOPTED BY THE U. S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THR MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN: ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE A-11 (ELEV. 13.00) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0005 D, DATED 9/29/86.

PIN:R120-004-000-0560-0000

SOUTH CAROLINA — BEAUFORT SURVEYING INC. No. 00189 — CERTIFICATE OF AUTHORIZATION

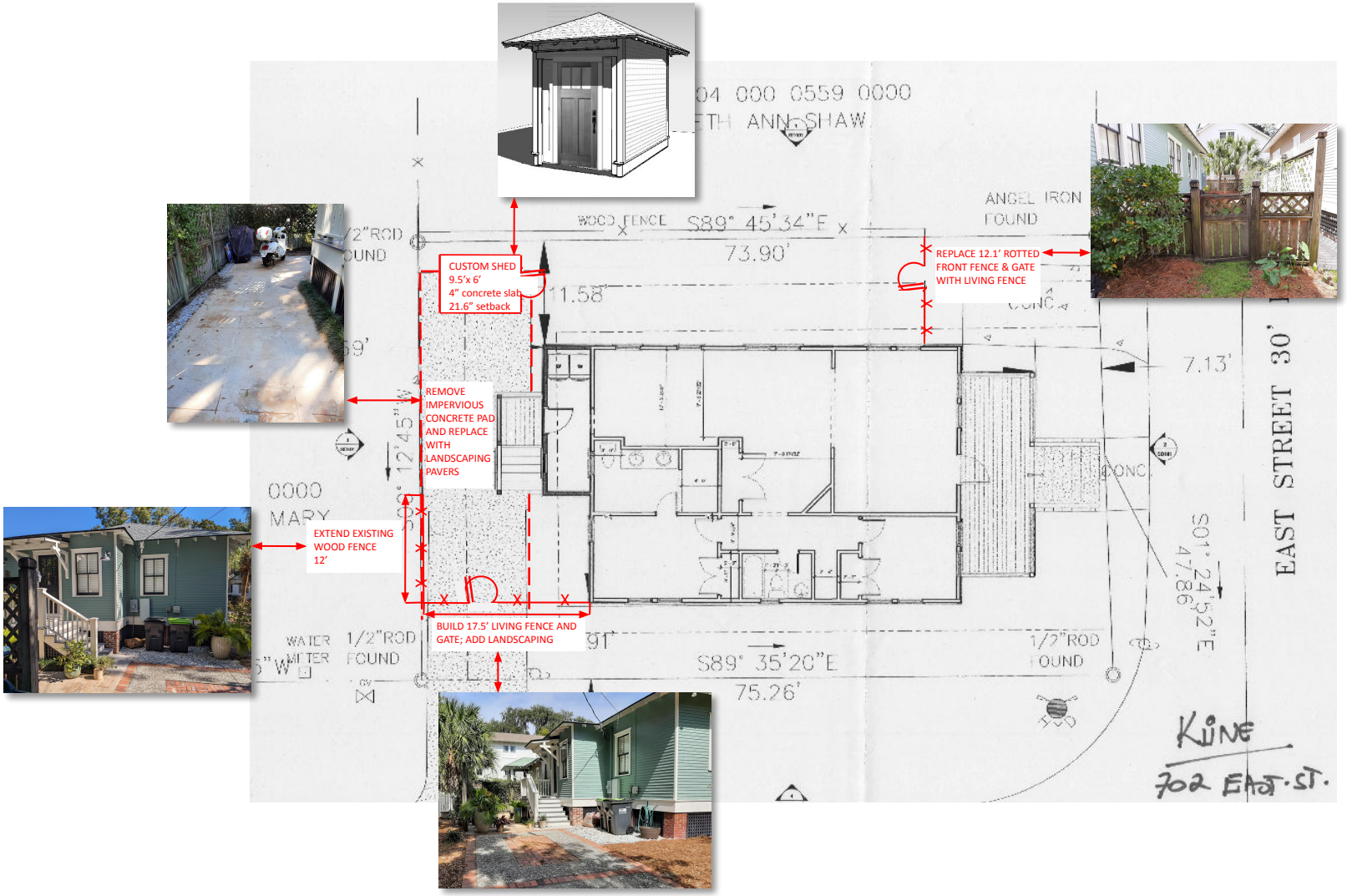
0 10' 20' 40' 60'
SCALE 1" = 20'

JUNE 9, 2003

DAVID S. YOUMANS R.L.S. 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE SUITE 213
PORT ROYAL, SOUTH CAROLINA 29935
(843) 524-3261 525-1175

10616

Project areas highlighted in RED on plat



Shed Construction

Since 2003 following the demolition of the garage, there has been no outside storage for necessary tools, bikes, a motor scooter and a variety of other lawn and garden and house upkeep necessities.

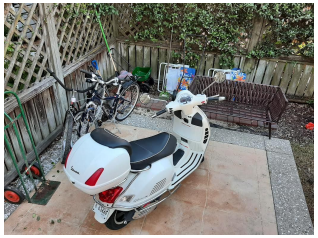
Given the size of the property, we believe a small custom 9’ 6” x 6’ shed built onsite at the NW corner of the lot would provide the storage needed in a design that reflects the architecture of the house and complements the look of the neighborhood.

With much of the space on the property taken by the house itself, we need a setback variance to build the shed. Based on the size of the shed and property, we would like a 21.6” setback from the NW corner property lines to avoid too narrow a pinch point between the house and shed.

After removal of the old garage pad, the shed will be built on a 4” concrete pad using wood framing. The preferred material for siding is Hardie Plank lap siding sized to match the profile and exposure of the house siding. The front of the shed will face east.

In addition, the custom built shed will have exposed roof rafters, side window overhang roof supports, roofing shingles, door and paint replicating the core architectural elements of the house.

Need for exterior storage space





Currently there is no outside storage for normal home maintenance, gardening and other physical items. Given the small size of the home, an accessory shed building is needed for proper, secure storage.

NW corner location for 9’ 6” x 6’ shed



View of NW corner for shed construction



SW view from NW corner of property

NW corner location for 9’ 6” x 6’ shed



Siding size, asphalt shingles, and side roof supports and paint colors of the house will be incorporated in the shed construction.

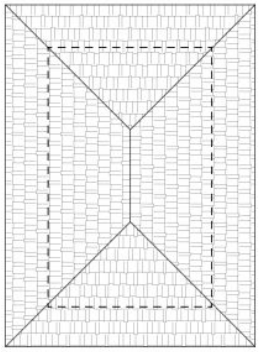


Existing shed at 702 Hamilton St. is an example of the type and quality of shed to be built at 702 East St.

Shed Construction

702 East St.

North-West Corner of property



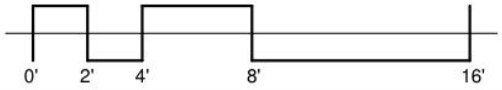
Ⓑ Roof Plan
1/4" = 1'-0"

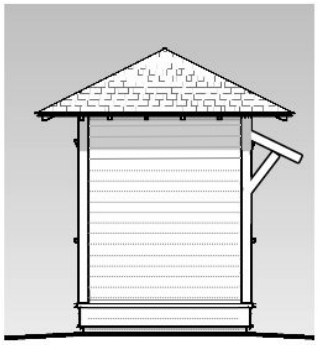


Ⓐ First Floor Plan
1/4" = 1'-0"

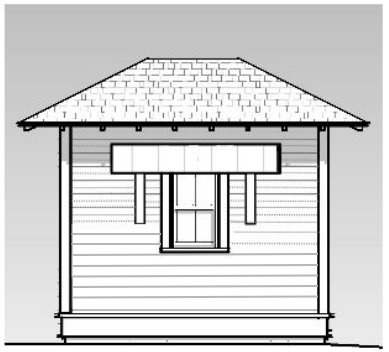


Ⓒ Perspective





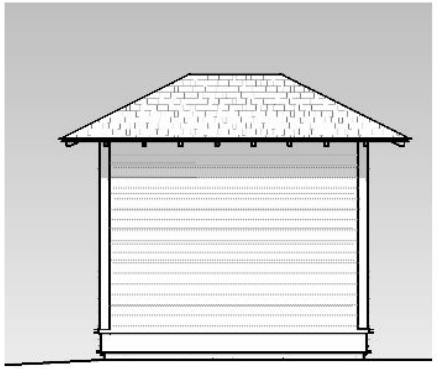
Ⓓ Rear Elevation
1/4" = 1'-0"



Ⓔ Left Side Elevation
1/4" = 1'-0"



Ⓕ Front Elevation
1/4" = 1'-0"



Ⓖ Right Side Elevation
1/4" = 1'-0"

3/25/2020 2:32:40 PM

Copyright: JHN-Residential LLC, All rights Reserved

JHN-Residential Building Design
JHN-Residential LLC
73 Sams Point Road, Beaufort, SC 29907
jhn-residential.com
Tel: 843.605.5168
info@jhn-residential.com

Proposed Addition To
existing Kline Residence

702 East St, Beaufort, SC 29902, USA

Sketch Design

Date March 25, 2020

SD103

Scale 1/4" = 1'-0"

Shed setback variance details

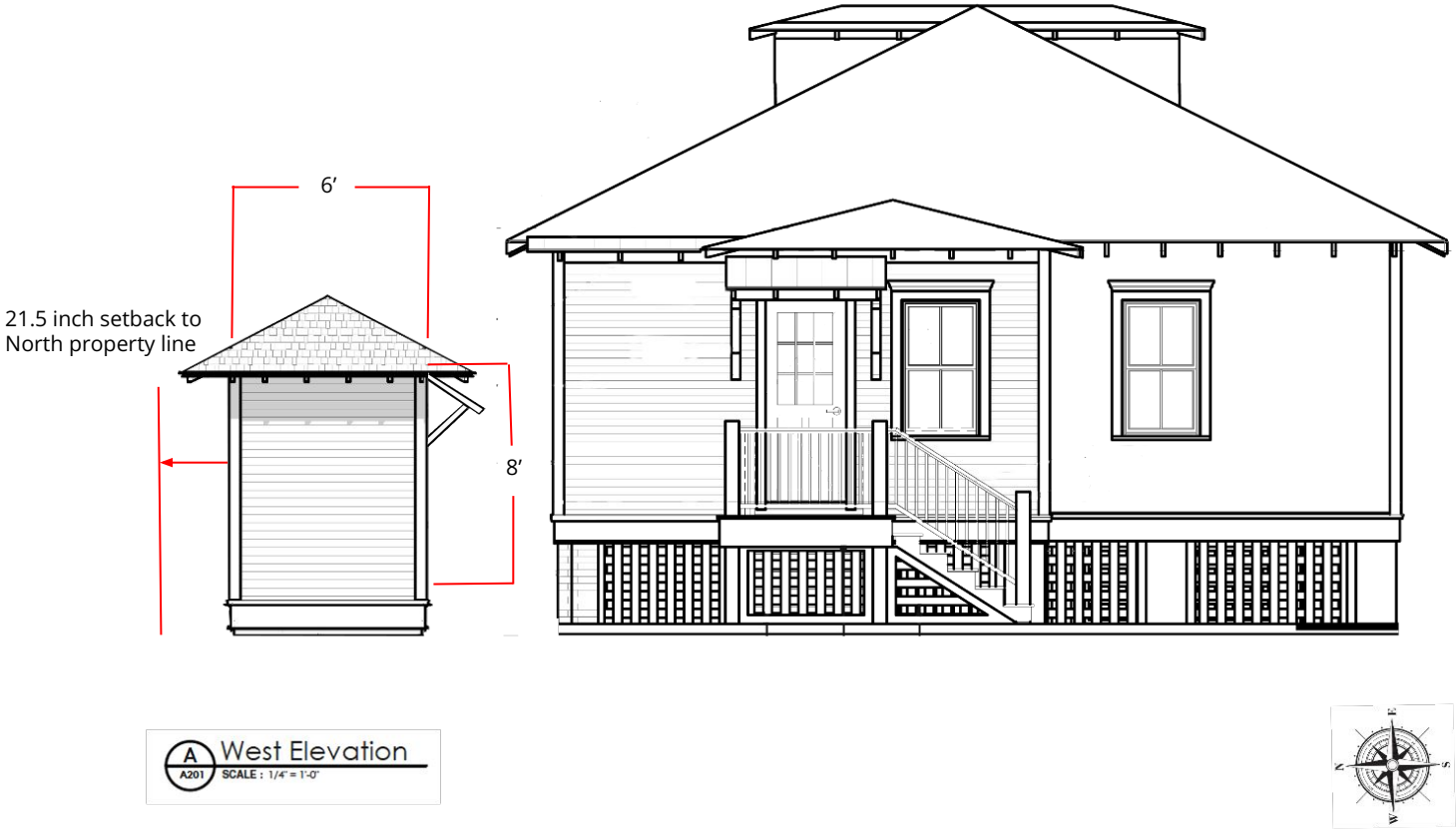
57 sq ft (<200 sq ft)

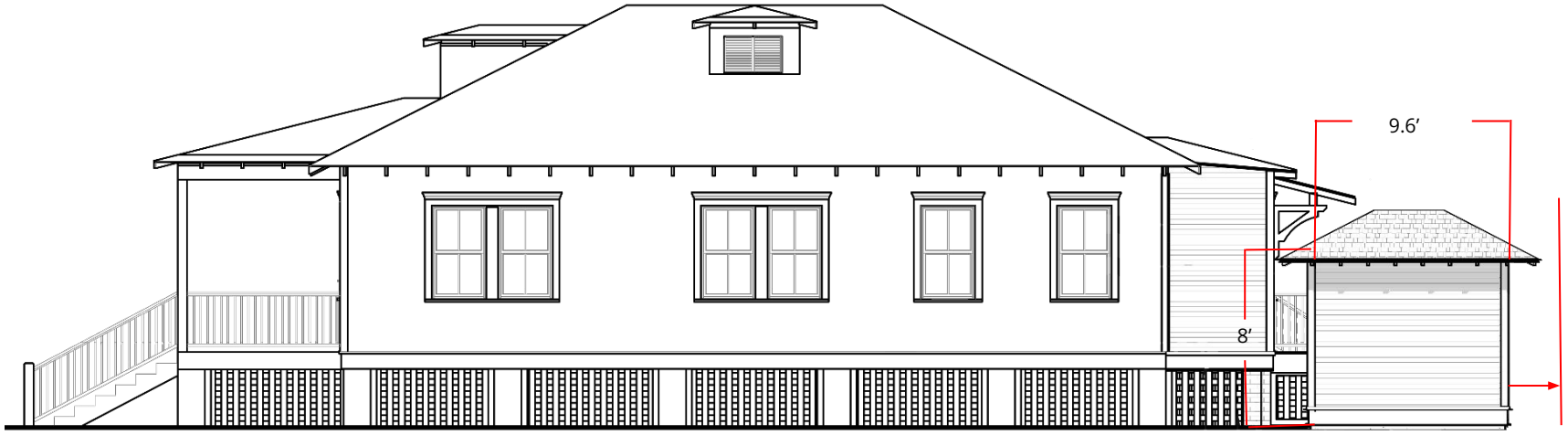
No plumbing/ HVAC

Lot size of 3,485 sq ft is less than 6,000 sq ft maximum



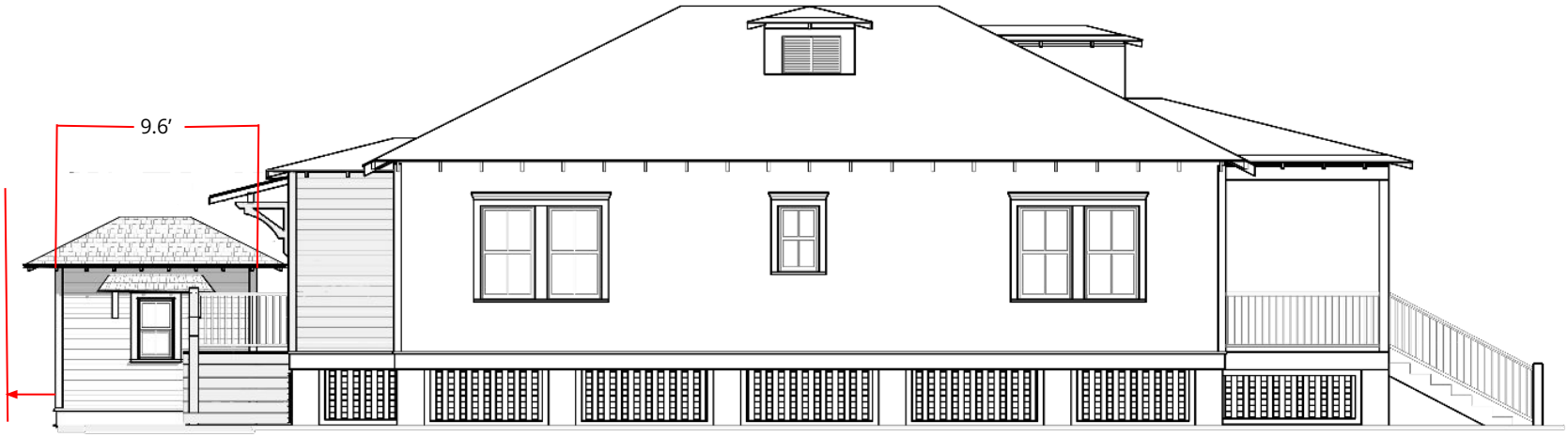
View of shed from East Street


6′
21.5 inch setback to
North property line
8′
A
A201
West Elevation
SCALE : 1/4" = 1'-0"



21.5 inch setback to
West property line

North Elevation
A201 SCALE : 1/4" = 1'-0"



21.5 inch setback to
West property line

B A201 South Elevation
SCALE : 1/4" = 1'-0"



Shed Paint and Shingle Information

The primary and detail colors of the shed and the shingle type and color will be the same brands, colors and specs used on the house. This elevation was part the initial renovation work at 702 East St. that was completed in 2021.



E **North Elevation**

SD101 **SCALE :** 1/8" = 1'-0"

COLORS* (Benjamin Moore)

- Siding/body: Azores (AF-495) – eggshell sheen
- Trim: White Dove (OC-17) – satin sheen
- Window sashes/lattice: Galaxy (2117-20) – satin sheen

SHINGLES* (Certainteed)

- Landmark Pro Designer Shingles - Max Def Georgetown Gray
  Roof work to include:
  - ice and water shield in roof valleys
  - roof underlayment over decking
  - 28 squares 50-year architectural shingles
  - ridge vent where applicable
  - aluminum drip edge on eave and rake edges
  - pipe flashings

* Note that colors have been prepared to show electronically as close as possible to actual color swatches and shingles; however, please keep in mind that each device used to view the colors may display the colors differently due to monitor set-up and capabilities. Actual swatches and shingle samples available, if needed, on request.

Fence Work

The current wood fence at 702 East St. was built in 2003. As a result of deterioration over time, the 12’ 1” section at the NE corner of the property, now rotted, requires replacement. This section includes a gate, which also will be replaced.

The SW corner of the property once had a fence and gate as well. This section of fencing was removed in 2021 during construction of an addition to the property at the rear of the home, now complete.

Due to the change in the structure’s footprint following the addition, the fence line in this plan extends toward Prince St. by 12’ on the SW property line to the point intersecting the Prince St. side of the home. The design of this extended section of fence will match the design of the 2003 fence currently along the west property line.

The fence and gate to replace the SW section removed for construction, as well as the fence and gate to be built at the NE section of the property, are designed as a “living fence” to help facilitate the landscaping plan. The living fence sections will be constructed of a quality in keeping with the many living fences in the surrounding community.

NE Fence Section Replacement





NE fence section (facing west from Prince St.) to be replaced with a living fence

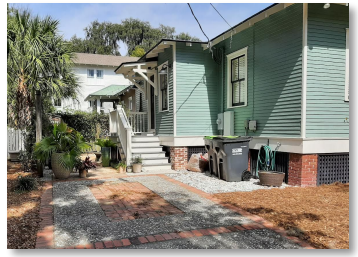
SW Fence Section Extension/Replacement



Looking west at SW end of fence to be extended 12’.



Looking east from end of fence to SW corner of house, the point of extension.



Looking north at rear of house from SW elevation. Living fence to be built from west property line to SW corner of house.

Sampling of nearby homes with living fences



702 Hamilton St.



411 New St.



406 New St.



510 Craven St.



207 Laurens St.

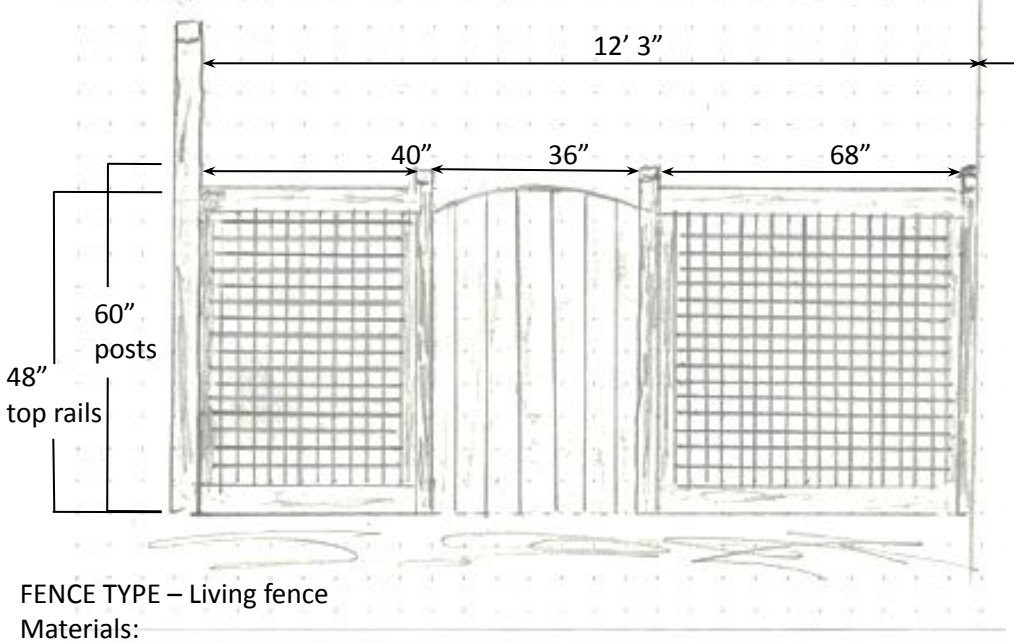


403 Hancock St.

FENCE REPLACEMENT on NE corner of 702 East Street



Existing fence between house and property line to be replaced at the NE property on East St.



FENCE TYPE – Living fence

Materials:

- 2”x2” metal fence mesh
- Pressure treated 4”x 4” posts with concrete footers
- Pressure treated 2”x 4” fencing frame

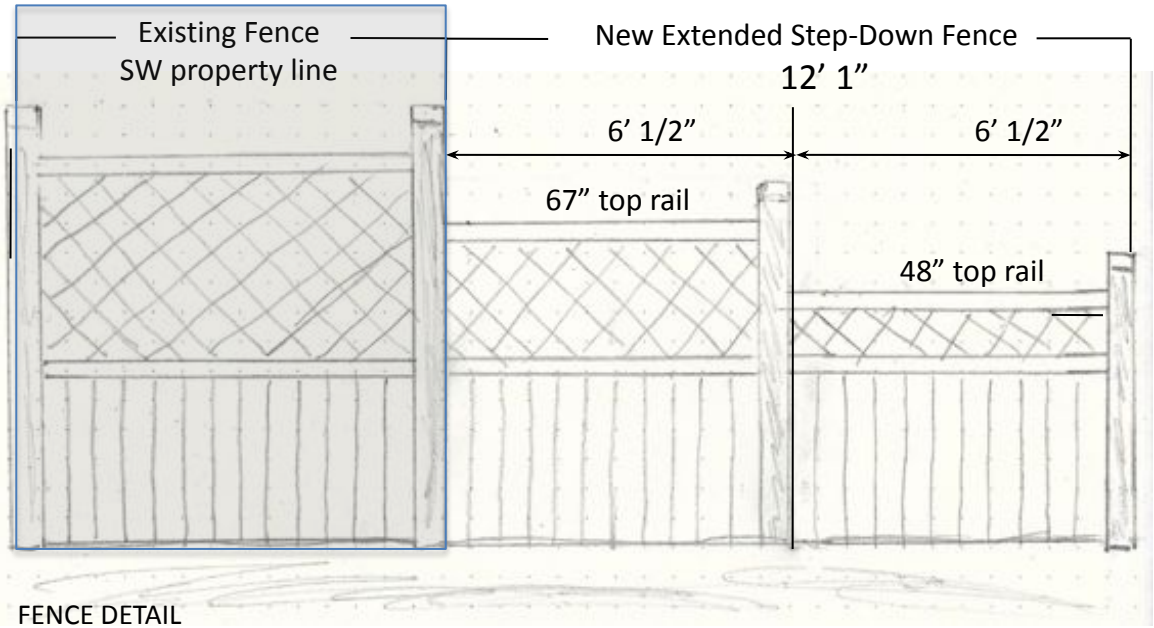
FENCE GATE

Materials: Custom wood slat gate similar to drawing (or antique architectural metal gate if available)

EXISTING FENCE EXTENSION — SW section of property

The original fence (left foreground) will be extended 12’1” to move the termination point to the corner of house (Prince St. side of home).





FENCE DETAIL

- An extended fence will be built using the original design and materials (pressure treated wood) of the existing fence.
- The height of the two new sections will step-down to match the height of the new fence that will span the driveway at the SW corner of the home.
- The extended fence will join to the new driveway fence at the SW property line across from the SW corner of the house.

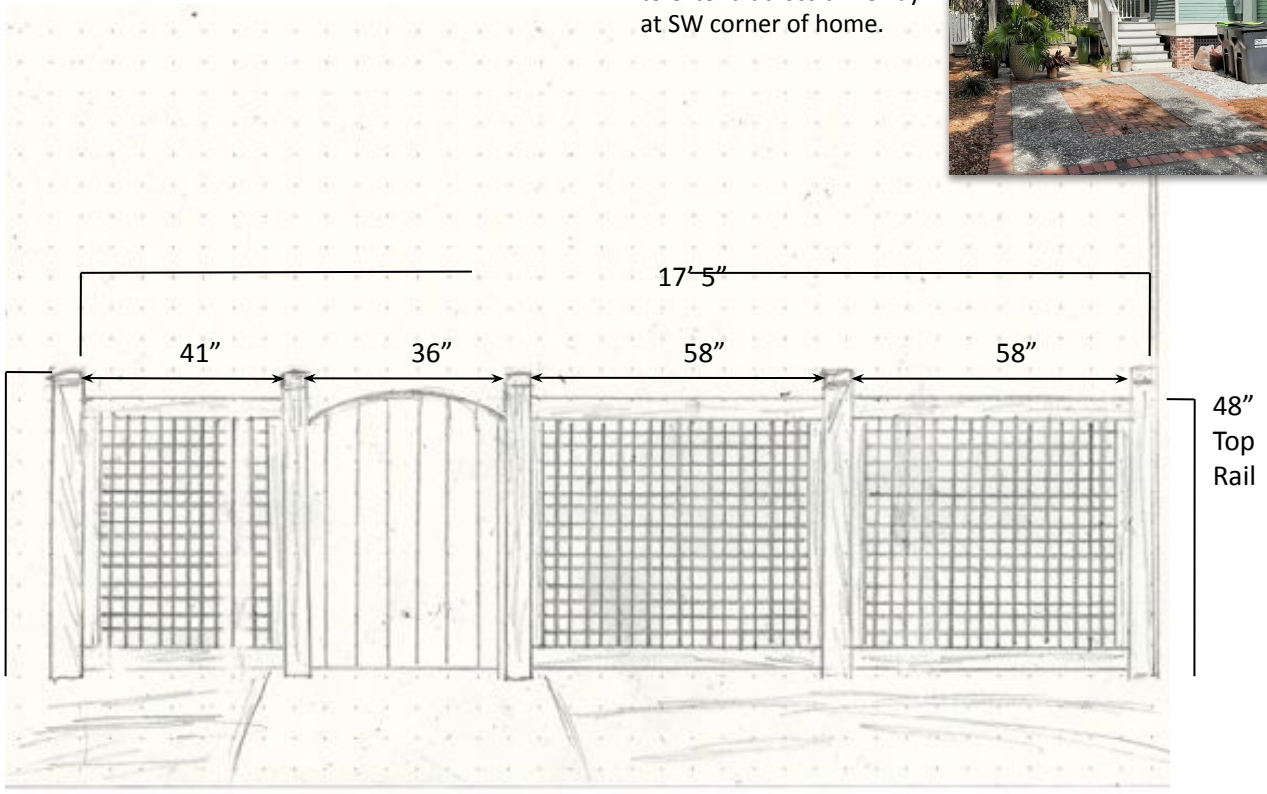
Visualizing extension of existing fence
SW section of property



SW FENCE REPLACEMENT of old fence removed for construction of new addition on SW side of home.

New living fence and gate to extend across driveway at SW corner of home.





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FENCE GATE

Materials: Custom wood slat gate similar to drawing (or antique architectural metal gate if available)

Concrete Removal

Prior to the sale of the property in 2003, most of the backyard at 702 East St. was occupied by a 23' x 11' garage (see 2003 plat). In 2003, the new owners demolished the garage as part of their renovation, but leaving its 4" concrete pad in place. The brick driveway was replaced with a tabby concrete driveway with bricks used as design elements.

Today, the combination of the age and wear of the concrete garage pad, tabby with brick driveway and tabby concrete landing pad below the base of the stairs at the rear of the home presents a hodge-podge appearance, limits our ability to beautify this part of the property through landscaping, and covers a significant amount of our available land with impervious concrete.

As part of our landscaping plan, we will remove approximately 195 square feet of garage and bib slab, and an additional 189 square feet of driveway concrete. With the installation of a new 60 square foot concrete foundation for the shed, the concrete removal total of this project will be 324 square feet.

In its place will be a thoughtfully and professionally designed installation of hard and soft landscaping, featuring architectural pavers from Lowcountry Paver, as well as a variety of plantings to provide both privacy and beauty to the property.



View from the SW elevation in 2003 showing the garage prior to demolition. The removal of the impervious concrete pad left behind is the goal of this part of the project.

Right: Pictures of the concrete pad today, tabby driveway and tabby landing pad for the stairs.

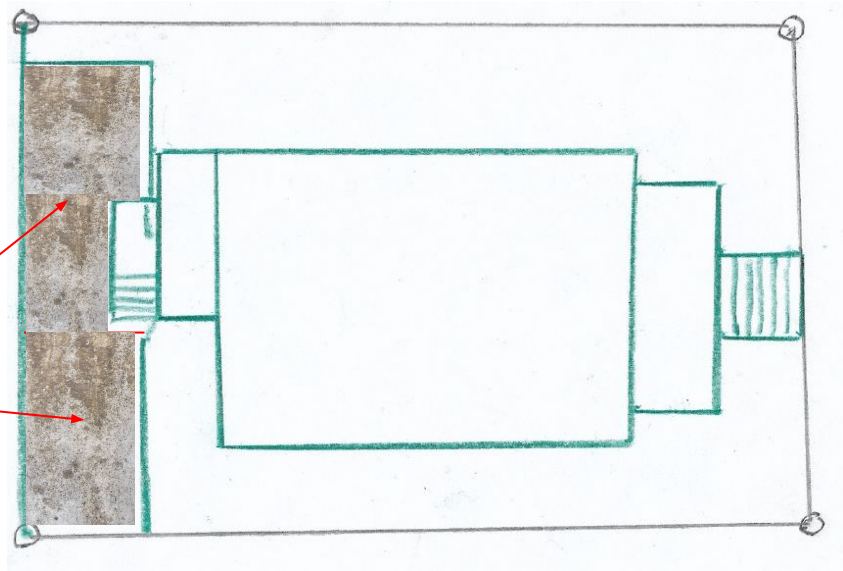


Concrete removal/ Paver replacement

Property size: 3485.00 sq ft

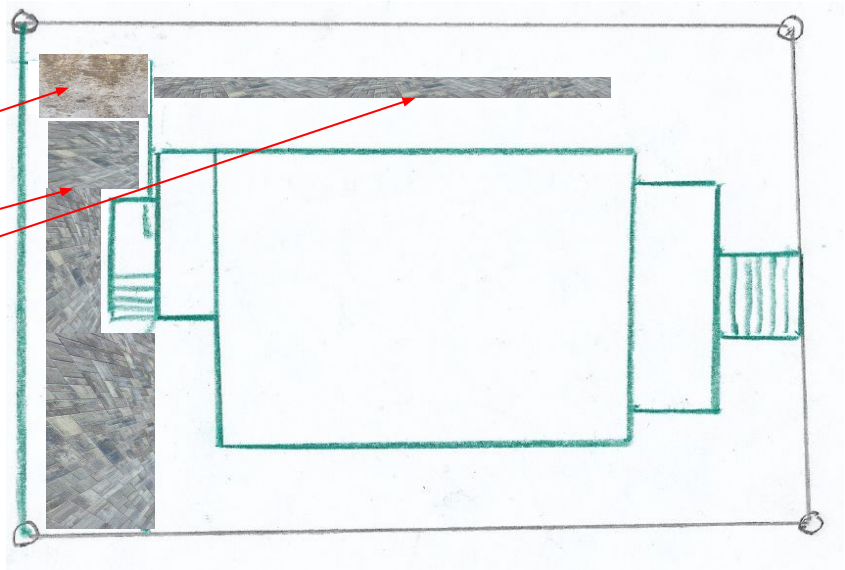
Pre-project
1,951.5 sq ft total
547.5 sq ft concrete

195 – concrete garage pad removal (to be removed)
189 – Prince St. driveway (to be removed)
126 – East St. driveway
176 – front porch
37.5 – front steps
1228 – house



Post-project
2,075.5 sq ft total
325.5 sq ft concrete
346 sq ft pavers

57 – new concrete shed pad
260 – new pavers replacing concrete pad
86 – new paver path on north side of house
105 – Prince St. driveway
126 – East St. driveway
176 – front porch
37.5 – front steps
1228 – house



(3,485 sq ft property)





Paver Manufacturer: Lowcountry Paver
Pattern: Lowcountry Cobble
Color: Storm Cloud
Finish: Riverwalk



1411 Bay Street

Additions

STAFF REPORT: 1411 Bay Street – Final Approval

DATE: 12/13/23

GENERAL INFORMATION	
Applicant:	**Rob Montgomery**
Site Location/Address:	**1411 Bay St/R120 004 000 0763 0000**
Applicant's Request:	**The applicant is requesting final approval to expand the bathroom by 100 sq. ft. to add a shower. The new material shall match the existing structure and shutters will be salvaged.**
Current Zoning:	**T4-HN**

ZONING DISTRICT INFORMATION	
	T4-HN
Lot Width at Setback:	**40 ft.**
Max Lot Coverage:	**55%**
Max. Frontage Build Out	**75% of lot area**
Front Setback	**Avg. setback on the block**
Side Setback	**5 ft on corners/6 ft. interior**
Rear Setback	**15 ft min**
Building Height:	**3 stories max**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T4-HN	**Historic Homes**	**N/A**
South: T1	**Marsh Front**	**N/A**
East: T4-HN	**Historic Homes**	**N/A**
West: T4-N	**Homes**	**N/A**

Background: The applicant is requesting final approval to expand the first-floor bathroom by 100 sq. ft. to include a shower. New material will match the existing materials and the shutters will be salvaged. The east and south elevations will not be impacted. The residence is a contributing structure in the Bluff neighborhood. This alteration has the potential to retain the historic elements of the home. This project was first submitted at the November 15, 2023 HRTC meeting and the applicants have been cooperative. Staff supports the proposed alterations.

FINDINGS AND RECOMMENDATIONS
Staff Recommendation: **Staff recommends Final approval of the rear addition to the structure at 1411 Bay Street as submitted, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code. Staff has no conditions.**

VKG 11/

$ PAID 11/8 CK

23-78 HRB-7

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

☐ Staff Review
☑ Board Review

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

HRC 11/15

Application Fee: *see attached schedule*

OFFICE USE ONLY: Date Filed: 11/8 Application #: 26073 Zoning District: T4HN
BCAGHS Survey: ☑ Yes ☐ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://cityofbeaufort.org/372/Historic-District-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete applicationform, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☑ Conceptual ☐ Preliminary ☐ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant thatis contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☑ No

Applicant, Property, and Project Information

Applicant Name: Rob Montgomery / Montgomery Architecture & Planning, Inc.

Applicant Address: 404 Ribaut Road, Beaufort, SC 29902

Applicant E-mail: rm@monarchpl.com Applicant Phone Number: 843.522.8077

Applicant Title: ☐ Homeowner ☐ Tenant ☑ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Delinda & Joseph Mix

Owner Address: 1411 Bay Street, Beaufort, SC

Project Name: Mix Residence

Property Address: 1411 Bay Street

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0763 0000

Date Submitted: 11.8.232

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Rob Montgomery Date: 11.8.23

Owner's Signature: Date: 11.8.23

(The owner's signature is required if the applicant is not the owner.)

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: Mix Residence

Property Size in Acres: .29 Proposed Building Use: Bath

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ¨ New Construction, Primary Structure ¨ Alterations / Additions

☐ Demolition* ¨ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

1,497 Main House 576 Garage

Is this project a redevelopment project? ☐ Y ☑ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Lin Mix wishes to add a full bath to the main living floor. The 100 sq.ft. addition is proposed for the north-west quardrant of the existing 3,000 sq. ft. home. All materials (brick, siding, roof) will match existing and the existing windows and shutters will be salvaged to be re-installed.

Existing lot coverage is approx. 18% Lot Area = 17,424 s.f.

Existing non previous

Garage	560
Walks/Drives	1,150
Home	1,540
	3,210 s.f.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

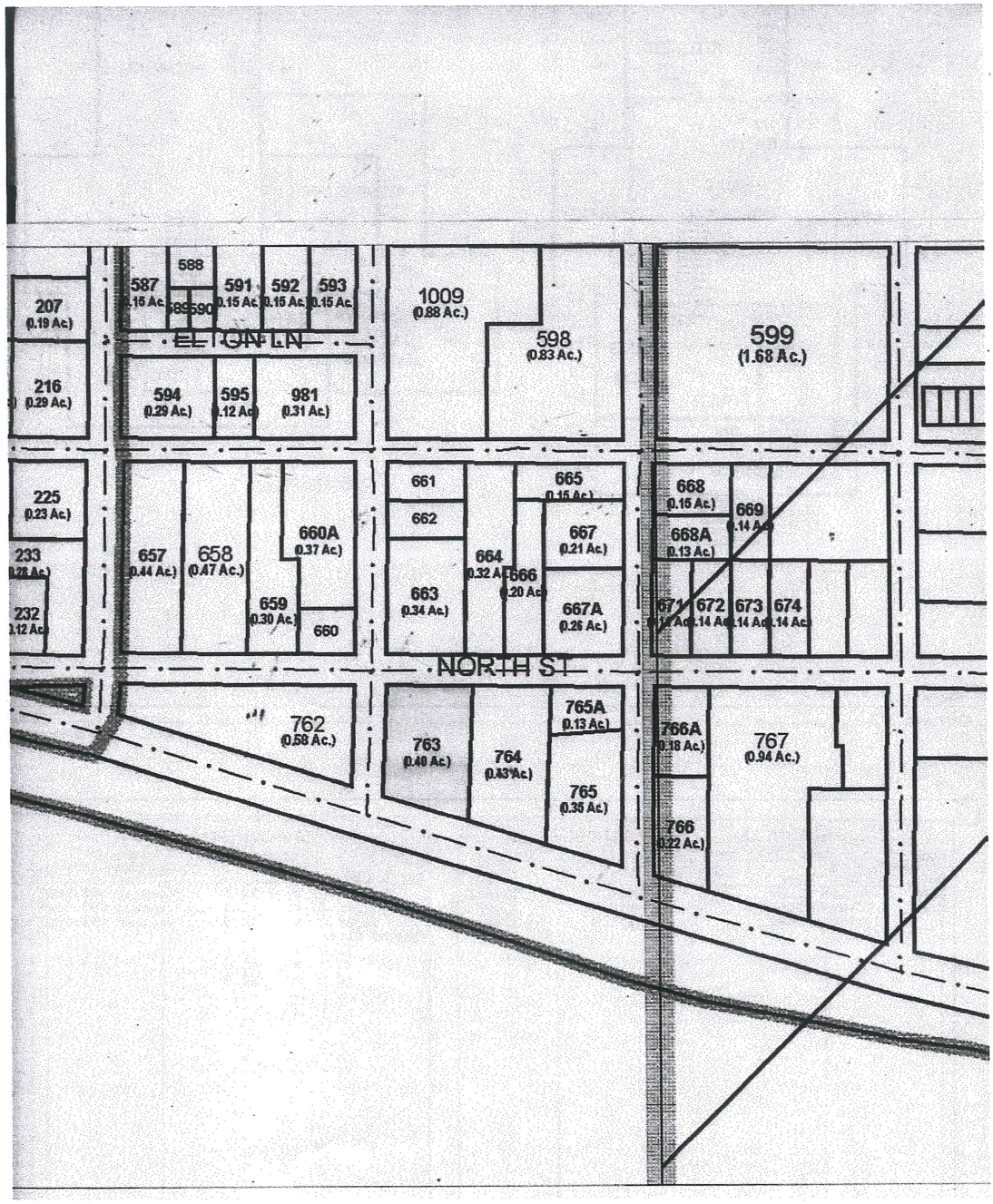
1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

File MIX

PLAT MAP

Borrower: JOSEPH & DELINDA MIX		File No.: 09R4662
Property Address: 1411 BAY STREET		Case No.:
City: BEAUFORT	State: SC	Zip: 29902
Lender: BANK OF AMERICA, NA		





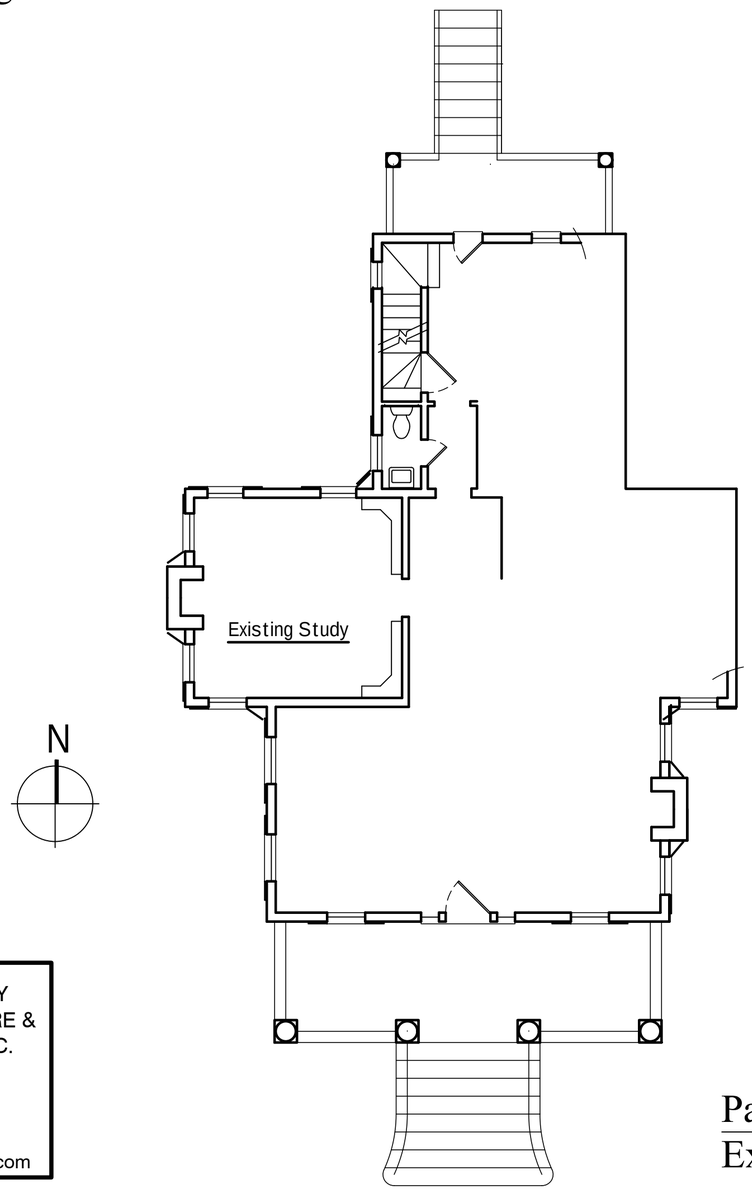
West Elevation
Existing

0 8 16 32



South Elevation
Existing

0 8 16 32



Partial Floor Plan
Existing

0 4 8 16



North Elevation
Existing

0 8 16 32

MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

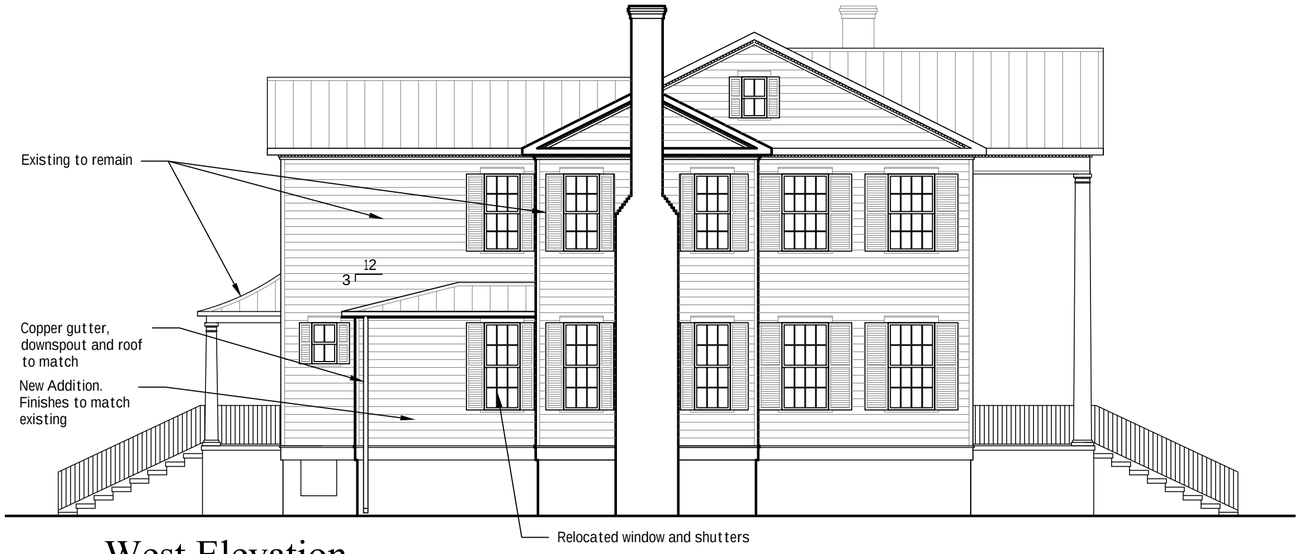
11-5-23

www.monarchpl.com

E. A. Scheper House

1411 Bay Street

Existing Conditions



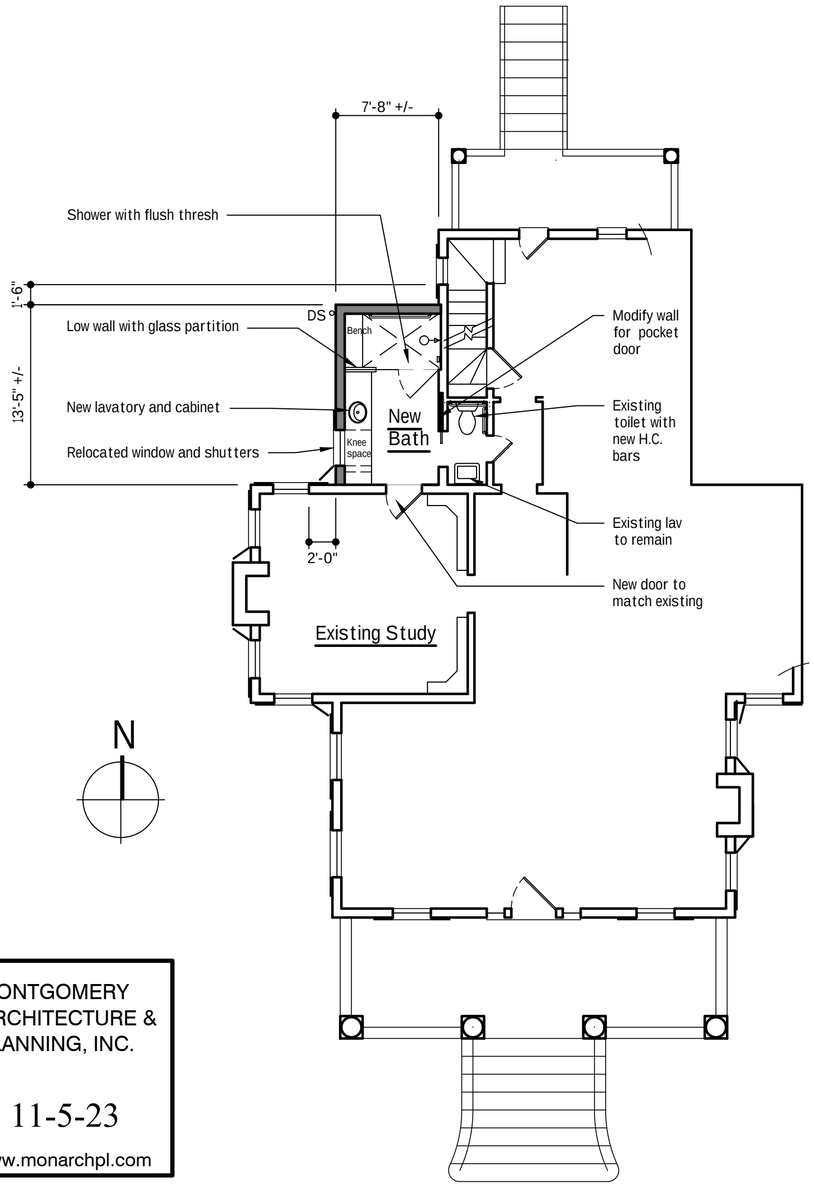
West Elevation

0 8 16 32



South Elevation

0 8 16 32



Partial Floor Plan

0 4 8 16



North Elevation

0 8 16 32

MONTGOMERY ARCHITECTURE & PLANNING, INC.

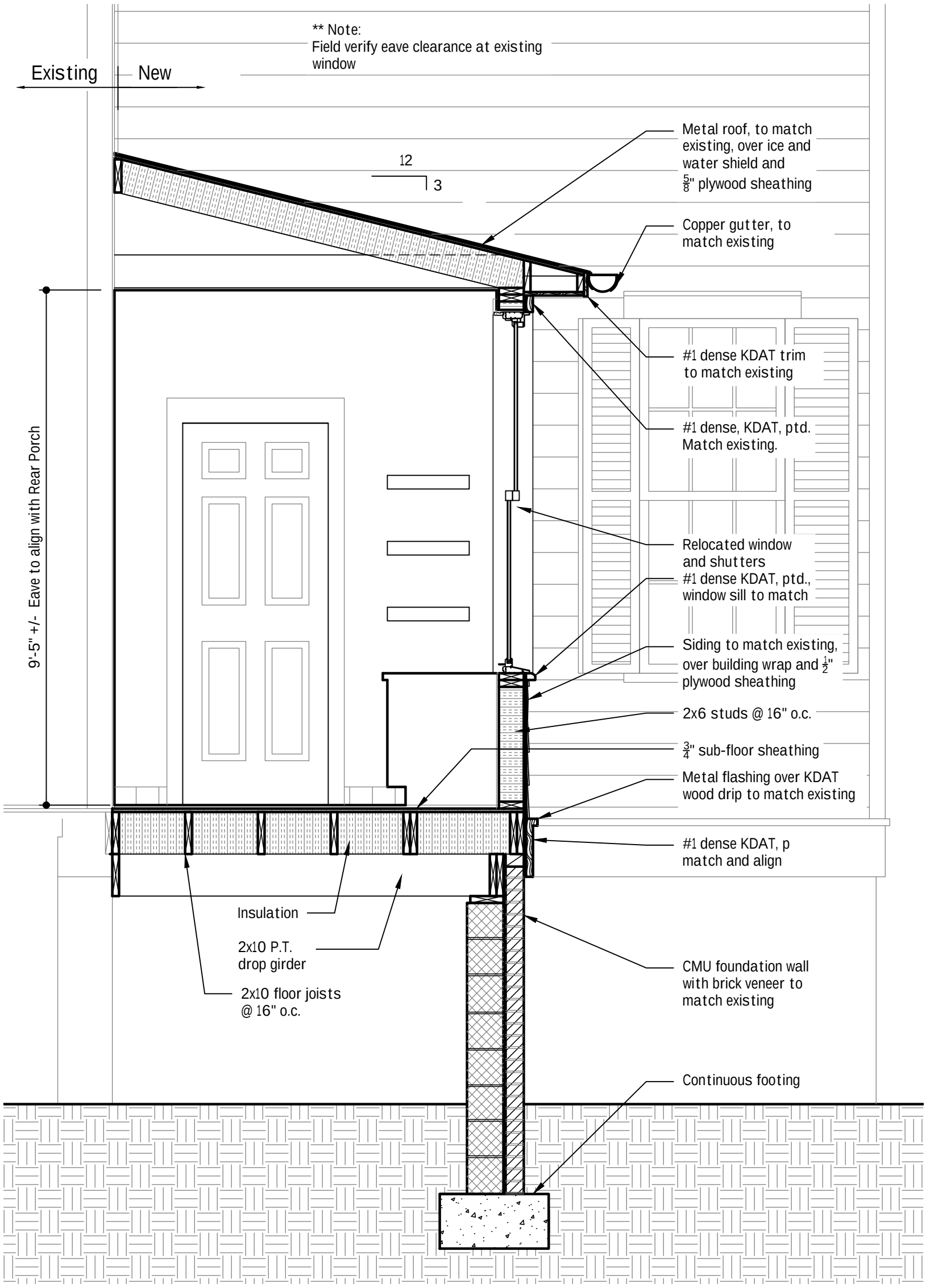
11-5-23

www.monarchpl.com

Additions to the Mix Residence

1411 Bay Street

Proposed Addition



Section at New Addition

0 1 2 4

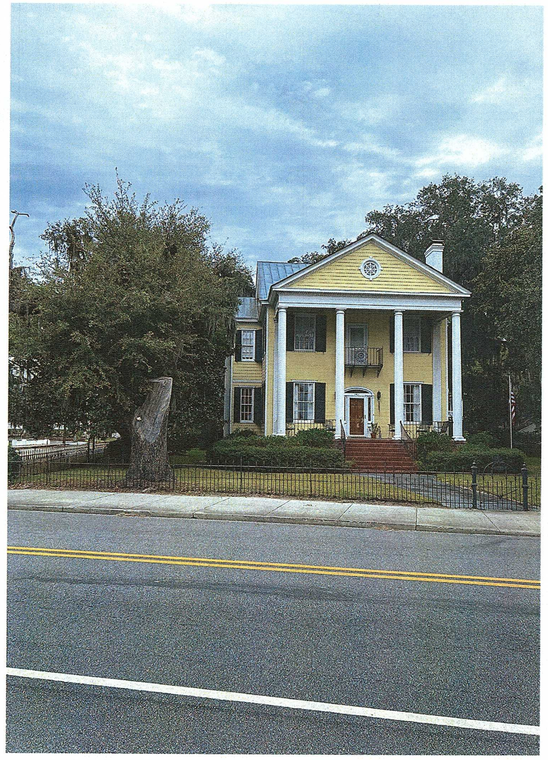
MONTGOMERY ARCHITECTURE & PLANNING, INC.

www.monarchpl.com

Additions to the Mix Residence
1411 Bay Street
11-5-23



West Elevation



South Elevation



North West View

MONTGOMERY ARCHITECTURE & PLANNING, INC.

11-5-23

www.monarchpl.com

Additions to the Mix Residence

1411 Bay Street

Photos of Existing

316 Federal Street

Alterations/Additions

STAFF REPORT: 316 Federal Street – Conceptual Approval

DATE: December 13, 2023

GENERAL INFORMATION		
Applicant:	**Ashley Randolph, agent for Lynn King**	
Site Location/Address:	**316 Federal Street; R120 004 000 0840 0000**	
Applicant's Request:	**The applicant is requesting conceptual approval for alterations and additions to combine two existing structures at 316 Federal Street**	
Current Zoning:	**T-4 HN**	
Contributing:	**Non-contributing, structures built in 1965**	
ZONING DISTRICT INFORMATION		
	T-4 HN	
Lot Width at Setback:	**40'**	
Max Lot Coverage:	**55%**	
Min. Frontage Build Out	**75% of the lot area**	
Front Setback	**Average Setback of the block**	
Side Setback	**Side Interior – 5' min, or 0' if attached. 10' interior in the point**	
Rear Setback	**15'**	
Building Height:	**3 stories max**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 HN	**Historic Homes**	**N/A**
South: T-4 HN	**Historic Homes**	**N/A**
East: T-4 HN	**Historic Homes**	**N/A**
West: T-4 HN	**Historic Homes**	**N/A**

Background: The applicant is requesting conceptual approval to combine the existing buildings constructed in 1965 into one structure. The applicant is proposing to add a central area connecting the two structures, and other corresponding alterations and additions.

The structures are noncontributing and located in the Point neighborhood. The project was first submitted at the October 4, 2023, HTRC meeting and was heard by the HRB at the November 8th meeting, where the project was turned down due to concerns the alterations did not fit the historic fabric of the existing homes and surrounding area. This application includes significant revisions to what was

submitted at the November meeting. This includes changes to fenestration, which were discussed by the HRB at the November 8th meeting. The applicant is requesting conceptual approval, which would be for mass and scale.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends conceptual approval with the following recommendations:

1. On the proposed floor plan, staff supports the proportion of window to wall for the rear façade of the great room. Four 2880 windows (two left and two right of the central door) may be a good option for the front elevation. Note the floor plan does not match the rear elevation as noted in comment 3 below.
2. Staff does not support the blank sections of wall on the primary façade (where the closets are located) and recommends reducing the closet sizes to reduce these blank areas.
3. As another way to address comment 2, staff recommends realigning the front porch columns so that they are not located in front of the windows. Staff asks the applicant to consider double columns on the outside of the porch (with some relation to the alignment of brick piers in the garden wall) and then shifting the two inner columns to exist within the brick stairs and possibly aligned with the brick piers at the pedestrian opening in the garden wall.
4. Staff understands that the existing structures may not provide perfect symmetry between the left and right structures. However, on the front elevation, the window on the east side of the house next to proposed addition mass and porch appears crowded. This may be a graphical error as the floor plan dimensions illustrate that the smaller side should be the west side of the structure. Applicant may have the opportunity to adjust the proposed central mass to allow the window shutters approximately 4 inches on both sides of the porch.
5. Staff recommends the applicant raise the porch beam so that the heads of the transom windows and their casing are visible. While this will raise the ridge of the structure, added verticality of the porch and columns will assist with the overall proportion of the central mass.
6. The proposed rake boards of the pediment are out of scale with the porch beam entablature and gable pediment.
    i. The applicant should also consider the proportion of the porch beam entablature, which could be taller containing both an architrave and frieze with applied Taenia molding between. Staff believes the taller entablature will assist with the overall

proportion.

ii. The ocular window in the gable pediment seems undersized and staff recommends the applicant study the proportion of that element within the pediment. The applicant should also consider increasing the height of the rake frieze in the gable and consider the materiality of the gable wall as horizontal siding plays a large role in scale.

7. Staff recommends that all transoms on the primary (front) elevation be aligned. The applicant should either raise the heads of the windows flanking the doors or lower the door head.
8. The floor plan for the rear façade fenestration (central mass) does not match the elevation drawing; applicant to coordinate all plans and elevation drawings in future submittals.
9. A fireplace is shown in the great room in plan but does not appear in elevations or 3D views. Applicant to clarify if this is a functional fireplace. If a flue is required for the fireplace, the applicant to include the chimney in future drawings.
10. Applicant to show the porch and stair railings on the elevation drawings in future submissions.
11. The applicant to study sight lines in the 3D model and adjust the roof slope of the rear screened porch if it proves visible above the parapet wall on the left façade (east elevation).
12. Applicant to use cardinal directions for labeling elevation drawings in future submissions.

VRG 1245
23-71 HRB-2
H TRC ✓

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☒ Board Review pd. 64

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 12/1 **Application #:** 26145 **Zoning District:** T4HN
BCAGHS Survey: ☐ Yes ☐ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ■ Preliminary ☐ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☑ No

Applicant, Property, and Project Information

Applicant Name: Ashley Randolph

Applicant Address: 1003 Charles Street, Beaufort, SC

Applicant E-mail: ashleyr@allisonramseyarchitect.con Applicant Phone Number:

Applicant Title: ☐ Homeowner ☐ Tenant ■ Designer ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Lynn King

Owner Address: 316 Federal Street, Beaufort, SC

Project Name: 316 Federal Street Renovation

Property Address: 316 Federal Street, Beaufort, SC

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0840 0000

Date Submitted: 10-20-2023

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Ashley Randolph Date: 10-20-2023 12-01-2023

Owner's Signature: Date:

(The owner's signature is required if the applicant is not the owner.)

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: 316 Federal Street Renovation

Property Size in Acres: 0.61 Acres Proposed Building Use: Single-Family Residence

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ■ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
Existing Heated SF = 2396 SF; Proposed Heated SF = 3046 SF (+650 SF)

Is this project a redevelopment project: ☐ Y ☑ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):
Addition of vaulted space between existing buildings and renovations to interior to turn merge three existing units into one single family residence

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

Revised April 16, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

The Beaufort Code applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual* & *Supplement:* these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines:* these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation:* these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: http://www.cityofbeaufort.org/434/Zoning
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv

NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

- ☐ **Existing Context:** Color photographs of the existing structure and the adjacent structures.
- ☐ **Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- ☐ **Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc…), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- ☐ **Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- ☐ **3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- ☐ **Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- ☐ **Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- ☐ **Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- ☐ **Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- ☐ Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- ☐ A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- ☐ **Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- ☐ **Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- ☐ **Final Materials List:** A final list, including colors, is required.
- ☐ **Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

Change After Certification:

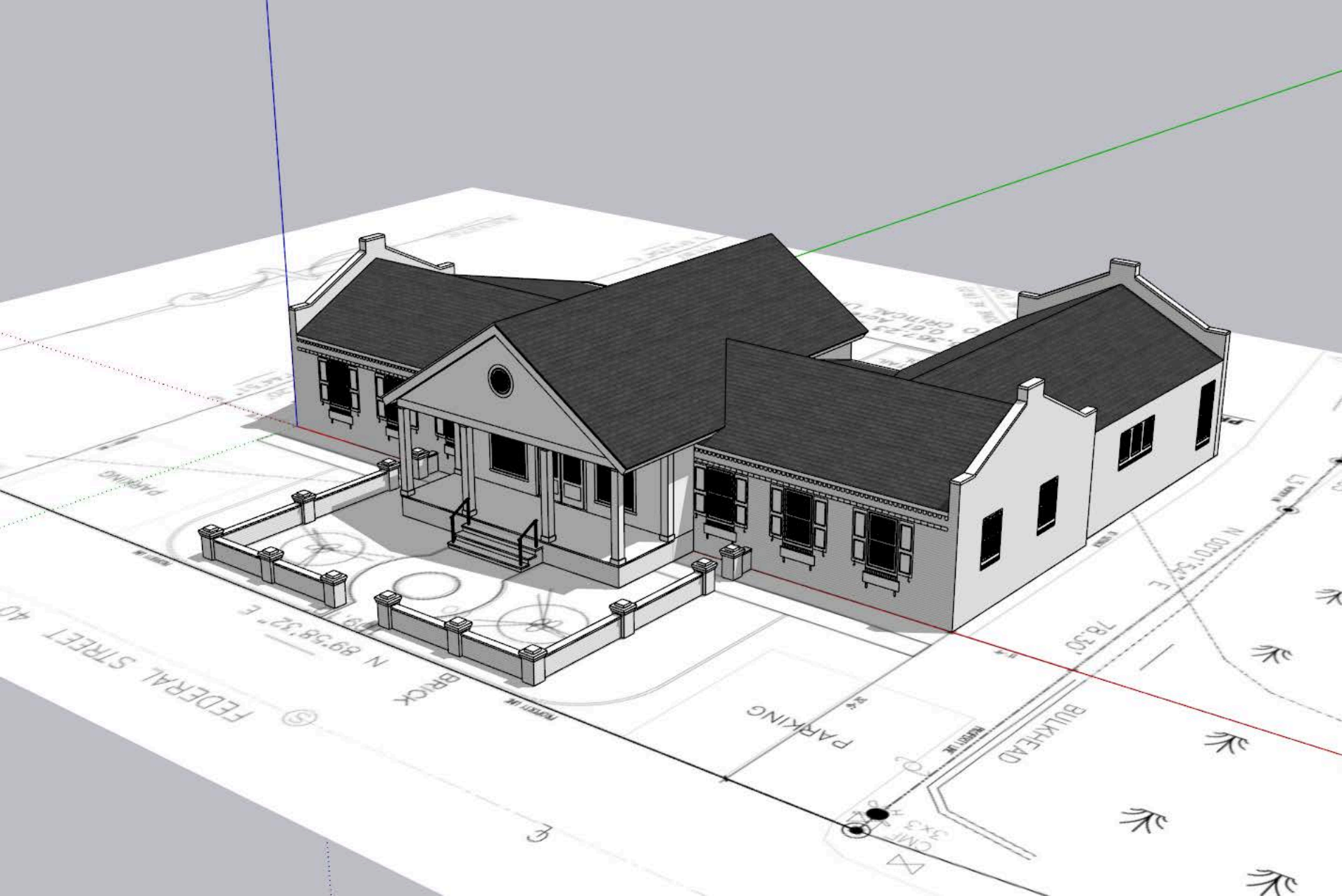
- ☐ **Copy of Certificate of Appropriateness** received with previous approval.
- ☐ **Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as "Previously Approved" or "Current Proposed", and all proposed revisions in the current proposed drawings must be clouded and noted.

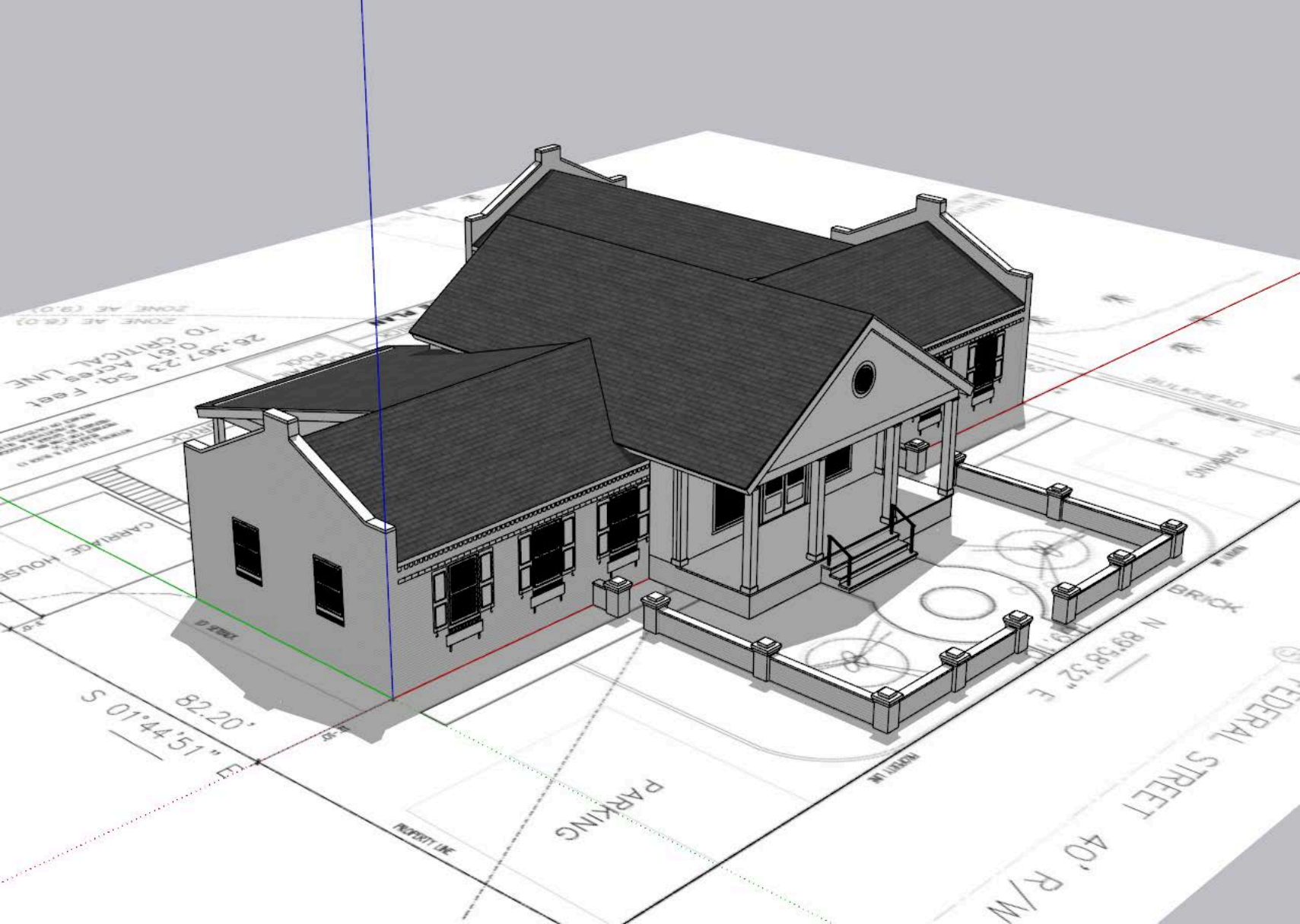
Submission Requirements for Demolition or Relocation

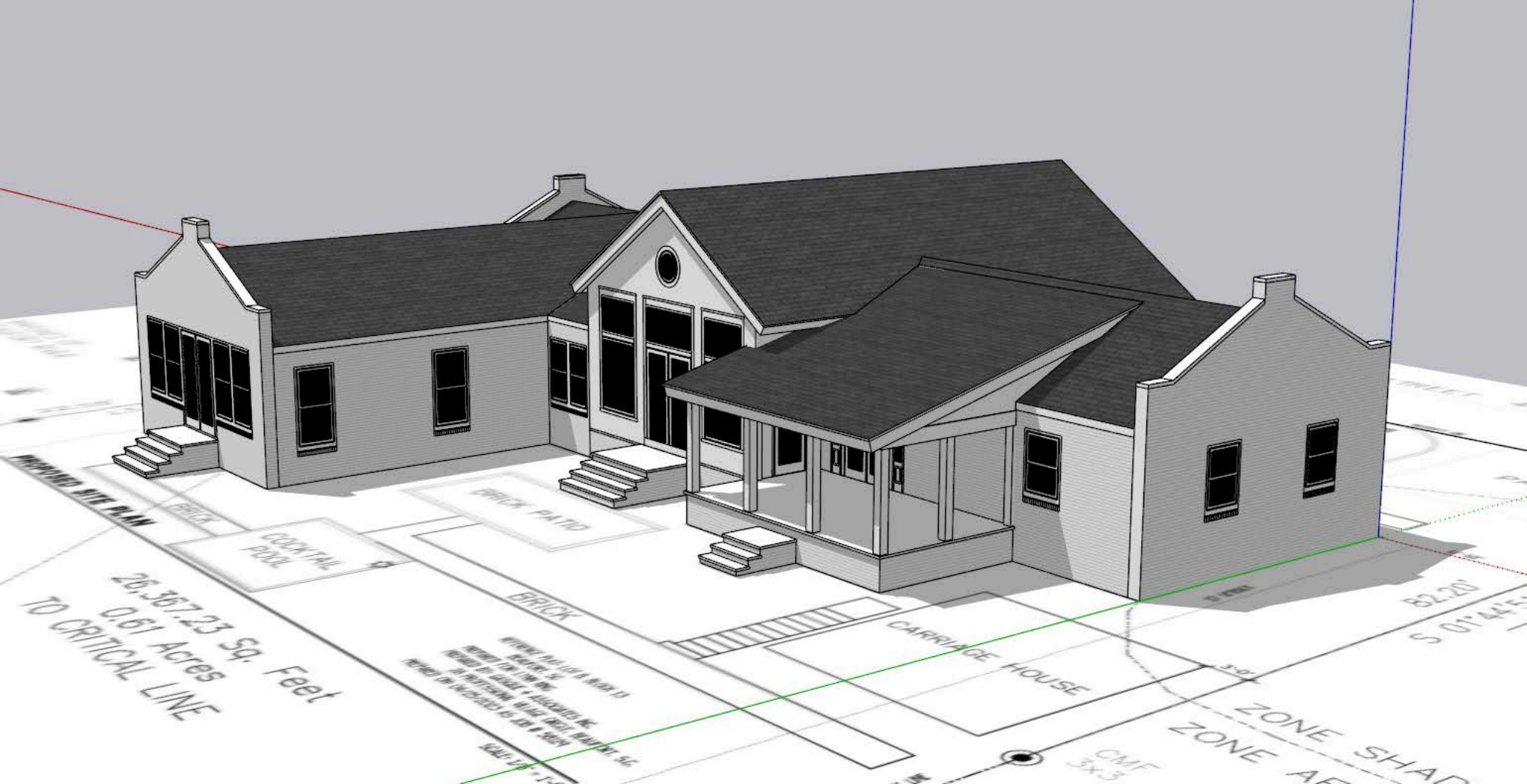
Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

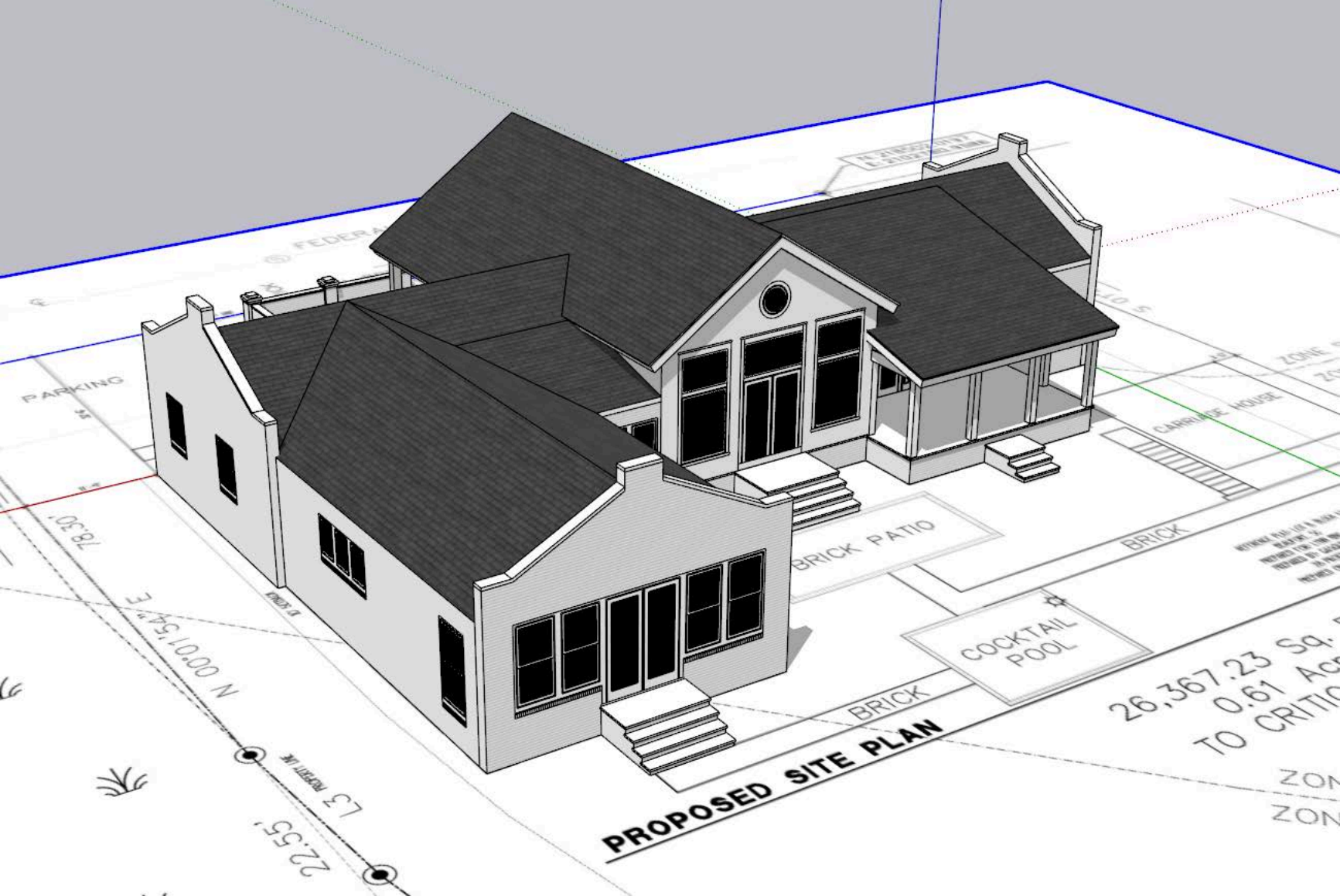
Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.

- ☐ A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- ☐ Tax map or plat showing the location of the property
- ☐ Color photographs of all sides of the structure.
- ☐ Color photographs of adjoining properties.
- ☐ A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.
- ☐ A landscaping plan/or conceptual redevelopment plan, is required.


FEDERAL STREET
BRICK
PARKING
BULKHEAD
N 89°58'32" E
N 00°01'54" E
78.30'


PARKING
82.20'
S 01°44'51" E
N 89°38'32" E
BRICK
FEDERAL STREET 40' R/W

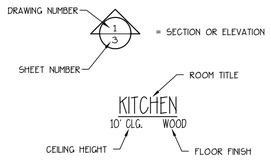

BRICK PATIO
BRICK
COCKTAIL POOL
BRICK
CARRIAGE HOUSE
26,367.23 Sq. Feet
0.61 Acres
TO CRITICAL LINE
ZONE SHA
ZONE A

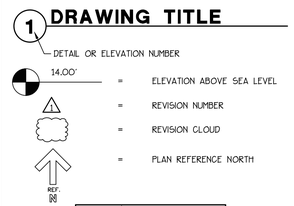

PARKING
BRICK PATIO
BRICK
COCKTAIL POOL
BRICK
CARRIAGE HOUSE
PROPOSED SITE PLAN

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY

2868O = 2'-8" WIDE x 6'-0" HIGH





S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SDC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	EXISTING SITE PLAN
S2	PROPOSED SITE PLAN
S3	CONTEXT PHOTOS
1	EXISTING FLOOR PLAN
2	PROPOSED FLOOR PLAN
3	EXISTING ELEVATIONS
4	EXISTING ELEVATIONS
5	PROPOSED ELEVATIONS
6	PROPOSED ELEVATIONS + BUILDING SECTION

GENERAL INFO.

AREA CALCULATIONS

EXISTING HEATED = 2396 S.F.

PROPOSED HEATED = 3046 S.F.

316 FEDERAL ST. RENOVATION

316 FEDERAL ST. BEAUFORT, SC

316 FEDERAL STREET RENOVATION

316 FEDERAL STREET BEAUFORT, SC

ALLISON RAMSEY Architects, inc. creating sustainable timeless design

1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OF THIS PLAN TO ENFORCE THE FOLLOWING BEFORE CONSTRUCTION BEGINS. ALLISON RAMSEY ARCHITECTS, INC ASSUMES NO LIABILITY FOR ANY NOTE CONSTRUCTED FROM THIS PLAN.

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-FLOOR, ROOF LOCATIONS, ONLY, ENGINEERING ASPECTS SHOULD BE CONSULTED FOR ALL SAFETY CONCERNS.
-HVAC & PLUMBING LAYOUTS ARE NOT RULERS. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-ANY ITEM, EQUIPMENT, SIZES, CONNECTS, ETC. FOR THROUGH WALLS AND CONDITIONS. MUST BE SPECIFIED & SUPPLIED WITH LOCAL CODES & ENERGY REQUIREMENTS

DATE:	12/1/2023
JOB NO.	23113
DWN. BY:	AR
DWG. NAME:	23113.DWG

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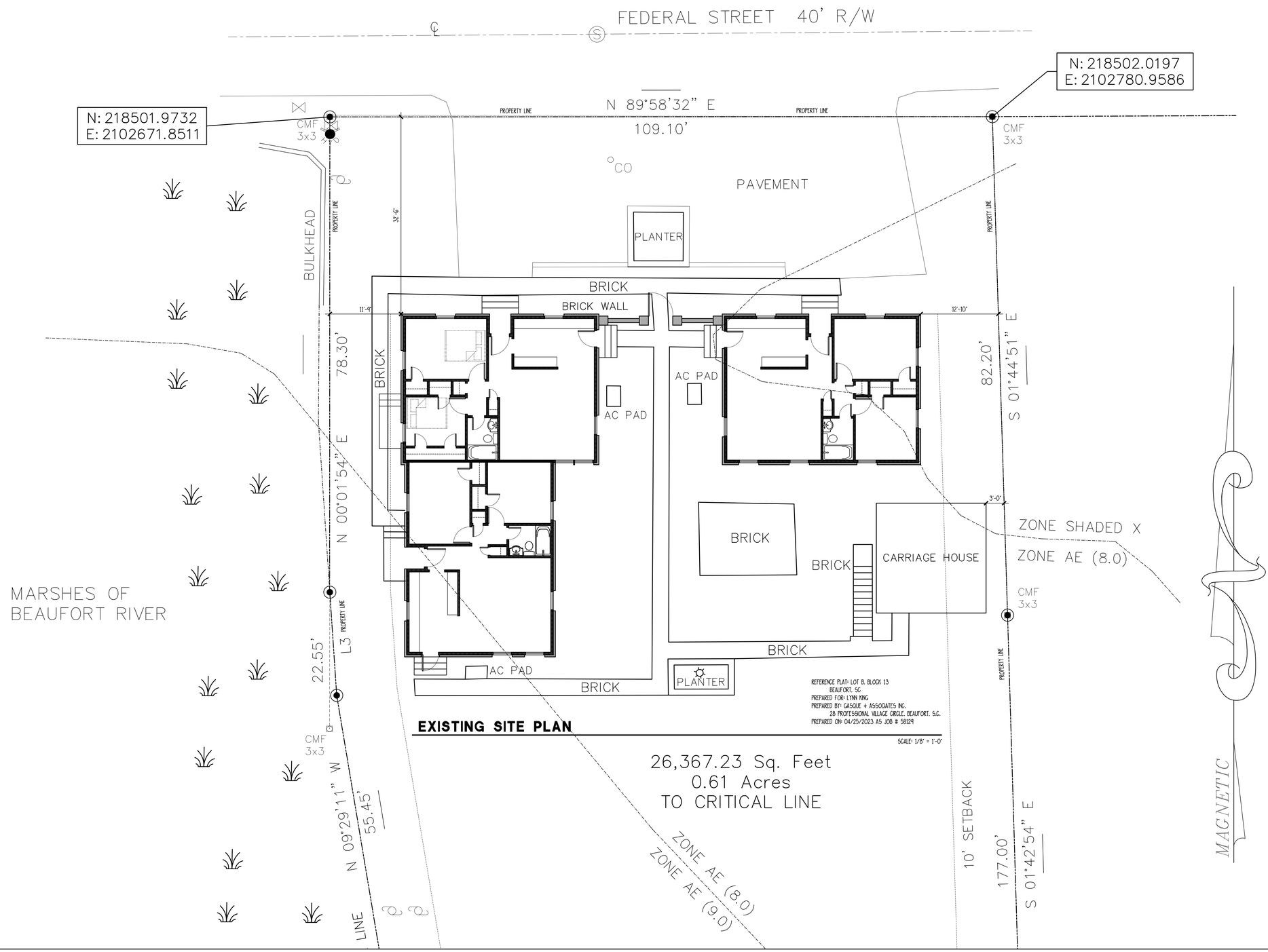

316 FEDERAL ST. RENOVATION

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- VERIFY ALL DIMENSIONS PRIOR TO FABRICATING ANY CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS PROJECT LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ALL LOCAL CODES
- MECH. & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY TRUSS DIAGRAMS IN SHEET A.000 ARE FOR TRUSS LAYOUT ONLY. TRUSS MANUFACTURER IS TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION

DATE:	12/1/2023
JOB NO.	23113
DWN. BY:	AR
DWG. NAME:	23113.DWG

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S

FEDERAL STREET 40' R/W

N: 218501.9732
E: 2102671.8511

N: 218502.0197
E: 2102780.9586

CMF 3x3

CMF 3x3

N 89°58'32" E
109.10'

PROPERTY LINE

PROPERTY LINE

BRICK

PARKING

PARKING

BULKHEAD

PROPERTY LINE

32'-6"

11'-9"

12'-10"

78.30'

N 00°01'54" E

82.20'

S 01°44'51" E

10' SETBACK

10' SETBACK

3'-0"

ZONE SHADED X

ZONE AE (8.0)

CMF 3x3

BRICK PATIO

CARRIAGE HOUSE

BRICK

COCKTAIL POOL

BRICK

MARSHES OF
BEAUFORT RIVER

22.55'

L3

PROPERTY LINE

CMF 3x3

N 09°29'11" W
55.45'

CRITICAL LINE

PROPERTY LINE

ZONE AE (8.0)
ZONE AE (9.0)

177.00'

S 01°42'54" E

PROPERTY LINE

N/F
BEACH

MAGNETIC

REFERENCE PLAT: LOT B, BLOCK 13
BEAUFORT, SC
PREPARED FOR: LYNN KING
PREPARED BY: GASQUE + ASSOCIATES INC.
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
PREPARED ON: 04/25/2023 AS JOB # 58129

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

26,367.23 Sq. Feet
0.61 Acres
TO CRITICAL LINE

316 FEDERAL ST. RENOVATION

316 FEDERAL ST. BEAUFORT, SC

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE
-ALL SITE CONDITIONS
-STAKE-OUT PLUMBING LATERALS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL PE/SC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT ELEVATION IS DEEP ENOUGH TO TAP THE PUBLIC SEWER MAIN CONNECTION.
-VERIFY ALL UTILITIES LOCATIONS, SEPTIC TANK, DRAINFIELD AND EASEMENTS

DATE:	12/1/2023
JOB NO.	23113
DWN. BY:	AR
DWG. NAME:	23113.DWG

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S4



315 FEDERAL STREET



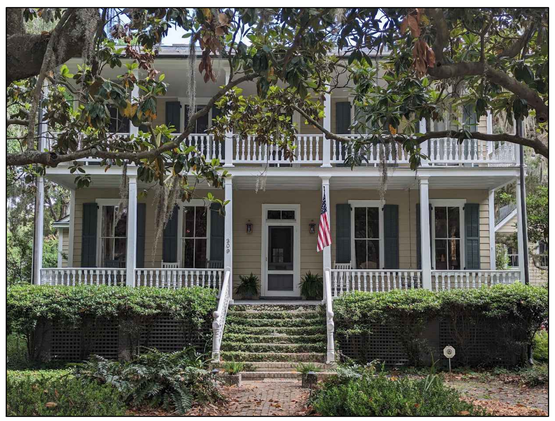
310 FEDERAL STREET



310 FEDERAL STREET



500 PINCKNEY STREET



309 FEDERAL STREET



303 FEDERAL STREET



302 FEDERAL STREET



309 FEDERAL STREET

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- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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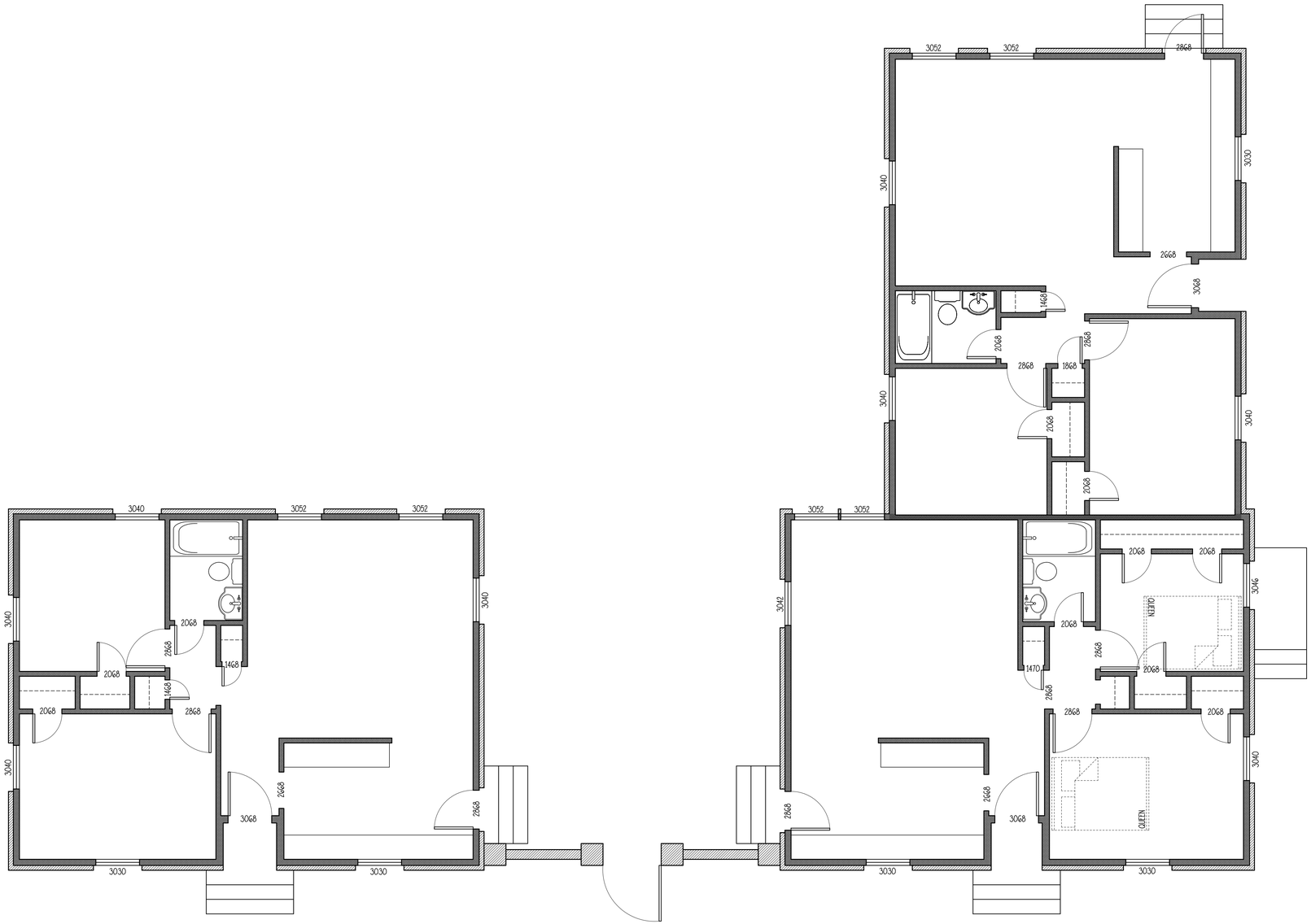
S3



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

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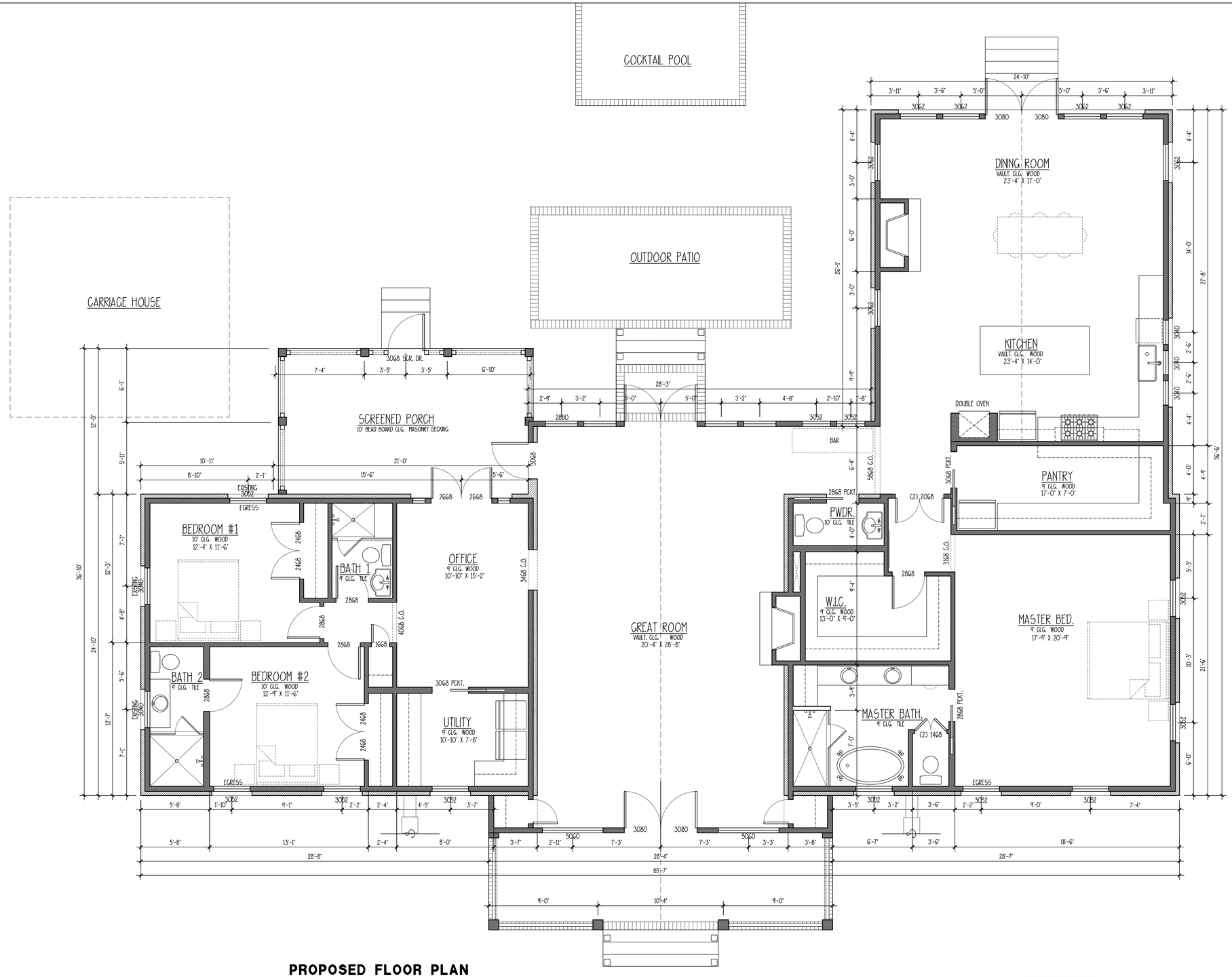

PROPOSED FLOOR PLAN

TOTAL HEATED S.F. - 3046 S.F. (2719 S.F. WOOD FLR. S.B.O.)

SCALE: 1/4" = 1'-0"

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•VERIFY COMPLIANCE WITH ALL LOCAL CODES
•PLANS MEASURE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
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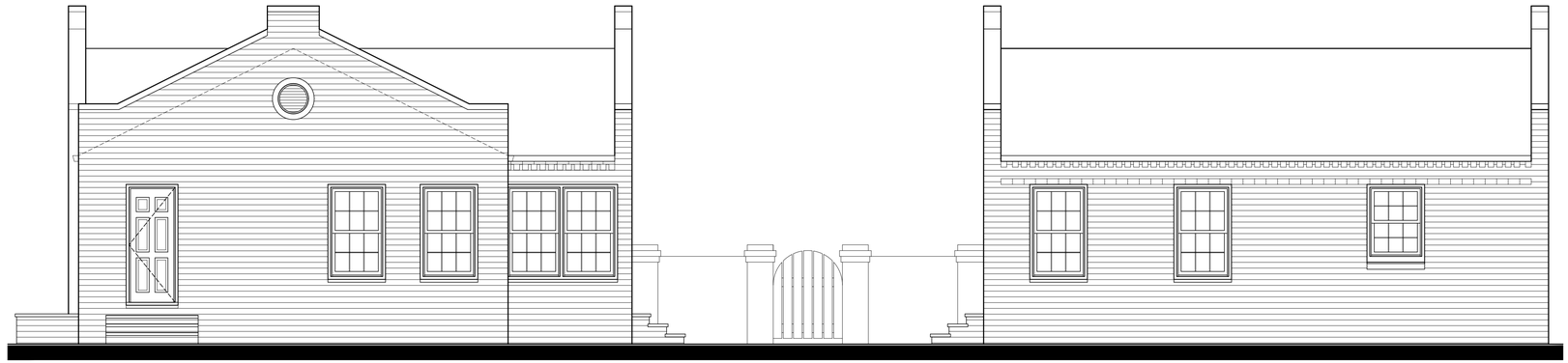
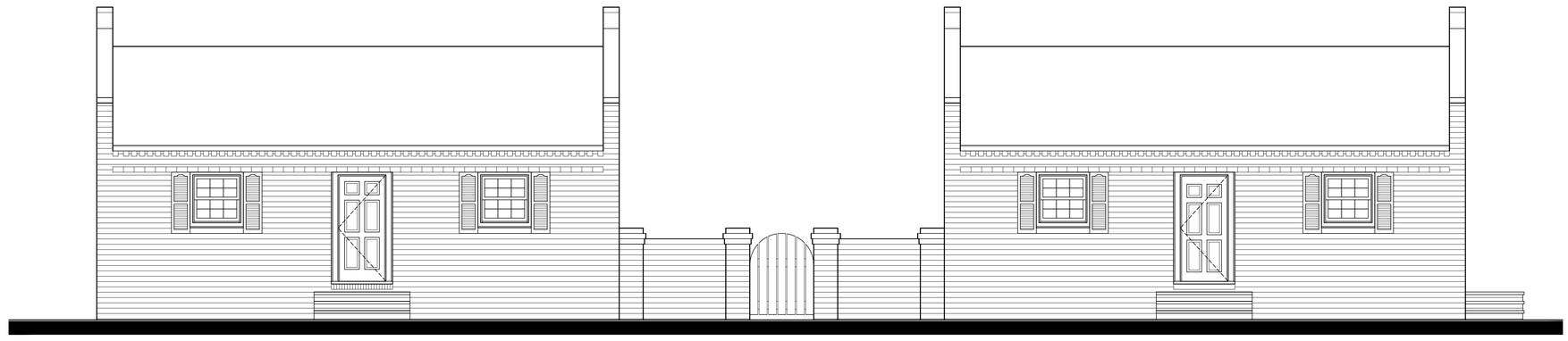


2 REAR OVERALL EXISTING ELEVATION

SCALE: 1/4" = 1'-0"



1 FRONT OVERALL EXISTING ELEVATION

SCALE: 1/4" = 1'-0"

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
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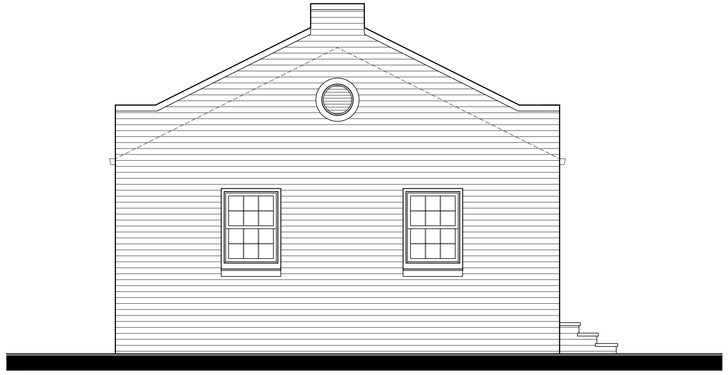
4 LEFT OVERALL EXISTING ELEVATION

SCALE: 1/4" = 1'-0"



3 BUILDING A LEFT EXISTING ELEVATION

SCALE: 1/4" = 1'-0"



2 BUILDING A RIGHT EXISTING ELEVATION

SCALE: 1/4" = 1'-0"



1 RIGHT OVERALL EXISTING ELEVATION

SCALE: 1/4" = 1'-0"

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- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE INCORPORATE
- FIELD VERIFY ALL EXISTING CONDITIONS
- HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SELECTED/SIZED FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
- NOTIFY ALL DISCREPANCIES, ERRORS AND OMISSIONS IMMEDIATELY

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2 PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
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2 PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
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- ELECTRICAL, MECHANICAL, PLUMBING & STRUCTURAL DESIGN BY OTHERS
- STRUCT. & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY/ALL EQUIPMENT & SELECTIONS TO BE CONFIRMED FOR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL LOADINGS WITH LOCAL ENGINEER AND CONTRACTOR.

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