



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Wednesday, May 14, 2025, 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/89760823279?pwd=DucPfYf73P7LshCar3VjadmgmKak2b.1>

Password: 405196 Meeting ID: 897 6082 3279 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. April 9, 2025 Meeting Minutes

III. Applications

A. 1203 Bay Street (The Cuthbert House), PIN R120 004 000 771A 0000, awning replacement
Applicant: Chris Ramm, Owner

The applicant is requesting approval for replacement of a green canvas awning at the rear of The Cuthbert House with a standing seam metal shed roof.

B. 1107 Prince Street, PIN R120 004 000 0503 0000, alterations, additions
Applicant: Benjie Morillo, Architect, Frederick + Frederick Architects

The applicant is requesting approval to partially demolish the existing structure, enclose the existing porch and add a new screened porch and terrace.

IV. Discussion

V. Adjournment



Historic District Review Board Meeting Minutes – April 9, 2025

CALL TO ORDER

0:18

A meeting of the Historic District Review Board was held in-person on Wednesday, April 9, 2025 at 2:00 pm.

ATTENDEES

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

Member absent: Grady Woods

Member late: Kim Petrella

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner, III, Nick Navia, Community Development Planner, I, Meadors Architects, and Julie A. Bachety, Community Development Administrative Assistant II.

REVIEW OF MINUTES OF MARCH 12, 2025

0:40

Motion: Ms. Wilson made a motion to approve the March 12, 2025 minutes as submitted. Mr. Berman seconded the motion. The motion passed unanimously.

All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>.

APPLICATIONS

1:15

- A. **914 Newcastle Street, PIN R120 004 000 0279 0000**, new construction
Applicant: Megan Chancellor Crumrine, Chancellor Design, LLC

The applicant is requesting approval for a single-family residential dwelling unit.

Christopher Klement presented the staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF), stated the Preservation Committee feels it is

an overscale structure, but they feel the breakup of the massing and scale were done very successfully. The only thing HBF recommends is lowering the garage.

Fred Washington, Jr., resides at 804 West Street, has an interest in Washington Street Park across the street which is going to be an active park with a pavilion that is under construction now that will allow for parties, plays, and other gatherings. Something of this size is not normal in the Northwest Quadrant. He is concerned with the drainage issues does not want it to intrude into the park. He likes the idea of screening. He asked that the builders be sensitive to those other activities and facilities that are in the area now.

Jeremiah Smith resides at 1107 West Street, said he lives 4 blocks from the area, and he brings his kids to the park. He thinks the massing would be helpful to help define that the park is right there. Our streets are so wide, so people go fast. This would help make our streets feel like spaces. It's only 59% lot coverage which is not a lot.

Public comment closed.

Motion: Mr. Berman made a motion to approve preliminary to the project as the staff conditions are written with the following:

- Eliminate staff condition #1a;
- Staff recommendations 1b – 1e will be combined into a condition to review as a 9'1"2 roof in addition to the 6" reduction for the main structure that was proposed;
- Conquer with staff recommendations 2, 3, 4, and 5; and
- Eliminate staff condition #6.

Ms. Wilson seconded the motion. The motion passed unanimously.

B. 909 Washington Street, PIN R120 004 000 0304 0000, accessory dwelling unit

50:52

Applicant: Nicole Gilmore, owner

The applicant is requesting approval for a carriage house in the rear of the property.

Kim Petrella joined the meeting at this time.

Nick Navia presented the staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF), confirmed the applicant did clarify that it is going to be stucco. The Preservation Committee felt comfortable with horizontal windows versus the two over two that staff recommended. It's a good plan.

Jeremiah Smith resides at 1107 West Street, spoke about the overall size and doesn't think the 50% rule is a good one. For example, removing the rear porch doesn't help anybody. No one will know from the street, and they will have less outdoor space.

Fred Washington, Jr., resides at 804 West Street, owns property behind the proposed development at 910 Greene Street which was given preliminary approval for an accessory dwelling unit (ADU) and his two sisters that own the property on the right of the property at 905

Washington Street which also has an ADU. He is concerned with the sitting of the building itself, and wants to make sure it's not too close to the property. He asked if there would be any screening specifically by his sisters' property for privacy.
Public comment closed.

Motion: Mr. Berman made a motion to grant final approval with the following conditions based on what are in the staff recommendations:

- #1 - Windows will be one over one;
- #2 - As stated;
- #3 - As stated;
- #4 - Wood or fiberglass windows as the applicant stated; and
- #5 – Eliminate this condition and leave the footprint as is.

And whatever cutsheets or colors are not mentioned that those are to be provided to staff for final approval.

Ms. Wilson seconded the motion.

Mr. Sutton clarified that for the applicant to get final, she will need to get the administrative adjustment from staff, cut sheets on the windows and to look at the stucco finish to make sure its cementitious stucco to match the existing building.

The motion passed unanimously.

- C. **701 Greene Street, PIN R120 004 000 1042 0000**, alterations
Applicant: Jeremiah Smith, Allison Ramsey Architects, Inc.

1:25:43

The applicant is requesting approval for a brick wall and hedge and a stair down from the existing rear porch for access to the wall garden.

Christopher Klement presented the staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF), said overall the Preservation Committee are in full support and the stairs on the rear porch work well.

Public comment closed.

Motion: Ms. Wilson made a motion to approve as presented. Mr. Berman seconded the motion. The motion passed unanimously.

- D. **602 Bladen Street, PIN R120 003 000 0215 0000**, new construction
Applicant: Cooter Ramsey, Allison Ramsey Architects, Inc.

1:25:43

The applicant is requesting approval for a new-single dwelling unit.

Curt Freese presented the staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF), talked about the context of this structure, which is not the core commercial district, it's a neighborhood commercial district and has always been a neighborhood commercial district. She referred to the 1924 Sandborn Map. Some elements are conflicting with the design and make it confusing whether it is residential or is commercial. It needs to follow from staff's perspective, be more reflective of the mixed-use commercial on the street in its design.

Public comment closed.

Motion: Ms. Petrella made a motion to the table project. No one seconded the motion because Mr. Sutton said its "non debatable". The motion passed unanimously.

ADJOURNMENT

2:31:50

Mr. Berman made a motion seconded by Ms. Wilson to adjourn. The meeting ended at 4:31 pm.

1203 BAY STREET

Request for replacement of awning over
rear door entrance – The Cuthbert
House Inn (Contributing, c. 1790)

PAID
4/30/25
CR



HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

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

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 4-30-25 Application #: 28711
Zoning District: T4-HN

- HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED) YES NO
- IS PROJECT A CONTRIBUTING STRUCTURE?
 - OR NON-CONTRIBUTING STRUCTURE:

FOR A LIST OF CONTRIBUTING OR NON-CONTRIBUTING STRUCTURES, PLEASE SEE:
<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>

APPLICABILITY FOR HISTORIC REVIEW BOARD: Major discretionary review board (HDRB) approval shall apply to applications for Certification of Appropriateness per Section 9.10.2 for the following requests (please check all that apply):

- New building(s) in Historic District
- Changes to exterior materials of Contributing Structures
- Additions to Contributing Structures
- Non-similar roof replacement on Contributing Structures (roof with different materials)
- Window replacements on Contributing Structures
- Major changes to a Contributing or Non-contributing Site
- Demolition
- Other changes to exterior of Contributing Structures

SUBMITTAL REQUIREMENTS: All forms and information shall be submitted digitally + 5 hard copies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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: Chris Ramm

APPLICANT ADDRESS: 1203 Bay Street, Beaufort SC 29902

APPLICANT E-MAIL: Chris.Ramm@TaylorCompanies.us APPLICANT PHONE NUMBER: 336-414-0606

APPLICANT TITLE: Homeowner Tenant Architect Engineer Developer



HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

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

Application Fee:
see attached schedule

OWNER (IF OTHER THAN THE APPLICANT): n/a

OWNER ADDRESS: 1203 Bay Street, Beaufort SC 29902

PROPERTY ADDRESS: 1203 Bay Street, Beaufort SC 29902

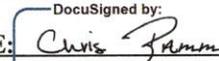
PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R120 004 000 771A 0000

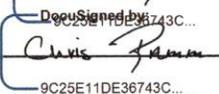
PROVIDE A BRIEF PROJECT NARRATIVE: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):

We would like to replace the old green canvas awning that covers the rear entrance with an attractive standing seem metal roofed awning.

- The roof will mimic the existing standing-seem roof that covers the lower-level east side entrance of 1207 Bay Street, (our neighbor to our west).
- The roof will have a simple mechanical lock and low-profile flashing.
- The awning will be sized to frame the existing door.

CERTIFICATION OF CORRECTNESS: I/we certify that the information in this application is correct.

APPLICANT'S SIGNATURE:  **DATE:** 4/24/2025

OWNER'S SIGNATURE:  **DATE:** 4/24/2025

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

SCHEDULE:

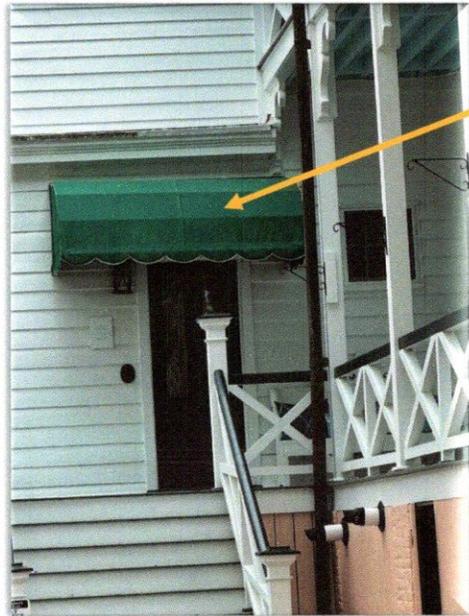
The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. Staff will schedule HRB meeting after HTRC and review of application submittal for completeness and compliance with the Beaufort Preservation Manual and the City of Beaufort Development Code.

CONTACT INFORMATION:

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

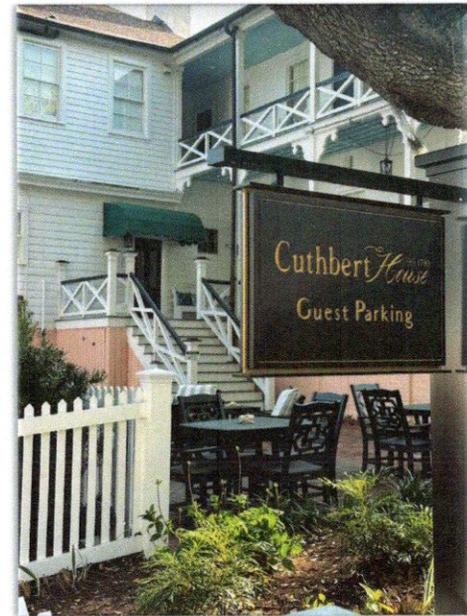
Cuthbert House CIRCA 1790

Current Green Canvas Awning



The existing old canvas awning is 84" Wide.

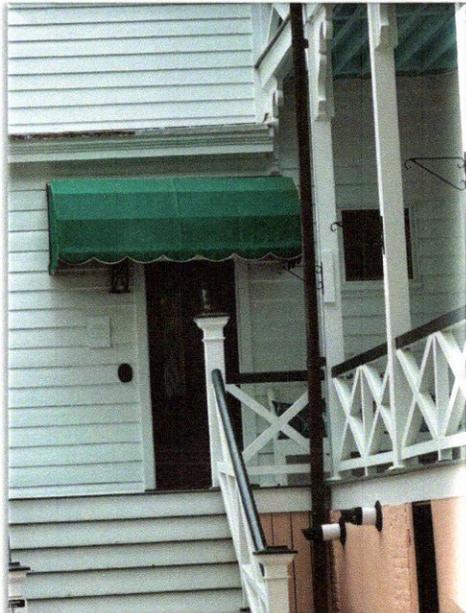
Green Awning With New Signage



Cuthbert House CIRCA 1790

The existing old canvas awning.

84" x 48" x 36"

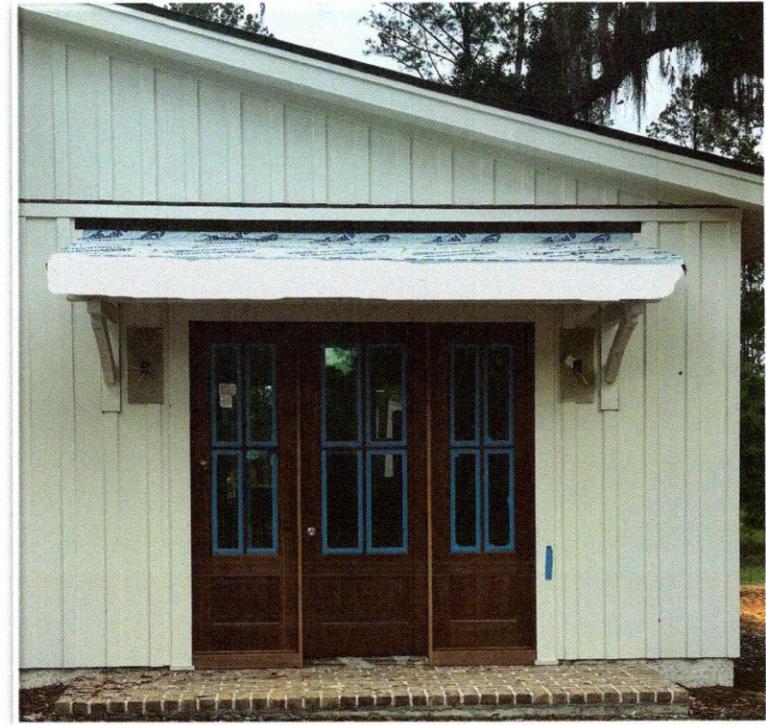


Below is an example of what we would like to build. It would frame the doorway and be approximately 60" wide. (60" x 40" x 36")



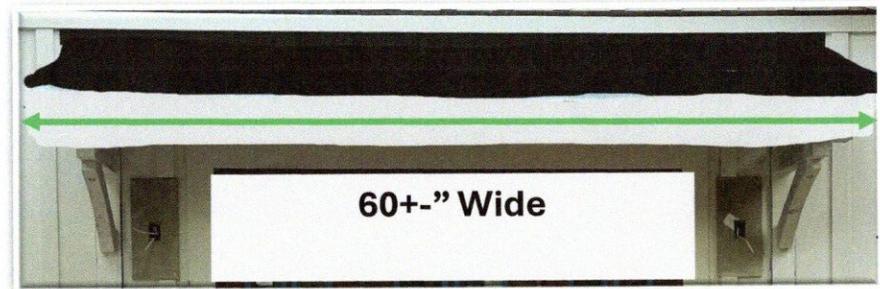
***The images are for design reference only. The new awning will be custom built for the Cuthbert House will be to scale for our rear door entrance.*

Cuthbert House CIRCA 1790



***The images are for design reference only. The new awning will be custom built for the Cuthbert House will be to scale for our rear door entrance.*

Cuthbert House CIRCA 1790



The roof will be a simple mechanical lock and low-profile flashing roof. Example above.

****The images are for design reference only. The new awning will be custom built for the Cuthbert House will be to scale for our rear door entrance.**



Zoning Classification

CobData

HISTORIC DISTRICT-Preservation Neighborhood

HISTORIC DISTRICT-Conservation Neighborhood

Bladen Street Redevelopment District

Boundary Street Redevelopment District

Retail Overlay (Church & Green Street)

Retail Overlay

Zoning Districts

LEGACY PUD (LPUD)

T1

T3-S

T3-N

T4-HN

T4-N

T4-NA

T5-DC

T5-UC

T5-UC / RMX

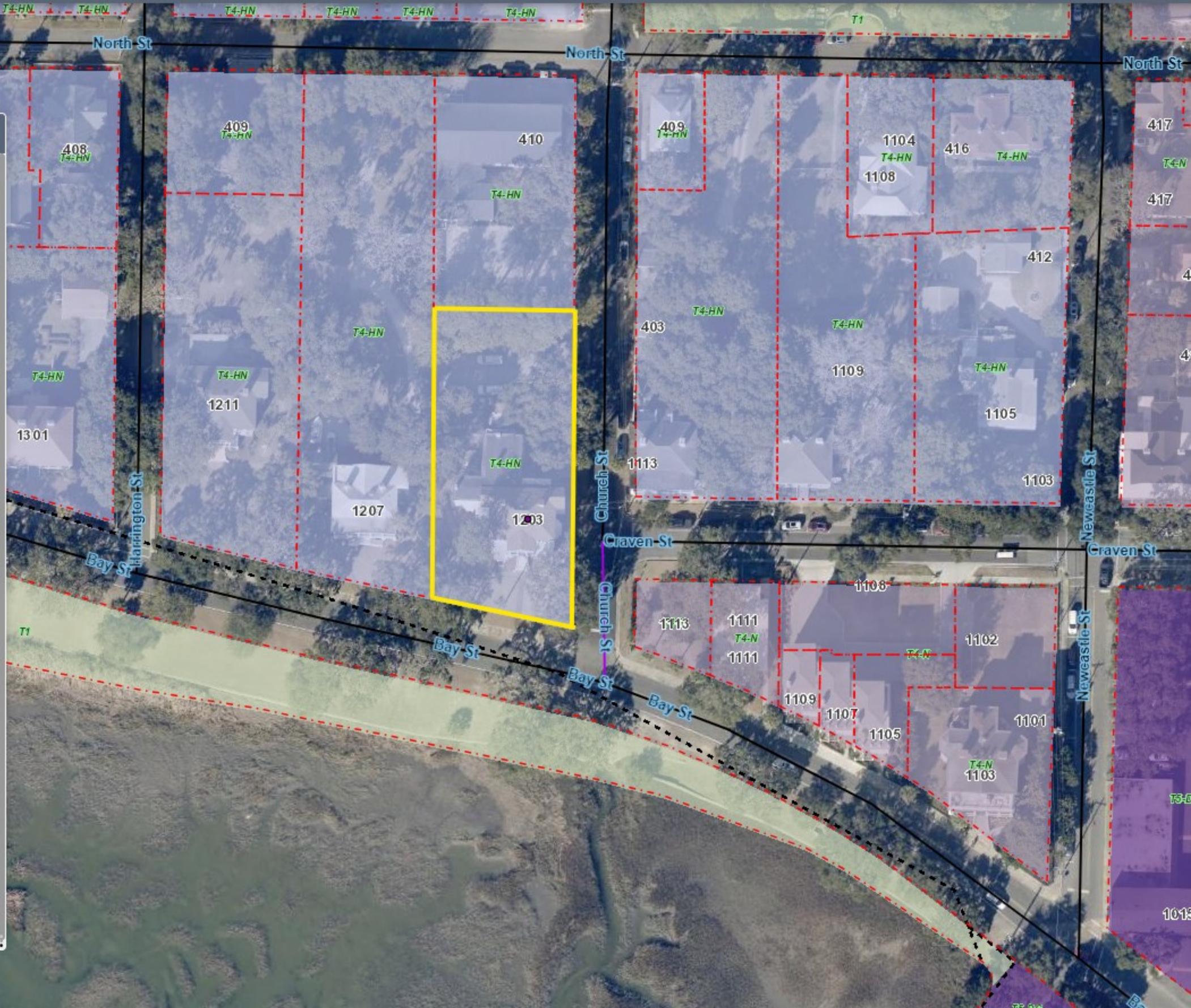
RMX

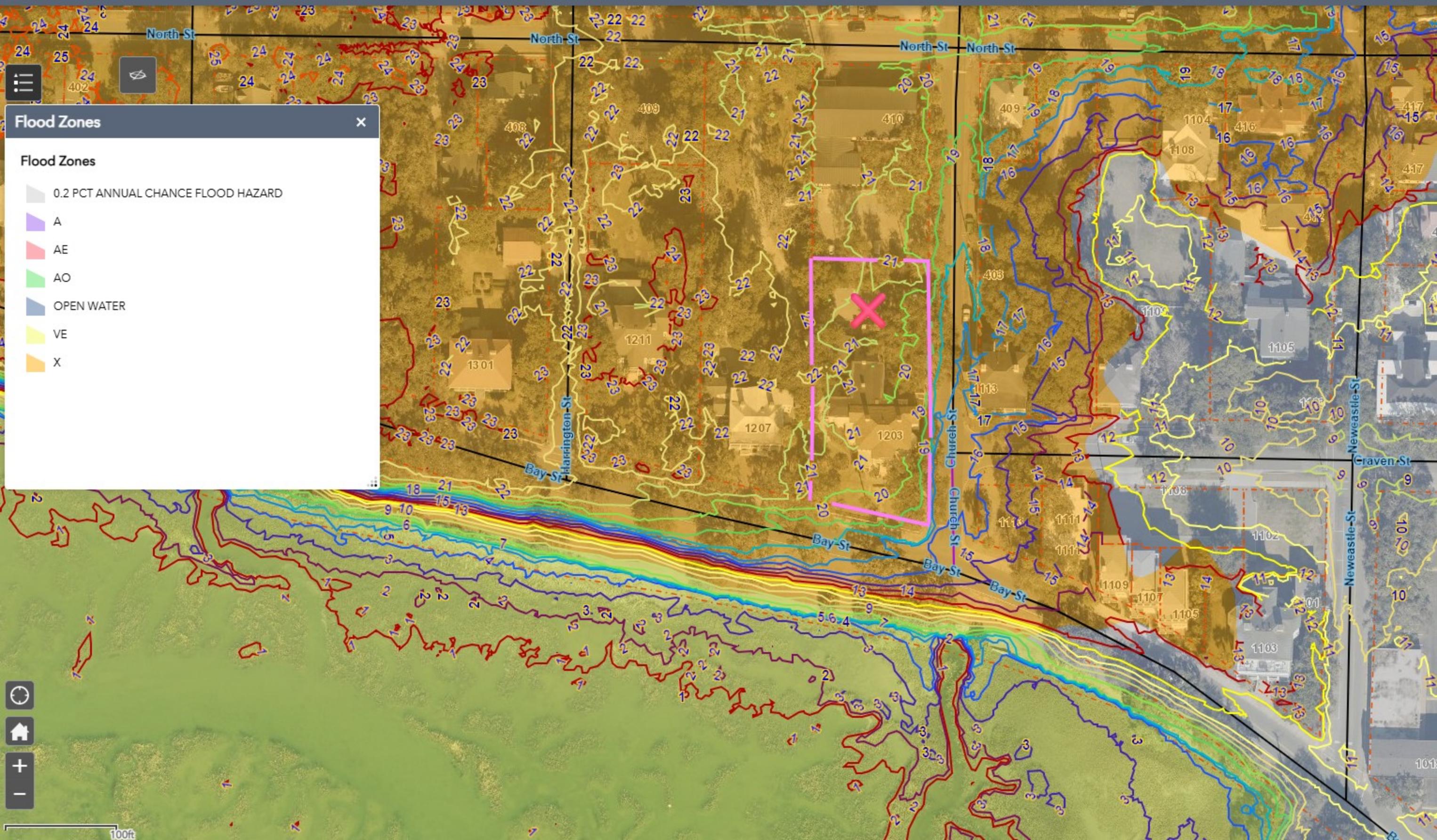
IC

MH

LI

MR





Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X

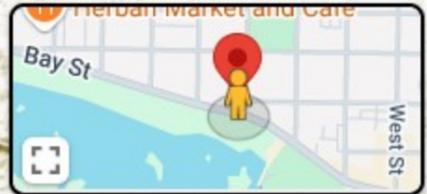


100ft

1201 Bay St
 Beaufort, South Carolina

 Google Street View

Feb 2023 [See more dates](#)



1203 Bay St



Share



401 Church St

Beaufort, South Carolina

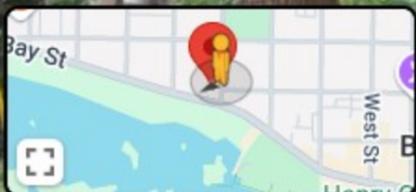


Google Street View

Feb 2019 See more dates



Google



1203 BTH STREET
NORTH ELEVATION



1203 BAY STREET
EAST ELEVATION





CITY OF BEAUFORT
HTRC – Pre-Design Application Meeting
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

Meeting Summary

Date: 4/9/2025

Project Address: 1203 Bay Street

Project Narrative: Proposal to replace existing green canvas awning at rear with new matte black metal awning, including sign lettering

Applicant: Chris Ramm

Synopsis of staff comments:

- **Planning and Zoning:**
 - Provide full dimensions of existing awning so we can have a direct numbers comparison between the old and new.
 - Lettering on the awning turns it into signage. Will need to fill out a sign application form.
 - Code Section 6.6.1.B (Canopy/Awning Signs):
 1. Maximum Number: 1 per building frontage or tenant space, per street frontage.
 2. Must allow 8 feet clearance above sidewalk.
 3. Shall not be placed above 2nd floor window sill or cornice of building, whichever is higher.
 4. May encroach over sidewalk area no closer than 18 inches from curb.
 5. Only the valance area of the awning/canopy may be used as a message area. The valance shall be a maximum of 1 ft tall with lettering a maximum of 9 inches tall. The valance shall be made of the same material and shall be the same color as the awning/canopy.
- **Building Codes:**
 - Must meet 140 mph wind load
- **Architecture:**
- 1203 Bay Street (Cuthbert House Inn)
 - T4-HN

- Contributing
- Request to replace existing green fabric awning with new black metal awning
- NPS Preservation Brief Number 44: The Use of Awnings on Historic Buildings; Repair, Replacement, and New Design.
 - *Where no awning currently exists, and there is no evidence of a past one, it may still be possible to add an awning to a historic building without altering distinctive features, damaging historic fabric or changing the building's historic character. A new awning should be compatible with the features and characteristics of a historic building, as well as with neighboring buildings, or the historic district, if applicable. Historic photographs of similar neighboring buildings with awnings can also be helpful in choosing an appropriate installation. When selecting and installing a new awning, a number of other factors should be considered: shape, scale, massing, placement, signage, and color.*
 - *Generally, traditional shed awnings are appropriate for most historic window, door, and storefronts installations. It is preferable (and in some historic districts, required) that these awnings have free-hanging valances, the flapping bottom pieces so characteristic of historic awnings. Quarter-round awnings, modern mansard awnings, and other contemporary commercial designs with distended, fixed valances have no precedent in traditional awning design and are usually inappropriate for historic buildings.*
 - *Historically, awnings were covered with canvas that was either solid in color or painted with stripes... Weather-resistant acrylic fabrics such as solution-dyed acrylic and acrylic-coated polyester-cotton approximate the historic look of canvas coverings, yet afford a new level of durability, color-fastness, and ease of use. Quality poly-cotton coverings may be more appropriate in some cases because, like traditional awnings, the colors and stripes are painted directly on the upper surface, while the underside remains a pearl gray color.*
 - *As in the past, variety in awning color is an appropriate characteristic when reintroducing awnings in historic districts. Since the 19th century, awnings have featured a range of different stripe patterns and an extensive color palette. These lively, even whimsical, designs embellished building facades like a necktie or scarf does a suit. The vibrancy they lent to city streets and neighborhoods is part of the history of these environments and similar results can be achieved today as well.*
- Recommendations:
 - Staff don't support the proposed metal awning for the reasons above unless there is historical evidence that such an awning once existed.
 - The proposed shape of the metal awning is not complimentary to the style of the structure.
 - Staff are worried about the scale of the proposed metal awning and its fit and interaction above the door and below the soffit line.
 - Staff recommend that the replacement awning be made of canvas on a metal frame.

- It is recommended that the awning be a shed type with a triangular section. This shape is most appropriate to tuck in under the existing architectural soffit and molding detail above the door and below the second floor.
- It is recommended that the applicant consider a retractable version of the awning so that it can be stored on nice days and not obstruct the architectural details of the building.
- **HBF:**
 - In agreement with Architectural comments.
 - 1. Historic look requires fitting with the timeframe of the building
 - 2. Awning is almost oriental in style – not appropriate for the structure/district.
 - Canvas awning is more appropriate.
 - Awning is supposed to frame, not go beyond the opening/door/window.
 - For longevity, consider a flat metal shed awning without the crimps. Would be more appropriate for the structure.

Applicant's Next Steps: 2 options: Make changes, we'll review, be on same page for the HRB. Or, schedule a meeting with the HRB.

Be advised that this letter is given as a courtesy to applicants and may not contain all project guidelines. For a complete history of the meeting, please request the audio recording. Please refer to the *Beaufort Code* for applicable sections. If there are any changes to the project, not discussed in this meeting, you will need to return to a HTRC – Pre-Design meeting.

If you have any questions, feel free to call the Community Development Department at (843) 525-7014. Thank you for your patience and cooperation during the review process.

Sincerely,
City of Beaufort Community Development



CITY OF BEAUFORT
HTRC – Pre-Design Application Meeting
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

Meeting Summary

Date: 4/23/2025

Project Address: 1203 Bay Street

Project Narrative: Follow-up meeting/discussion on suitable alternatives for canvas awning replacement at the rear of the “Cuthbert House Inn”

Applicant: Chris Ramm (Homeowner)

Synopsis of staff comments:

- **Planning and Zoning:**
 - Contributing Structure (c. 1790)
 - T4-HN
 - Will require HRB review/approval, NOT Staff level
- **Architecture:**
 - While staff still support a canvas awning, staff is supportive of option 1 with the following comments:
 - Roof should mimic the existing standing seam roof shown on the left with its simple mechanical lock and low profile flashings.
 - The elimination of exposed rafter tails is a positive
 - Awning shall be sized to frame the existing door.
 - Applicant to provide a simple sketch with dimensions.
 - Staff level approval once all items submitted.
- **HBF:** In agreement with Architecture

Applicant’s Next Steps: Provide requested documents, we’ll schedule for an HRB meeting.

Be advised that this letter is given as a courtesy to applicants and may not contain all project guidelines. For a complete history of the meeting, please request the audio recording. Please refer to the *Beaufort Code* for applicable sections. If there are any changes to the project, not discussed in this meeting, you will need to return to a HTRC – Pre-Design meeting.

If you have any questions, feel free to call the Community Development Department at (843) 525-7014.

Thank you for your patience and cooperation during the review process.

Sincerely,
City of Beaufort Community Development



STAFF REPORT: Historic District Review Board (HRB)

1203 BAY STREET

DATE: May 14, 2025

<i>GENERAL INFORMATION</i>		
Applicant:	Chris Ramm (Owner)	
Site Address / Tax PIN:	1203 Bay Street; R120 004 000 771A 0000	
Applicant's Request:	Applicant is requesting approval for replacement of a green canvas awning at the rear of The Cuthbert Inn with a standing seam metal shed roof. The new metal roof will be 5'-0" wide, 3'-0" tall, and 3'-4" deep.	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)	
Contributing/Neighborhood	Contributing - The John A. Cuthbert House (c. 1790)	
Flood Zone/Base Flood	Flood Zone X, Elevation: 19'-22'	
Existing Trees	No Specimen/Landmark trees are affected by this request.	
<i>ZONING DISTRICT INFORMATION</i>		
T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)		
Lot Width at Setback:	40 ft. min. / (60 ft. min in the Point)	
Minimum Lot Size:	4,000 sq. ft. (6,000 sq. ft. in The Point)	
Max Lot Coverage:	55% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)	
Min. Frontage Build Out	75% max.	
Front Setback	Average Prevailing Setback on Block	
Side Setback	Corner: 5 ft min.; Interior: 6 ft min. (10 ft min. in The Point)	
Rear Setback	15 ft min; from alley: 0 ft.	
Building Height:	3 stories max. (primary); 2 stories / 30 ft. max. (accessory)	
<i>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</i>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-HN	First Presbyterian Church (410 Church St.)	N/A
South: T1	Beaufort Harbor	N/A
East: T4-HN	Historic, contributing structure (1113 Craven St., c. 1815)	N/A
West: T4-HN	Historic, contributing structure (1207 Bay St., c. 1800)	N/A

Background: The applicant is proposing to replace the current green canvas awning over the rear entrance door (84" wide) with a standing seam metal shed roof-style awning/door shelter. The roof will mimic the existing standing-seam metal roof that covers the lower-level east side. The roof will also have a low-profile flashing and will be sized to complement the width of the existing door.

Applicant has been to two (2) HTRC Meetings on April 9th and April 23rd 2025 and has presented two (2) options for the canvas awning replacement: (1) a one-piece, manufactured metal awning structure, and (2) a wood-framed awning with a standing-seam metal roof that matches the look at the neighbor's property.

The applicant has been provided with the following comments in light of the presented alternatives:

Regarding Architectural Design and Preservation Standards (by Meadors Architects, Charleston):

1. General reference to NPS Preservation Brief No. 44 (The Use of Awnings on Historic Buildings):
 - *Where no awning currently exists, and there is no evidence of a past one, it may still be possible to add an awning to a historic building without altering distinctive features, damaging historic fabric or changing the building's historic character. A new awning should be compatible with the features and characteristics of a historic building, as well as with neighboring buildings, or the historic district, if applicable. Historic photographs of similar neighboring buildings with awnings can also be helpful in choosing an appropriate installation. When selecting and installing a new awning, a number of other factors should be considered: shape, scale, massing, placement, signage, and color.*
 - *Generally, traditional shed awnings are appropriate for most historic window, door, and storefronts installations. It is preferable (and in some historic districts, required) that these awnings have free-hanging valances, the flapping bottom pieces so characteristic of historic awnings. Quarter-round awnings, modern mansard awnings, and other contemporary commercial designs with distended, fixed valances have no precedent in traditional awning design and are usually inappropriate for historic buildings.*
 - *Historically, awnings were covered with canvas that was either solid in color or painted with stripes...Weather-resistant acrylic fabrics such as solution-dyed acrylic and acrylic-coated polyester-cotton approximate the historic look of canvas coverings, yet afford a new level of durability, color-fastness, and ease of use. Quality poly-cotton coverings may be more appropriate in some cases because, like traditional awnings, the colors and stripes are painted directly on the upper surface, while the underside remains a pearl gray color.*
 - *As in the past, variety in awning color is an appropriate characteristic when reintroducing awnings in historic districts. Since the 19th century, awnings have featured a range of different stripe patterns and an extensive color palette. These lively, even whimsical, designs embellished building facades like a necktie or scarf does a suit. The vibrancy they lent to city streets and neighborhoods is part of the history of these environments and similar results can be achieved today as well.*
2. Staff does not support the metal awning (alternative #1), as it is not complimentary to the architectural style of The Cuthbert House (federal era). Also, architecture staff was not in support of the presented dimensions of the metal awning, as it appeared overbearing in regard to the width and height of the rear entrance door.
3. Architecture staff recommended either replacement with a new canvas-awning or the use of a shed-type awning with a triangular section (alternative #2), as this shape would be more appropriate in conjunction with the existing architectural features, i.e. soffit and molding above the door. However, the initially presented shed-type roof included rafter tails that were not supported by staff.

Historic Beaufort Foundation (HBF) remarks:

- A. Generally in agreement with architecture staff comments (Meadors – see above).
- B. Moreover, HBF was initially more in support of a canvas-style awning replacement. However, HBF staff also

mentioned that a shed-style roof would provide more longevity than a canvas awning, but without the crimps.

Illustration of presented alternatives (#1 & #2) – however, as a outcome of the previous HTRC discussions, applicant will proceed with approval request only for alternative #2 – option 1 (shed-roof style structure)

Present structure:

Current Green Canvas Awning



Alternative #1 – Metal awning (will not be further pursued):

New black awning rendering

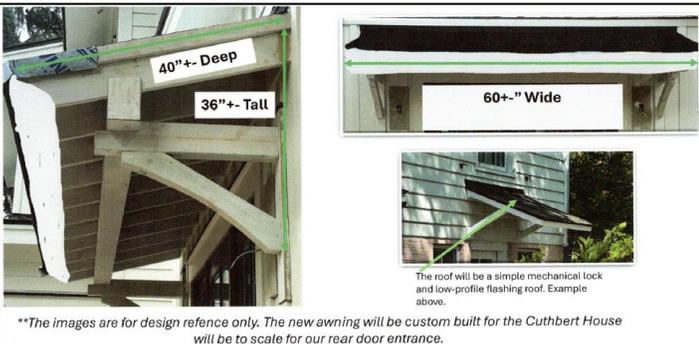


Alternative #2 – Shed-roof awning:

Option 1 - will be pursued for HRB approval



Option 2 (will not be further pursued)



Summary regarding HTRC comments:

<u>Item</u>	<u>Applicant response(s) / meeting summaries</u>
New awning must be able to withstand winds of 140+ mph	Applicant has acknowledged this requirement.
Replacement with new canvas awning - staff supported	Not an option for the applicant (for longevity reasons)
Replacement with metal awning - not supported by staff & HBF	Applicant has agreed to dismiss this alternative
Replacement with shed-roof like awning (custom built) - staff-recommends this alternative without the rafter tails	<p>a) Applicant is favorable to this alternative, as it also matches similar shed-roof on neighbor's property (1207 Bay St.)</p> <p>b) Applicant has submitted new option without rafter tails (Option #1 to be further pursued for approval)</p>
New shed-roof awning to complement door frame width (60") and respect soffit & molding above rear door & to resemble primary architectural details of The Cuthbert House	The proposed shed-roof awning (60" x 40" x 36") will have a standing seam metal roof that mimics the existing roof on the lower-level (east side) & entrance of 1207 Bay St. (neighbor to west); also, the roof will have a simple mechanical lock and low-profile flashing. The awning will be sized to frame the existing door.

Tree Removal Proposed:

No Specimen/Landmark trees are affected.

Surrounding Area:

This property, referred to as The John A. Cuthbert House (c. 1790), is considered one the most prominent and recognized assets to the Beaufort Historic Landmark District. The immediate neighborhood along Bay Street, which faces Beaufort Harbor and is one of the two major thoroughfares in historic Beaufort, is home to many grandiose and well preserved historic homes, such as The Secession House (c. 1815; 1113 Craven St.), The Robert Means House (c. 1800; 1207 Bay St.) and The Thomas Fuller House (c. 1786; 1211 Bay St.).

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** See detailed staff analysis and recommendations in table below.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ The Cuthbert House sits on Bay St. and thus is highly visible from three sides (front façade on Bay Street, east façade on Church Street, and rear façade, also on Church Street). The proposed design of the new shed-roof awning complements the architectural design of the house and respects the historic context of the surrounding area.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ The proposed dimensions of the shed-roof over the rear entrance door complement the width of the door (5'-0") and neither obscure the molding and soffits of the second floor above nor go against the overall architectural design of the house and its period.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The relationship between the existing (architecture) of the house and the historic setting of the neighborhood are well respected by the proposed design, materials and dimensions.
4. Materials: These are the physical elements that make up a property or district.	YES	✓ See Above
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship	YES	✓ The proposed shed-roof awning will be custom built, and all chosen materials will be of high quality.

of surrounding structures should be considered and respected.		
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES	✓ The proposed aesthetics respect and promote the feeling in regard to historic sense, composition and architecture.
7. Association: This is the direct link between an important historic event or person and a property.	YES	✓ The proposed shed-roof awning is in keeping of the architectural integrity and preservation standards and thus respects the historic importance the Cuthbert House has to the Beaufort Historic District.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends Final Approval for the proposed awning structure (Alternative #2, Option 1), in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, for the following reasons:

- 1) The applicant has constructively followed staff recommendations in changing the initial design from a metal awning construct to a more suitable shed roof that mimics the existing standing seam metal roof on the left of the house, and which includes a simple mechanical lock, low-profile flashings, and no exposed rafter tails.
- 2) The proposed shed-roof awning is well suited in respect to the dimension of the rear door width as well as to the surrounding details (soffits, moldings) and overall architectural style of the house.
- 3) The shed-roof awning also complements very similar ones in the neighborhood, particularly at 1207 Bay Street.

Additionally, staff recommends provision of the following items in conjunction with Final Approval:

- A. Applicant to provide architectural drawings including a roof plan, section, and details showing the wall flashing, fascia, and brackets.
- B. Applicant to submit a cutsheet for the metal roof, as well as the roof brackets if they are to be premanufactured. The roof cutsheet should indicate the proposed color and seam profile.
- C. Applicant to confirm if paint colors are to match that of the existing house.

1107 Prince Street

Partial Demolition &
Renovation/Addition of a ca. 1960
Noncontributing House



HISTORIC REVIEW APPLICATION
MAJOR REVIEW (HISTORIC REVIEW BOARD)

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

PAID
5/5/25
CK

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 5/5/25 Application #: 28736
Zoning District: T4-N

- HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED) YES NO
- IS PROJECT A CONTRIBUTING STRUCTURE?
 - OR NON-CONTRIBUTING STRUCTURE:

FOR A LIST OF CONTRIBUTING OR NON-CONTRIBUTING STRUCTURES, PLEASE SEE:
<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>

APPLICABILITY FOR HISTORIC REVIEW BOARD: Major discretionary review board (HDRB) approval shall apply to applications for Certification of Appropriateness per Section 9.10.2 for the following requests (please check all that apply):

- New building(s) in Historic District
- Changes to exterior materials of Contributing Structures
- Additions to Contributing Structures
- Non-similar roof replacement on Contributing Structures (roof with different materials)
- Window replacements on Contributing Structures
- Major changes to a Contributing or Non-contributing Site
- Demolition (Partial)
- Other changes to exterior of Contributing Structures

SUBMITTAL REQUIREMENTS: All forms and information shall be submitted digitally + 5 hard copies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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: Benjie Morillo

APPLICANT ADDRESS: 38 Meridian Road

APPLICANT E-MAIL: benjie@f-farchitects.com APPLICANT PHONE NUMBER: (843) 522-8422

APPLICANT TITLE: Homeowner Tenant Architect Engineer Developer



**HISTORIC REVIEW APPLICATION
MAJOR REVIEW (HISTORIC REVIEW BOARD)**

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

Application Fee:
see attached schedule

OWNER (IF OTHER THAN THE APPLICANT): Jane Savage

OWNER ADDRESS: _____

PROPERTY ADDRESS: 1107 Prince St, Beaufort, SC 29902

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R120 004 000 0503 0000

PROVIDE A BRIEF PROJECT NARRATIVE: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):

1. Partial demolition, leave foundation (house is in poor condition, see inspection report and photographs) _____
2. Enclose existing screen porch _____
3. Extend the main house footprint at the front _____
4. ~~New screened porch~~ _____
5. New terrace _____

Future Scope:

1. Extend main house footprint at the back _____
2. ~~New Carriage House~~ _____
3. New courtyard and covered walkway _____

CERTIFICATION OF CORRECTNESS: I/we certify that the information in this application is correct.

APPLICANT'S SIGNATURE: *Benjie Morillo, AIA* DATE: 5/2/2025

OWNER'S SIGNATURE: *Jane Savage* DATE: 02/05/25
Jane Savage (May 2, 2025) (E-ED)

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

SCHEDULE:

The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. Staff will schedule HRB meeting after HTRC and review of application submittal for completeness and compliance with the Beaufort Preservation Manual and the City of Beaufort Development Code.

CONTACT INFORMATION:

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

Revised June 10, 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.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: development@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.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: development@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.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: development@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.

The structure at 1107 Prince Street is non-contributing to the Historic District. This renovation will include a partial demolition, the existing foundation will remain. The house will be re-built according to the enclosed drawings. An inspection report is included here, outlining the poor condition and deficiencies in the building systems of the existing house.

1107 Prince St



1107 Prince St

Building



Directions



Save



Nearby



Send to phone



Share

1107 Prince St, Beaufort, SC 29902

Suggest an edit on 1107 Prince St

Add a missing place

Add your business

Photos

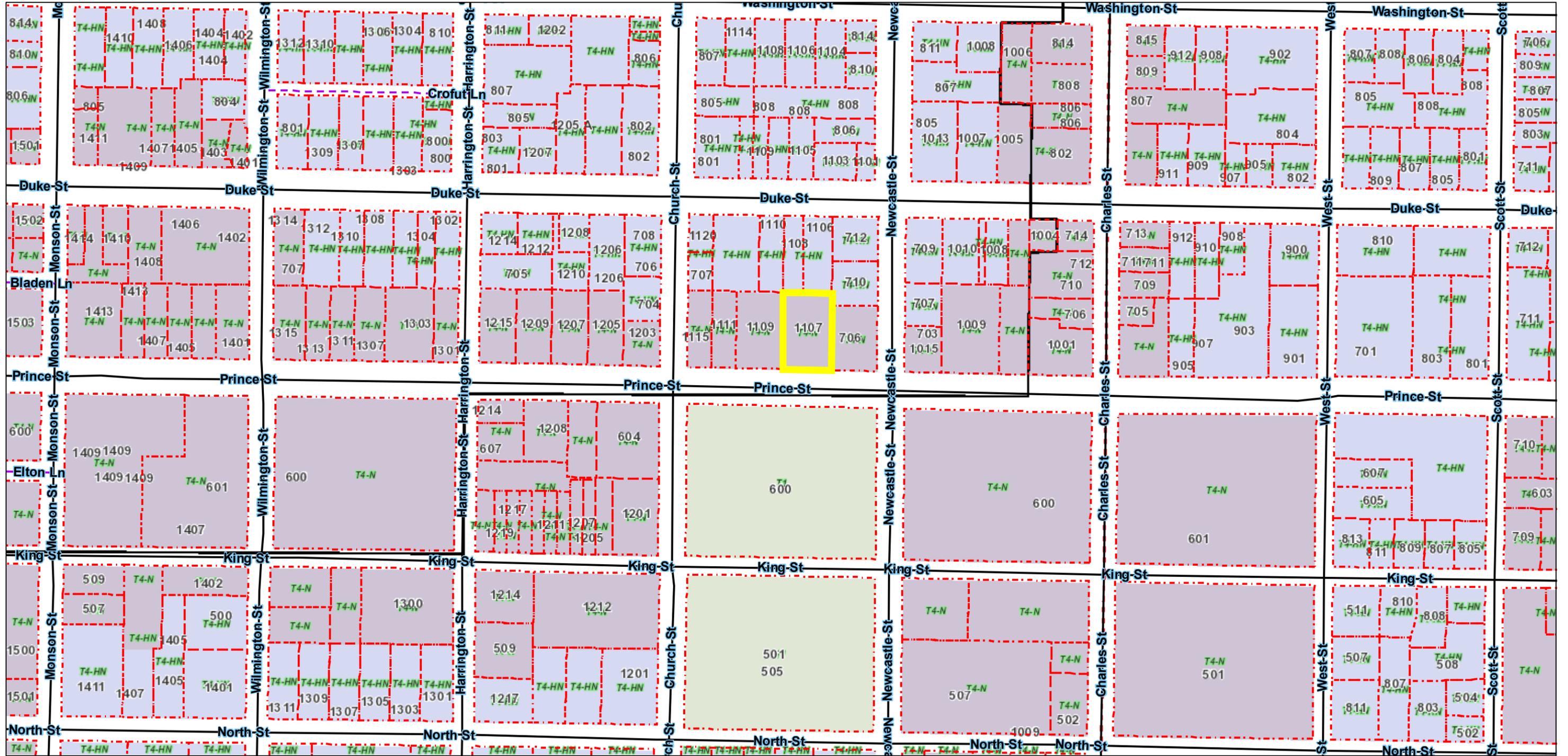


- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs

Sign in



Zoning Map



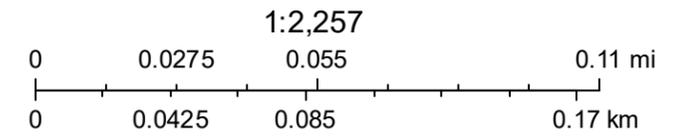
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Road Classifications

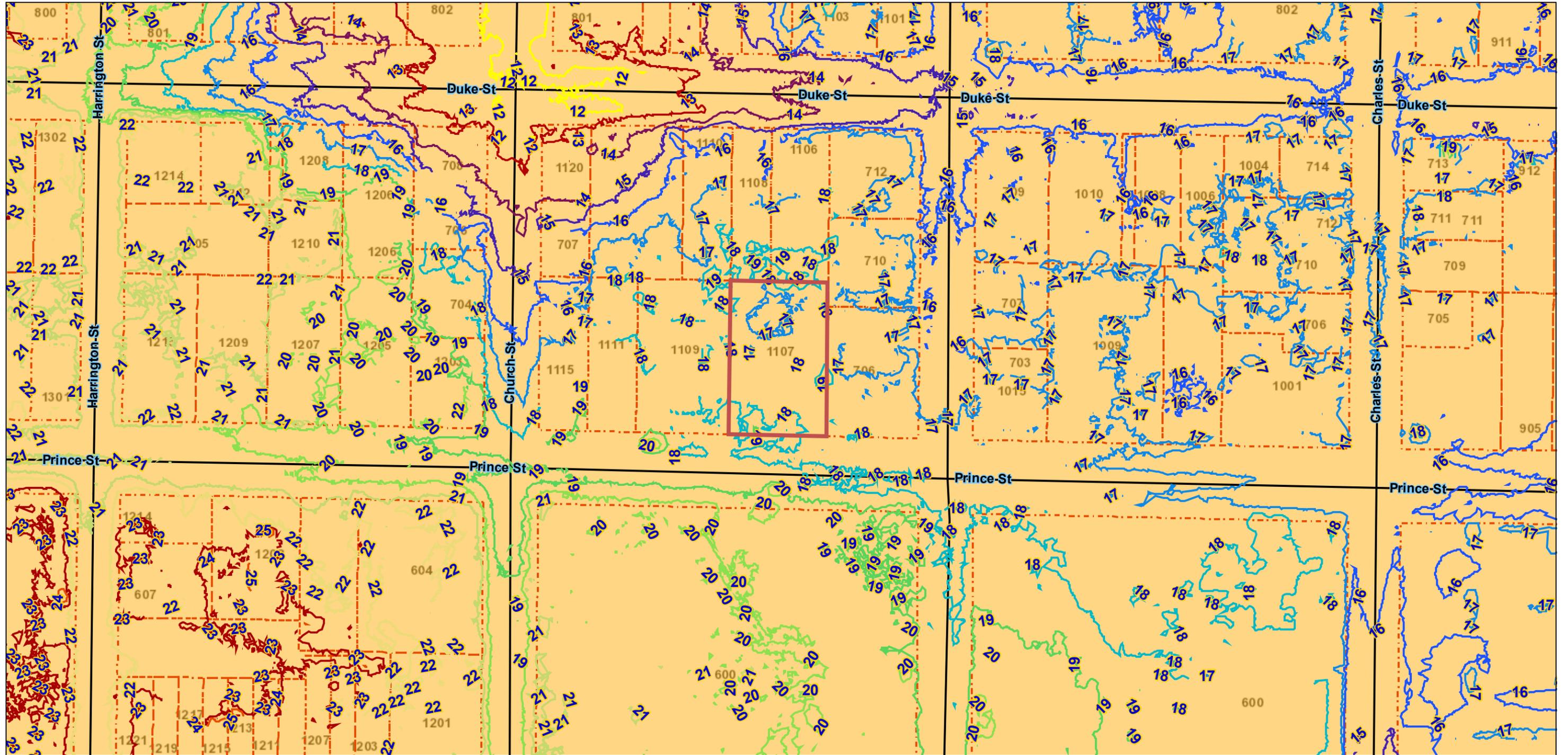
- STATE, PAVED
- MUNICIPAL, PAVED
- - MUNICIPAL, UNPAVED
- LiveParcels
- HISTORIC DISTRICT-Preservation Heighborhood

- HISTORIC DISTRICT-Conservation Neighborhood
- Bladen Street Redevelopment District
- Boundary Street Redevelopment District
- Retail Overlay (Church & Green Street)
- Retail Overlay

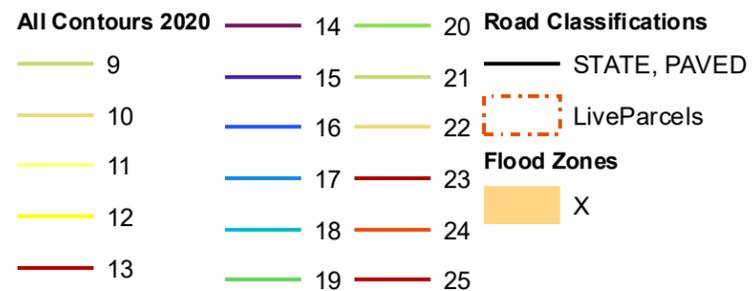
- ### Zoning Districts
- LEGACY PUD (LPUD)
 - T1
 - T3-S
 - T3-N
 - T4-HN
 - T4-N
 - T4-NA
 - T5-DC
 - T5-UC
 - T5-UC / RMX
 - RMX
 - IC
 - MH
 - LI
 - MR



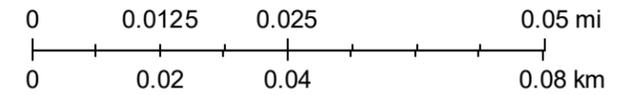
Elevations Map



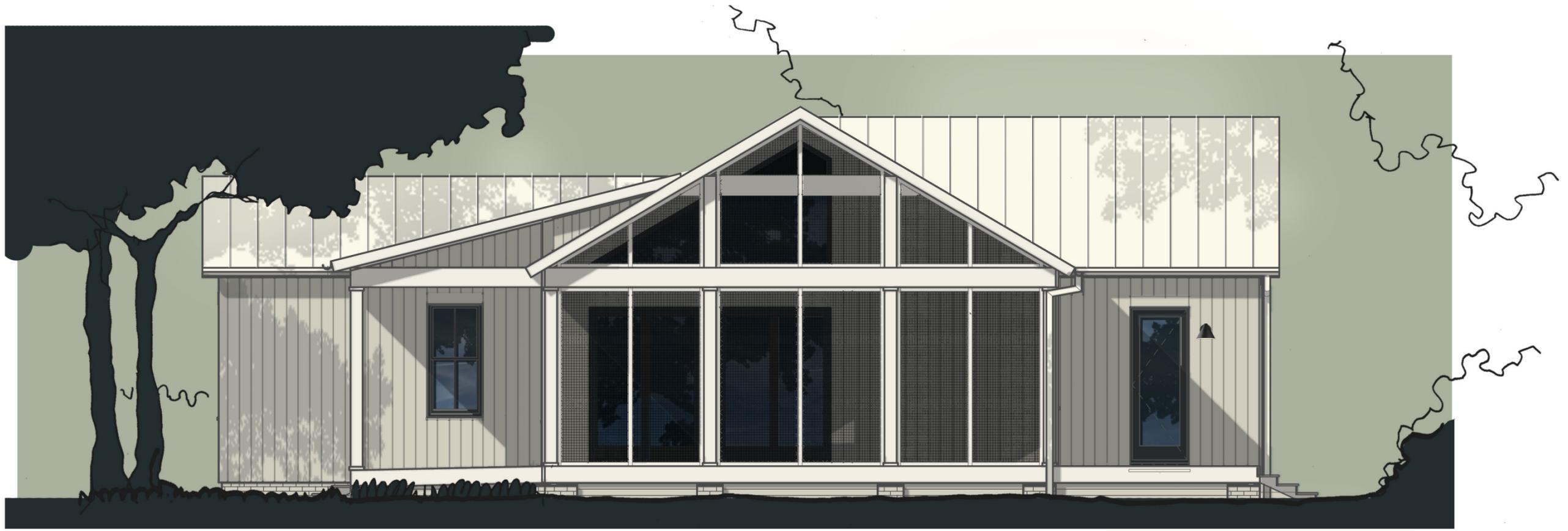
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Your Name Here



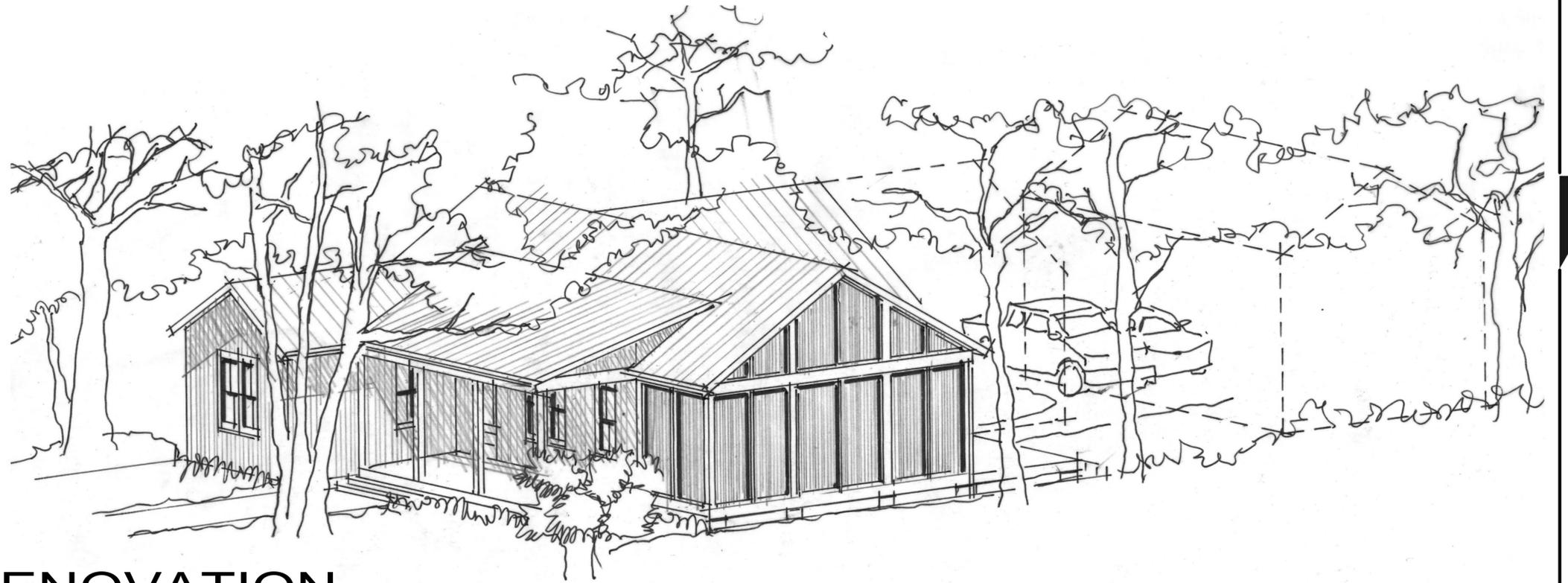
EAST ELEVATION
3/16" = 1'-0"


FREDERICK + FREDERICK

1107
Prince
Street



FRONT ELEVATION
3/16" = 1'-0"



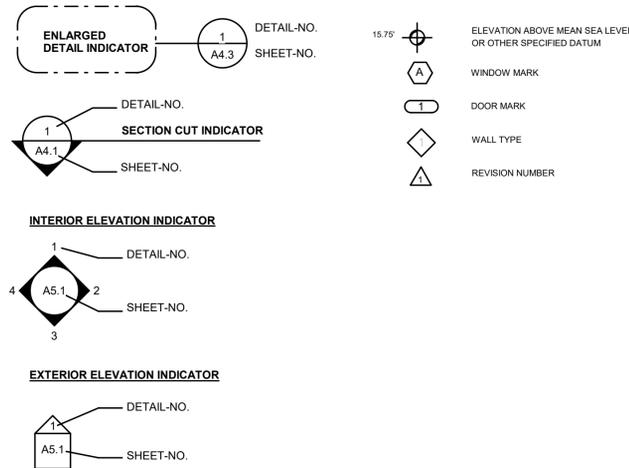
1107 PRINCE RENOVATION

1107 Prince St. Beaufort, SC

ABBREVIATIONS

ABV. Above	EXT. Exterior	QTY. Quantity
ADJ. Adjacent	F.D. Floor Drain	R. Riser
A.F.F. Above Finish Floor	FL. Floor	R.D. Roof Drain
ALUM. Aluminum	F.J. Floor Joist	R.F. Refrigerator
ALT. Alternate	FROG Finished Room Over Garage	REF. Reinforcing
ANG. Angle	FT. Foot	REV. Revision
APPROX. Approximate	GA. Gauge	REQD. Required
BD. Board	GALV. Galvanized	R.J. Roof Joist
BLDG. Building	GYP.BD. Gypsum Board	RM. Room
BLKG. Blocking	H.B. Hose Bib	R.O. Rough Opening
BM. Beam	H.C.W. Hollow Core Wood	SCH. Schedule
BSMT. Basement	H.M. Hollow Metal	SCWD. Solid Core Wood
BOT. Bottom	HORIZ. Horizontal	S.F. Square Foot
CAB. Cabinet	HGT. Height	SH. Shelf
CL. Center Line	KIT. Kitchen	SHT. Sheet
C.T. Ceramic Tile	LAM. Laminate	SM. Similar
CLG. Ceiling	LAV. Lavatory	S.M.P. Solid Masonry Pier
CLO. Closet	LT. Light	SPEC. Specification
CM. Centimeter	M. Masonry	SO. Square
CMU. Concrete Masonry Unit	MAX. Maximum	S.S. Stainless Steel
CO. Cased Opening	MECH. Mechanical	STD. Standard
COL. Column	MEMB. Membrane	STL. Steel
CONC. Concrete	MET. Metal	SUSP. Suspended
CONT. Continuous	MFR. Manufacturer	T. Tread
DEPT. Department	MIN. Minimum	TEL. Telephone
DTL. Detail	MISC. Miscellaneous	THK. Thick
D.F. Drinking Fountain	M.O. Masonry Opening	THRES. Threshold
DIA. Diameter	N.I.C. Not In Contract	THRU. Through
DIM. Dimension	N.T.S. Not To Scale	T.O.P. Top of Plate
DN. Down	O.C. On Center	T.O.S. Top of Steel
DS. Down Spout	O.D. Outside Diameter	T.O.SH. Top of Sheathing
DWG. Drawing	OPNG. Opening	T.O.SL. Top of Slab
EA. Each	OPT. Optional	TYP. Typical
E.J. Expansion Joint	P.C. Precast	UN. Unless Otherwise Noted
EL. Elevation	PL. Plate	VCT. Vinyl Composition Tile
ELEC. Electrical	P.L. Plastic Laminate	VERT. Vertical
EMER. Emergency	P.T. Pressure Treated	V.I.F. Verify in Field
EQ. Equal	PLYWD. Plywood	W/ With
EQUIP. Equipment	PR. Pair	WO. Wood
E.W. Each Way	P.S.F. Pounds Per Square Foot	W/O Without
EXST. Existing	P.S.I. Pounds Per Square Inch	WP. Waterproofing
	PTD. Painted	WT. Weight
	P.V.C. Polyvinyl Chloride	WWF. Welded Wire Fabric

SYMBOLS



SPECIFICATIONS

INDEX OF DRAWINGS

Sheet Number	Sheet Name
.0.0	TITLE SHEET
A1.0	SITE PLAN AND EXISTING SURVEY
A2.1	FLOOR & FOUNDATION PLAN
A2.2	REFLECTED CEILING & ROOF PLAN
A3.1	EXTERIOR ELEVATIONS, WINDOW & DOOR SCHEDULES
A3.2	3D VIEWS
A4.1	BUILDING AND WALL SECTIONS
A4.2	DETAILS
E.1	FIRST FLOOR ELECTRICAL

SCOPE NARRATIVE:
 1. DEMOLISH, LEAVE FOUNDATION
 2. ENCLOSE EXISTING SCREENED PORCH
 3. EXTEND THE MAIN HOUSE FOOTPRINT AT THE FRONT
 4. NEW SCREENED PORCH
 5. NEW TERRACE
FUTURE SCOPE:
 1. EXTEND THE MAIN HOUSE FOOTPRINT AT THE BACK
 2. NEW CARRIAGE HOUSE
 3. NEW COURTYARD AND COVERED WALKWAY

MATERIALS

LOCATOR MAP

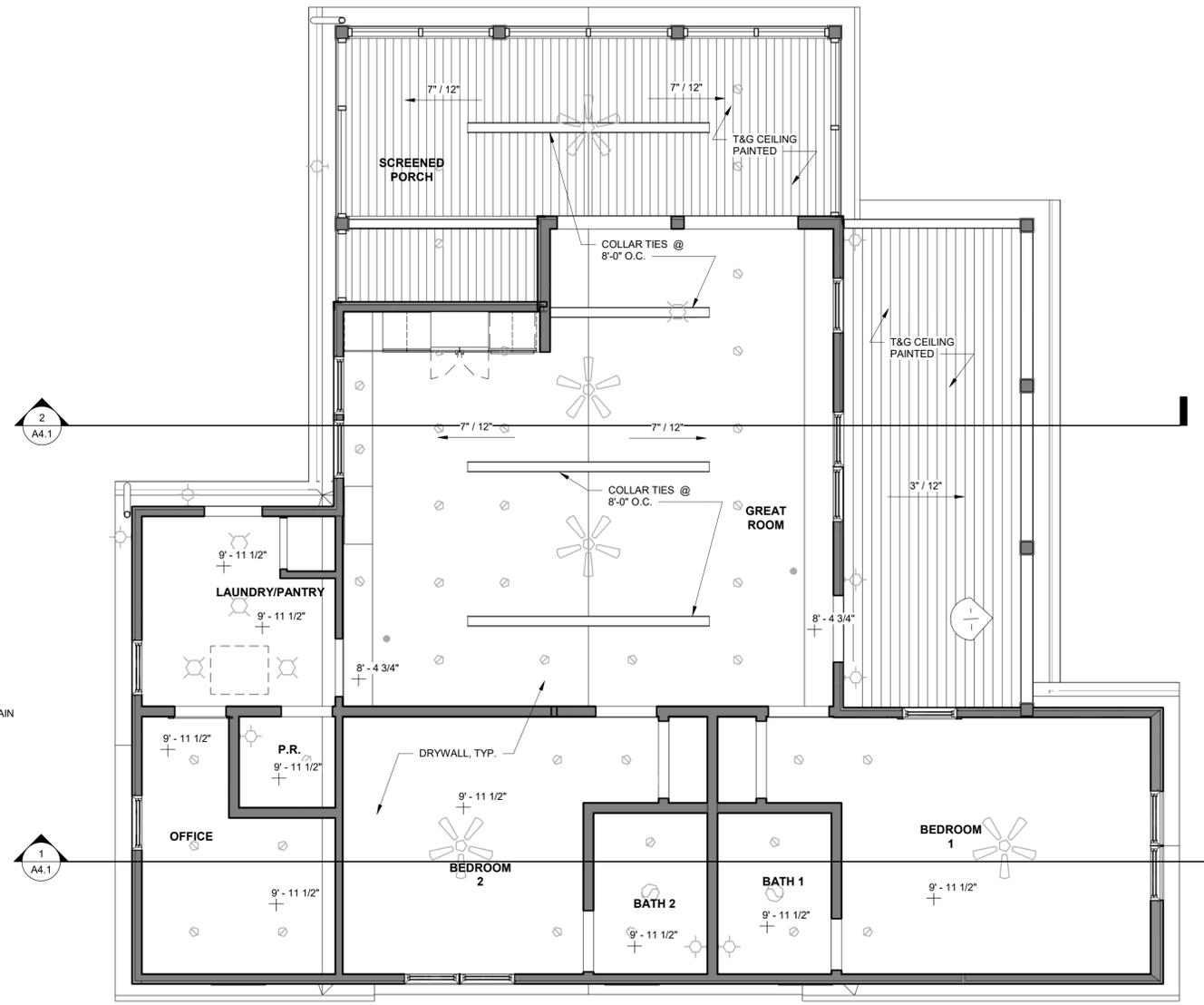
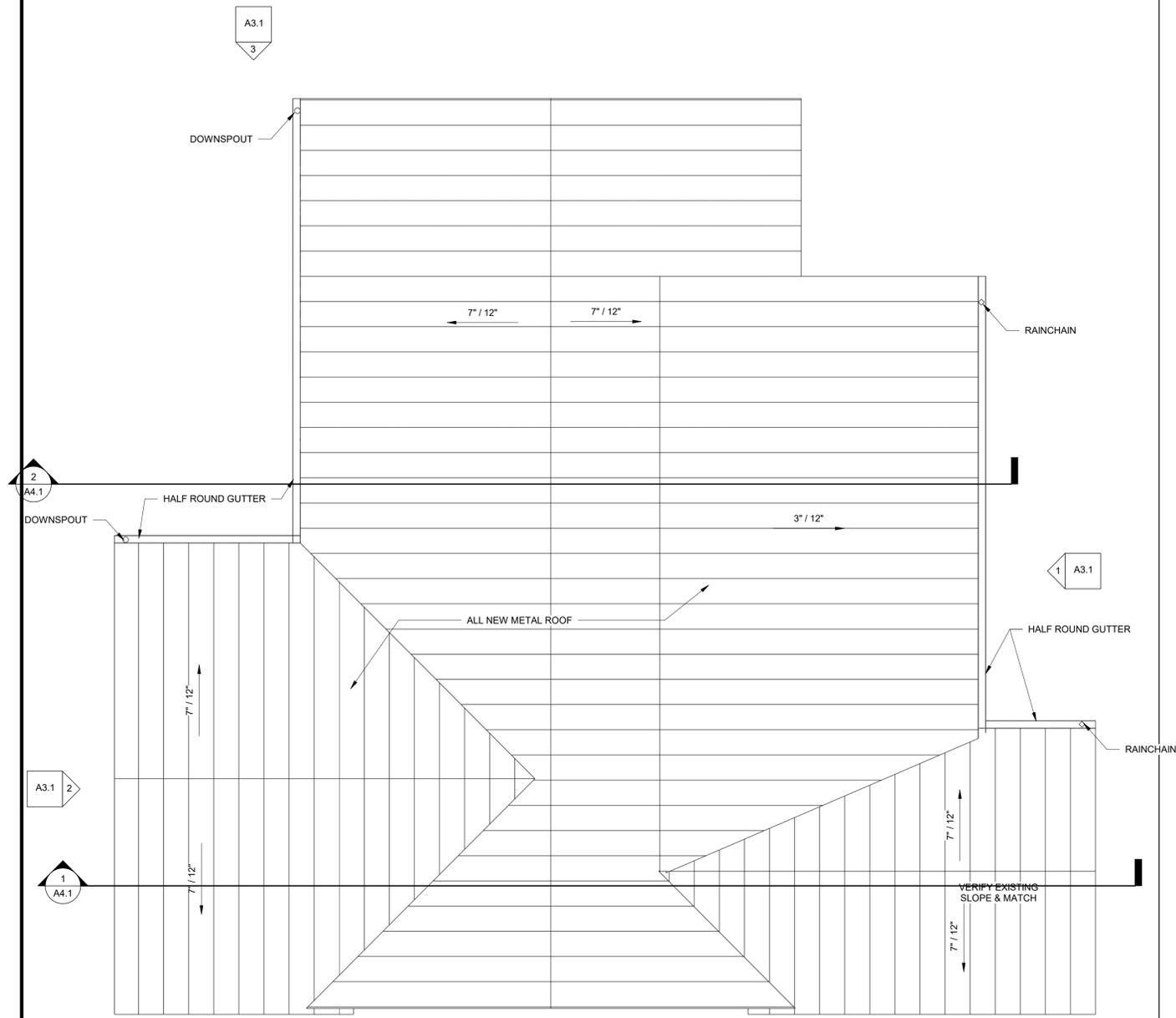


BUILDING INFORMATION

MAIN HOUSE
 EXISTING FIRST FLOOR..... 1,224 S.F.
 NEW FIRST FLOOR..... 259 S.F.
TOTAL CONDITIONED.....1,483 S.F.

NEW SCREENED PORCH..... 310 S.F.
 NEW FRONT PORCH..... 254 S.F.
 NEW BACK TERRACE..... 263 S.F.

SITE INFORMATION
 TOTAL PERVIOUS AREA..... 8,008 S.F.
 TOTAL IMPERVIOUS AREA..... 2,047 S.F.



5/11/2025 11:45:30 AM

2 ROOF PLAN
1/4" = 1'-0"

1 FIRST FLOOR
1/4" = 1'-0"

REFLECTED CEILING & ROOF PLAN
1107 PRINCE RENOVATION
 1107 Prince St. Beaufort, SC

05/01/2025
 HRB
 REVIEW

NOT FOR
 CONSTRUCTION
A2.2
© 2024 All Rights Reserved

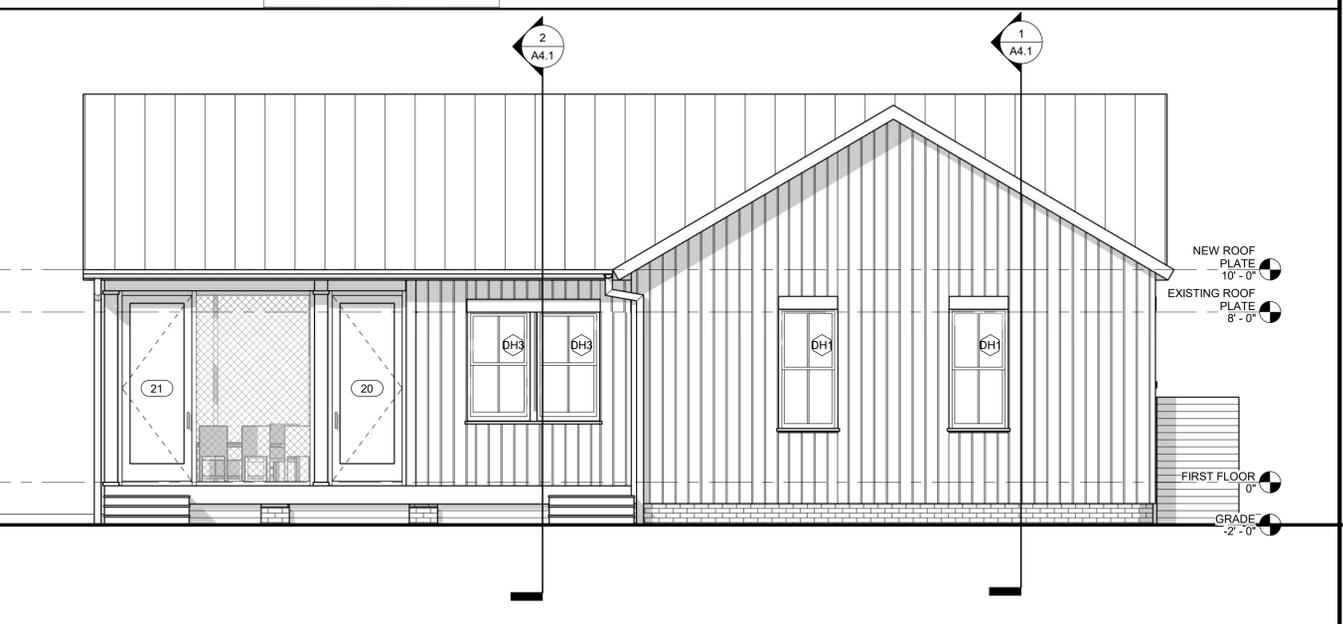
Door Number	Unit Size		Elevation	Manufacturer	Model	Finish
	Width	Height				
01	3' - 4"	8' - 0"		CUSTOM		Comments
02	5' - 11 1/4"	7' - 11 1/2"		Andersen Corporation	A-Series Gliding	
03	5' - 11 1/4"	7' - 11 1/2"		Andersen Corporation	A-Series Gliding	
04	3' - 0"	8' - 0"				
05	3' - 0"	8' - 0"				
06	2' - 6"	8' - 0"				
07	3' - 0"	8' - 0"				
08	4' - 0"	8' - 0"				
09	4' - 0"	8' - 0"				
10	3' - 0"	8' - 0"				
11	3' - 0 1/8"	7' - 11 1/2"		Andersen Corporation	A-Series	
13	2' - 6"	6' - 8"				
15	2' - 6"	8' - 0"				
16	2' - 6"	8' - 0"				
20	3' - 3 3/4"	8' - 9"				
21	3' - 3 5/8"	8' - 9"				

Type Mark	Frame Size		Manufacturer	Model	Comments	Count
	Width	Height				
DH1	2' - 9 5/8"	5' - 8 7/8"	Andersen Corporation	400-Series Tilt-Wash Double Hung		10
DH2	2' - 7 5/8"	3' - 4 7/8"	Andersen Corporation	400-Series Tilt-Wash Double Hung		3
DH3	2' - 11 5/8"	5' - 0 7/8"	Andersen Corporation	400-Series Tilt-Wash Double Hung		2
T1			Andersen Corporation	FLEXIFRAME	SEE BUILDING SECTION FOR DIMENSIONS	1
T2			Andersen Corporation	FLEXIFRAME	SEE BUILDING SECTION FOR DIMENSIONS	1

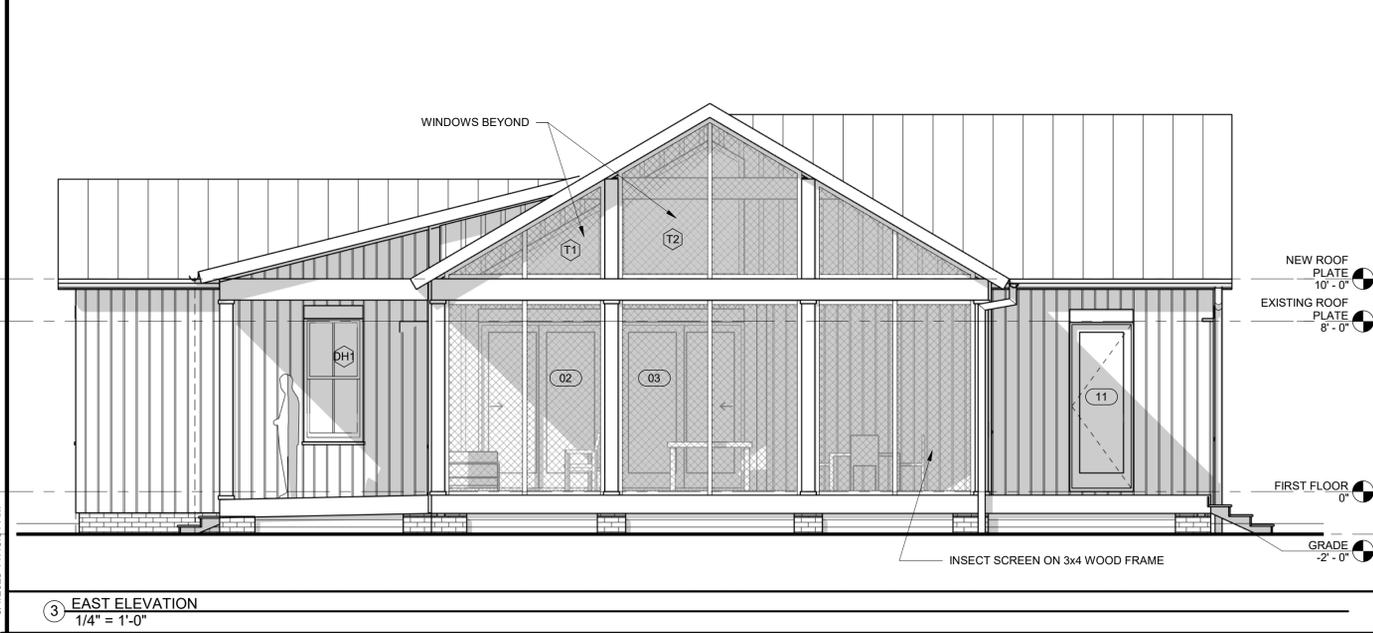
ALL WINDOWS TO BE IMPACT RATED
 ANDERSON 400 SERIES



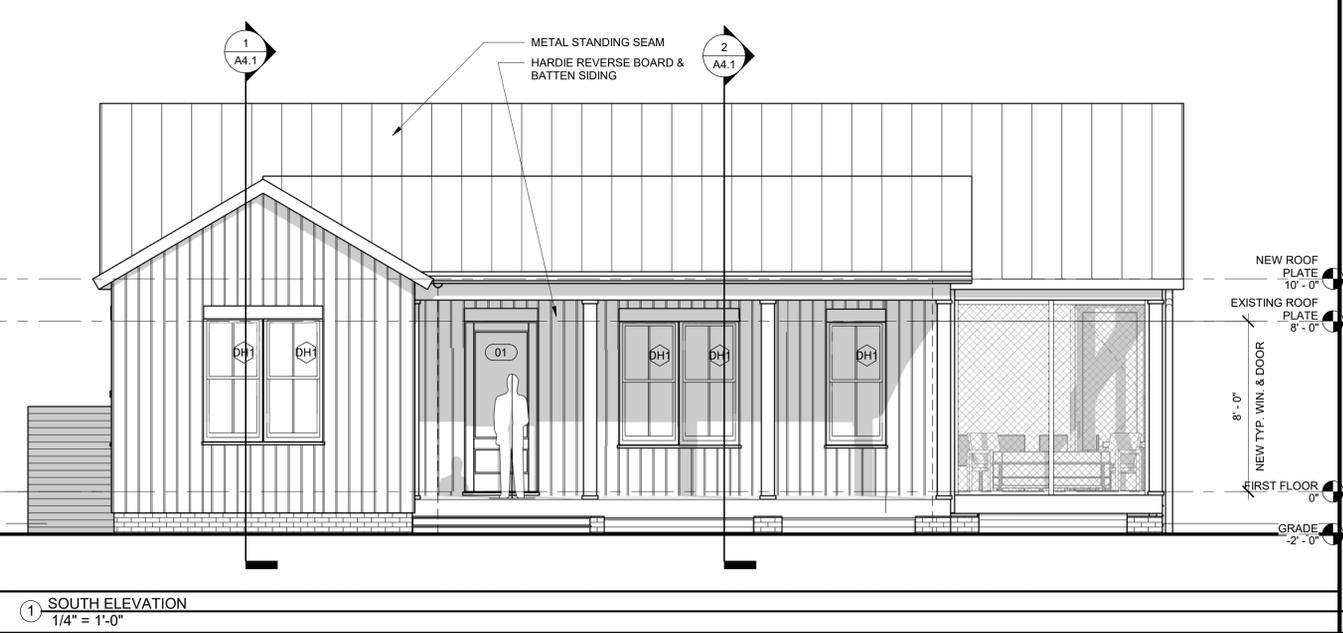
④ WEST ELEVATION
 1/4" = 1'-0"



② NORTH ELEVATION
 1/4" = 1'-0"

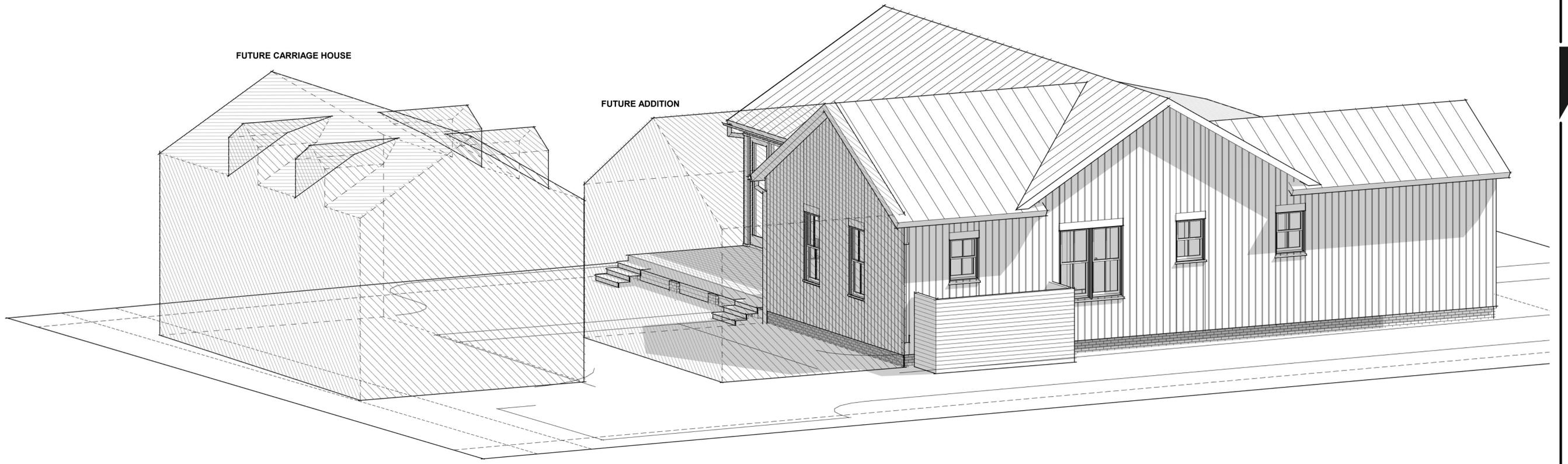


③ EAST ELEVATION
 1/4" = 1'-0"

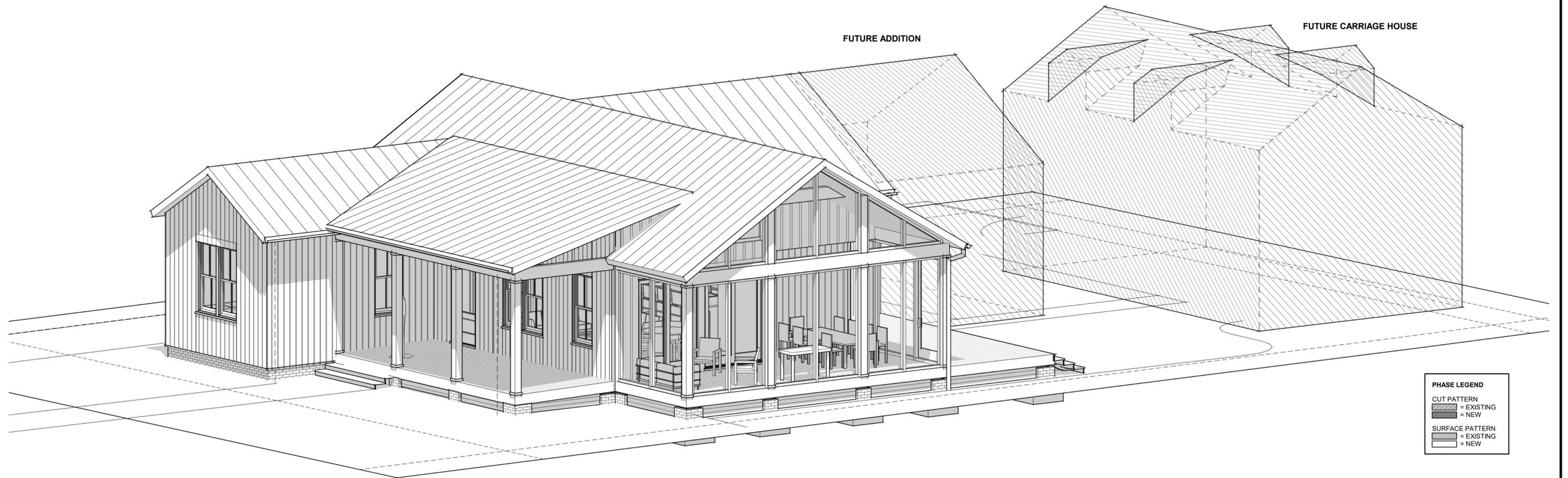


① SOUTH ELEVATION
 1/4" = 1'-0"

5/1/2025 11:45:31 AM



② 3D NORTH WEST

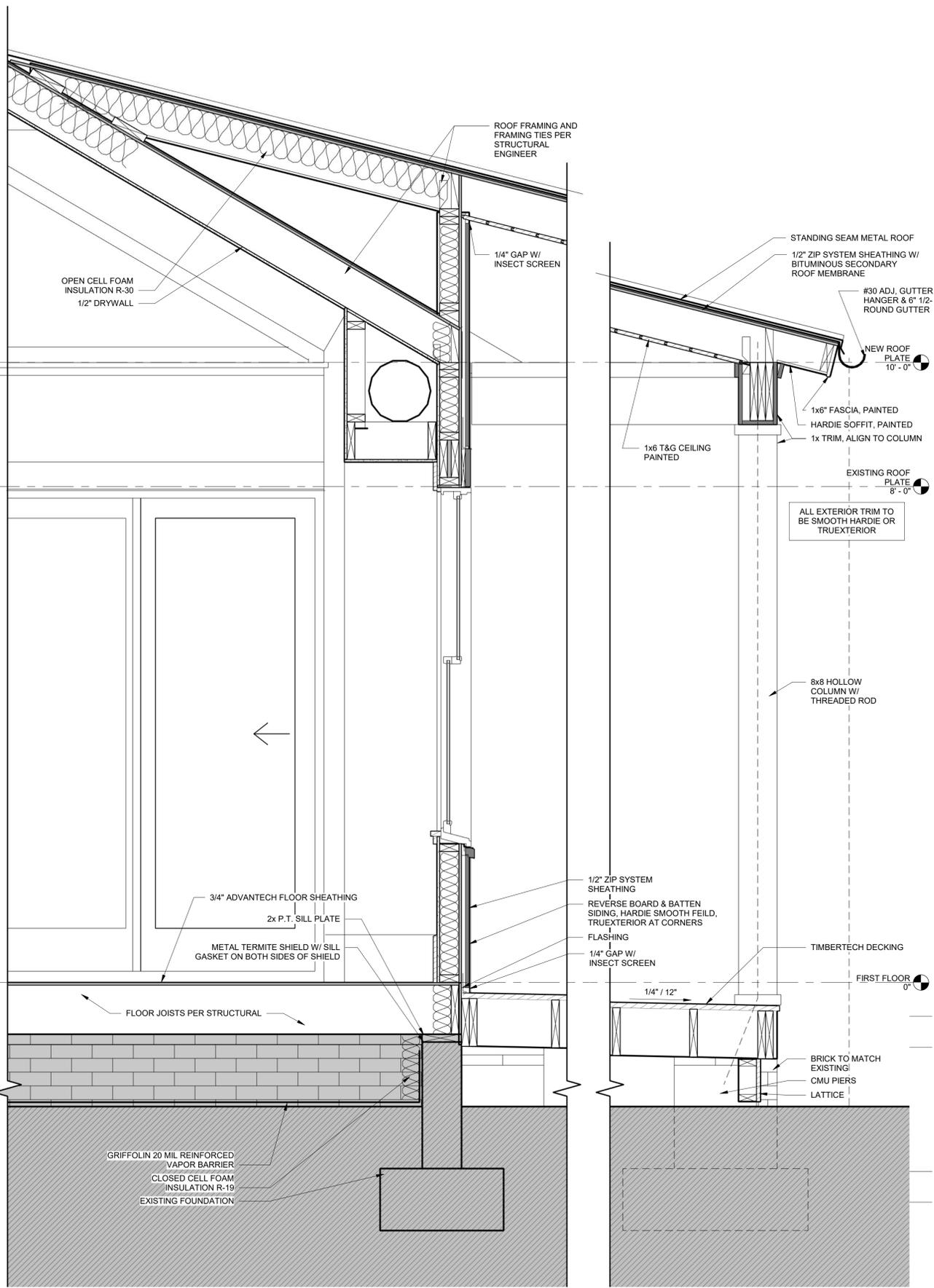


PHASE LEGEND	
CUT PATTERN	= EXISTING
	= NEW
SURFACE PATTERN	= EXISTING
	= NEW

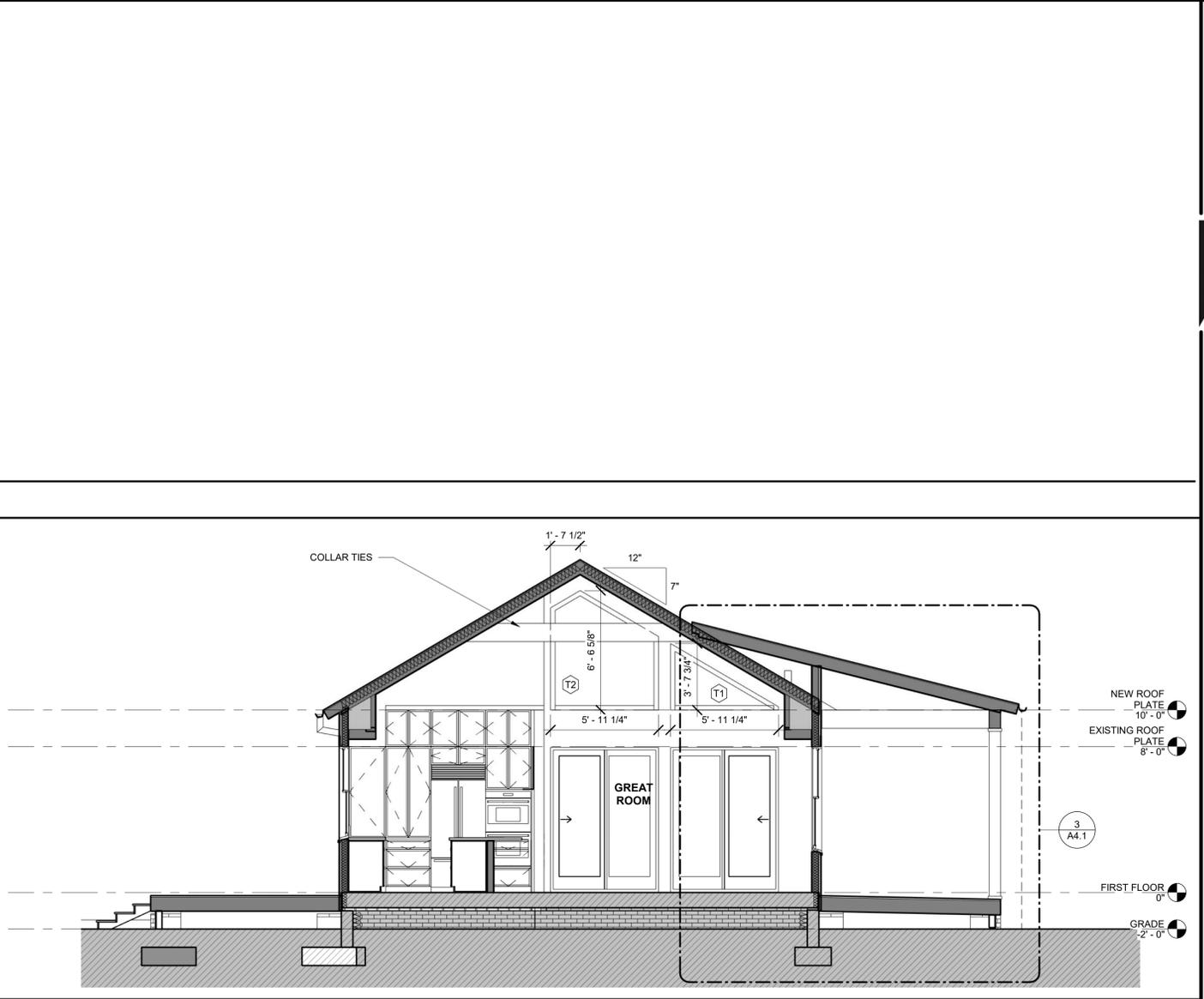
① 3D SOUTH EAST

5/1/2025 11:45:32 AM

5/1/2025 11:45:33 AM



3 Section 3 - Callout 1
1" = 1'-0"



2 Section 3
1/4" = 1'-0"



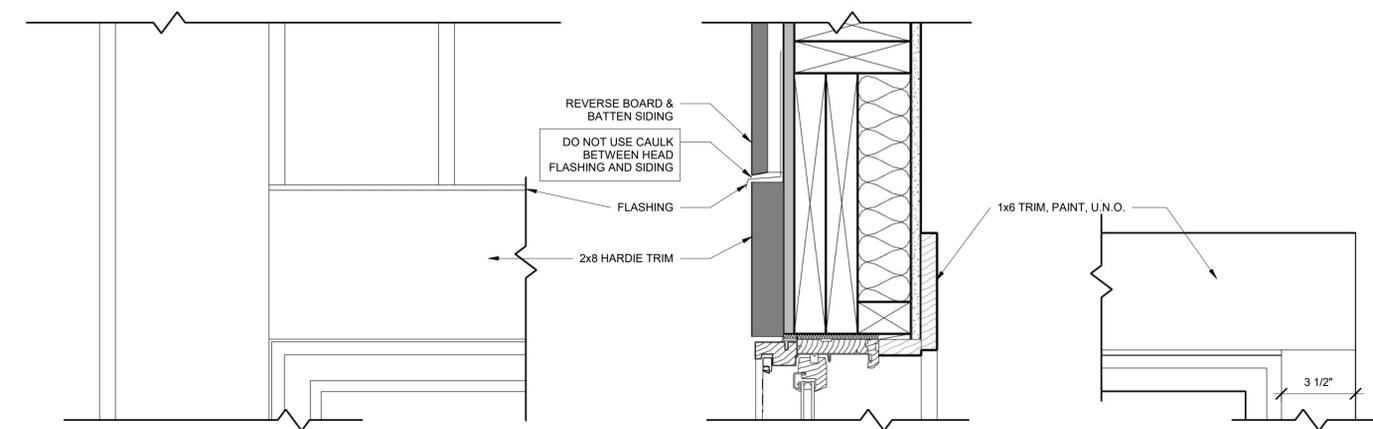
1 Section 2
1/4" = 1'-0"

BUILDING AND WALL SECTIONS
1107 PRINCE RENOVATION
 1107 Prince St. Beaufort, SC

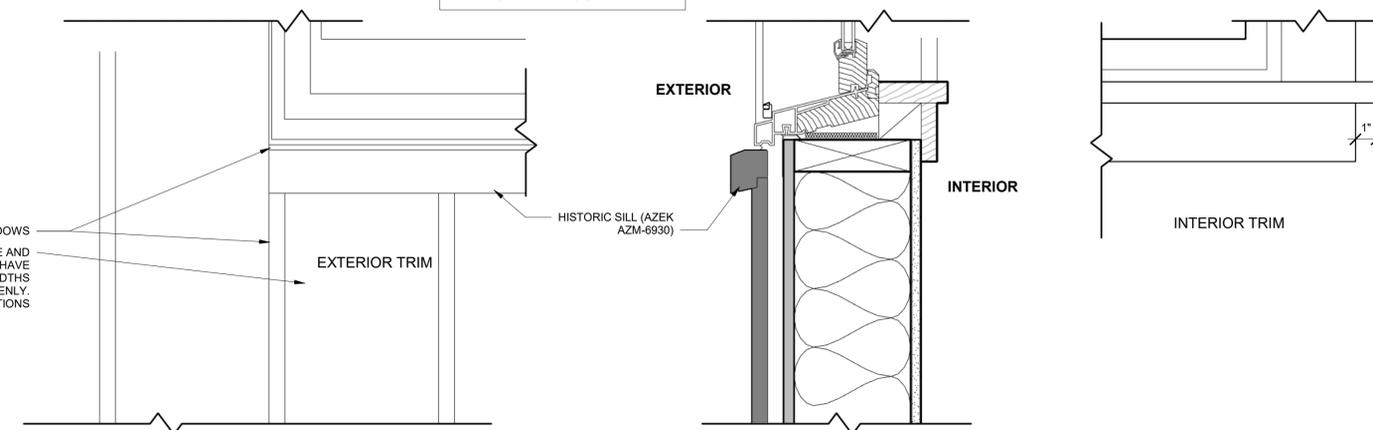
05/01/2025
 HRB
 REVIEW

NOT FOR
 CONSTRUCTION

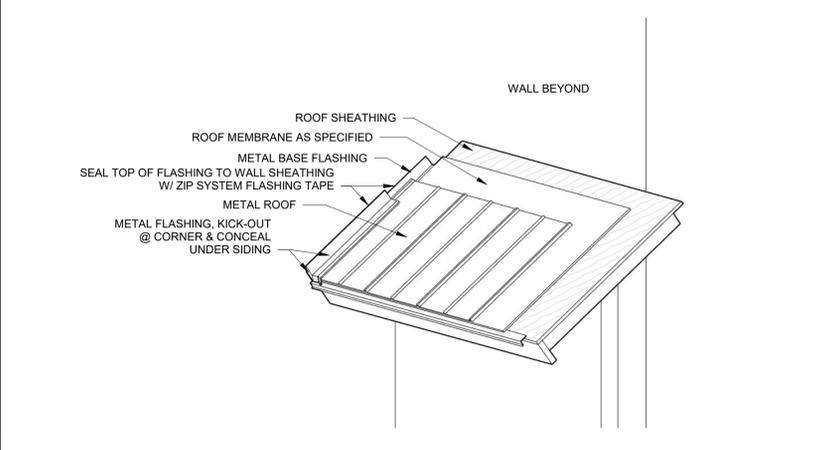
A4.1



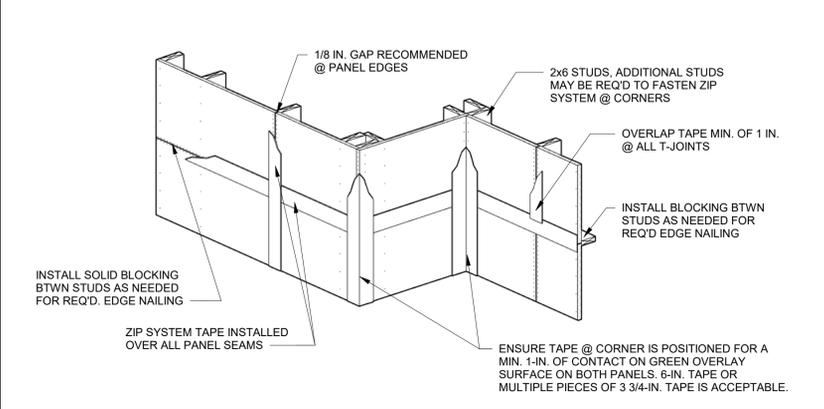
REFER TO ZIP SYSTEM FLASHING AND RAINSCREEN @ WINDOW AND DOOR DETAILS



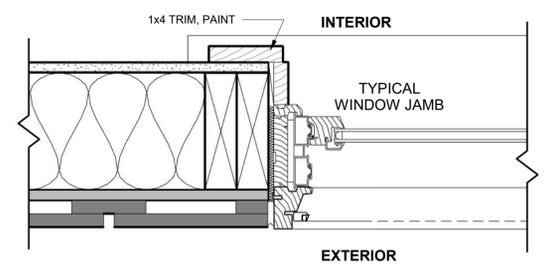
ALIGN BOARDS W/ WINDOWS BOARD WIDTHS ABOVE AND BELOW WINDOW TO HAVE SIMILAR CUSTOM WIDTHS AND SPACED EVENLY. REFER TO EXT. ELEVATIONS



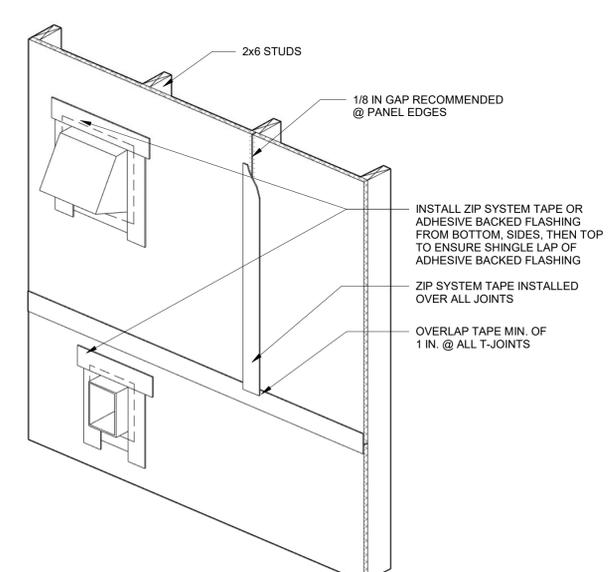
4 WALL TO METAL ROOF
 1/2" = 1'-0"



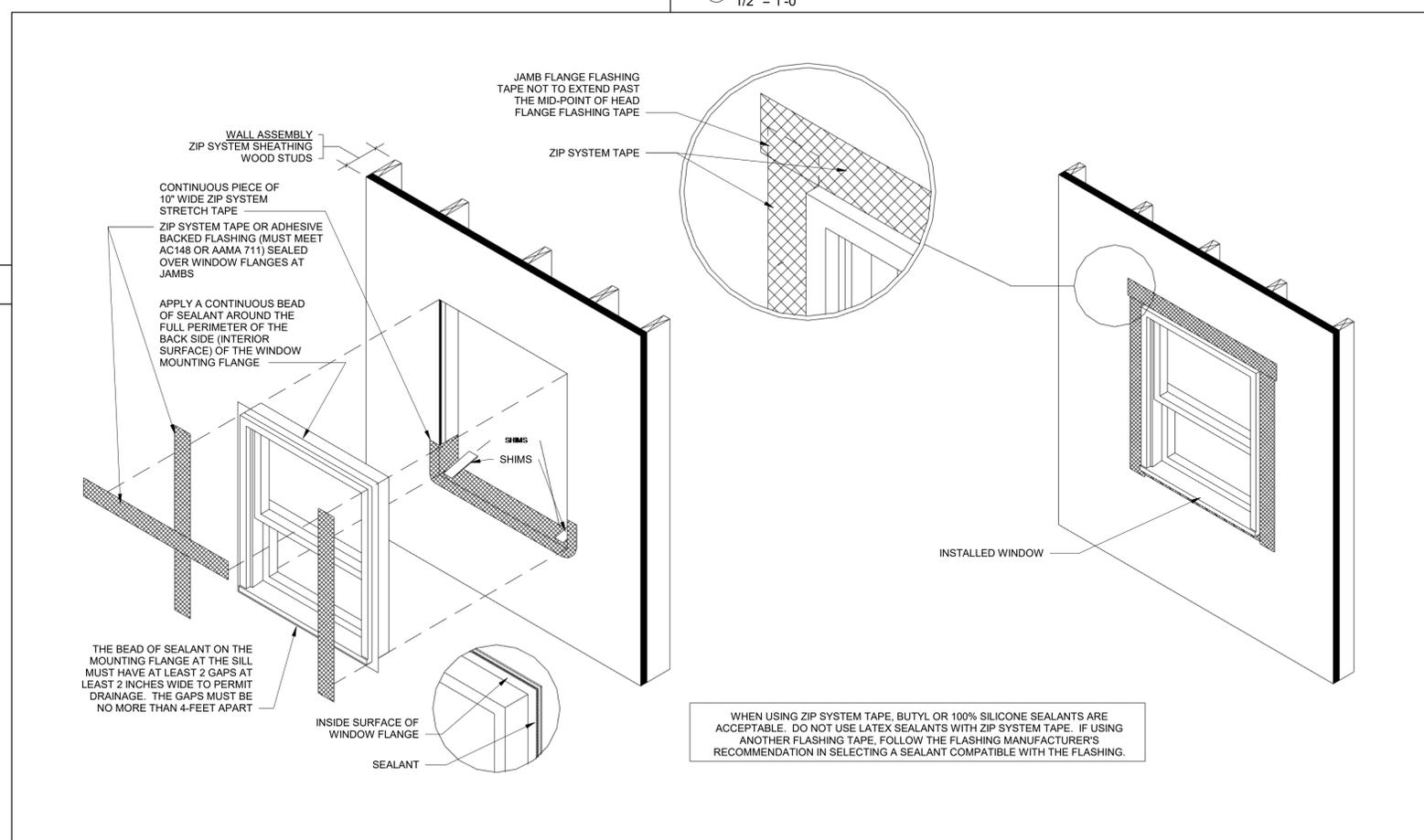
2 ZIP SYSTEM SHEATHING @ CORNERS
 1/2" = 1'-0"



5 WINDOW AND DOOR DETAILS
 3" = 1'-0"



1 ZIP SHEATHING @ TYP. PENETRATIONS
 1/2" = 1'-0"

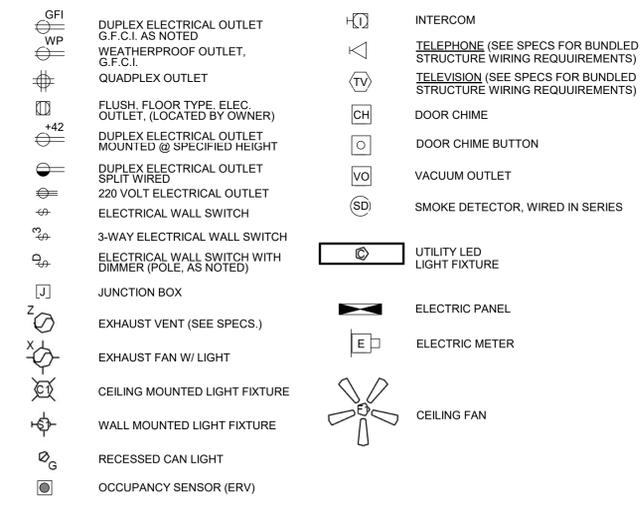
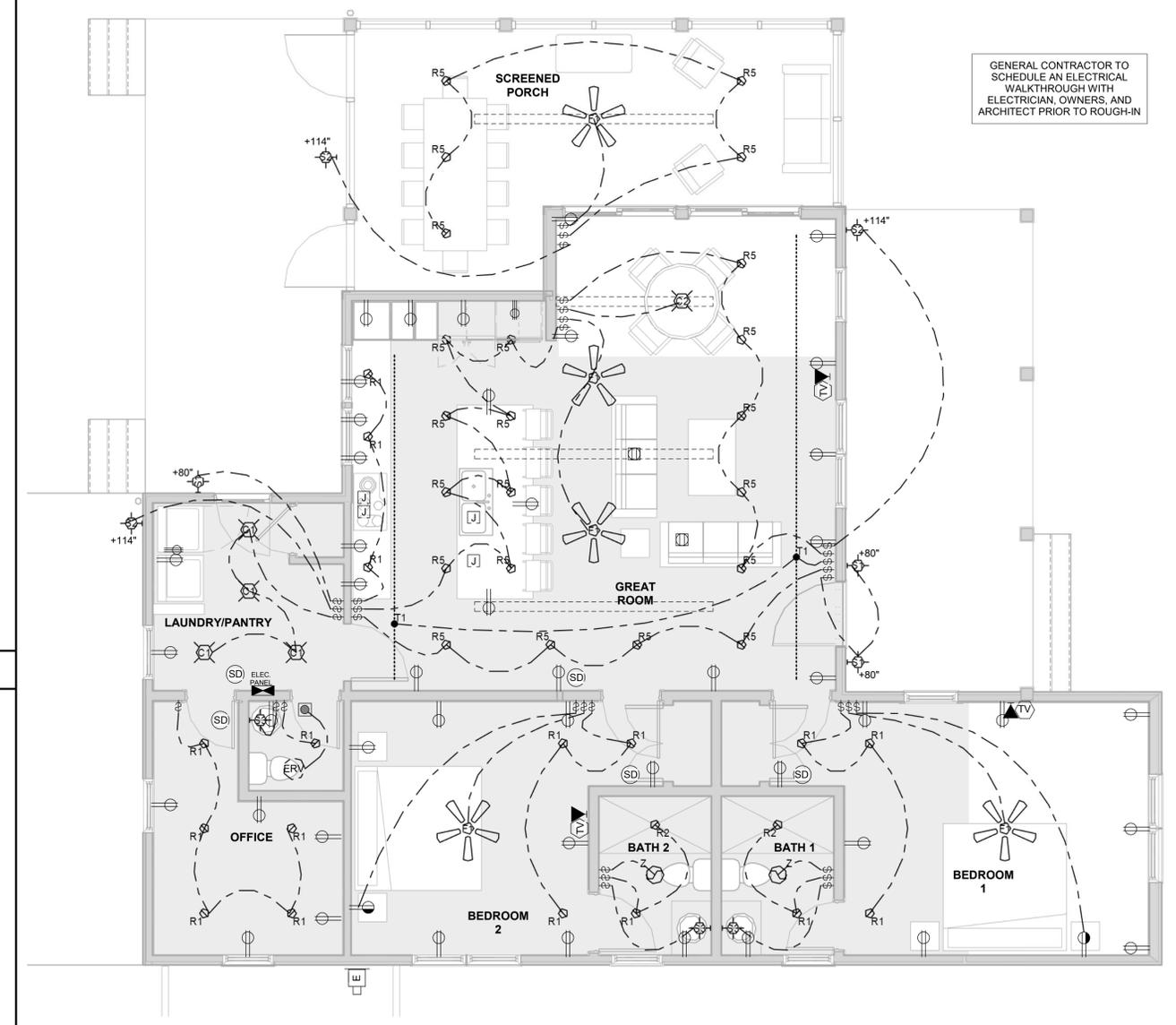


3 ZIP SYSTEM WINDOW FLASHING
 3/4" = 1'-0"

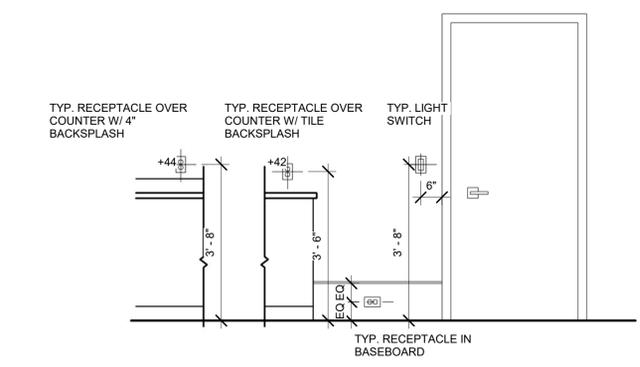
WHEN USING ZIP SYSTEM TAPE, BUTYL OR 100% SILICONE SEALANTS ARE ACCEPTABLE. DO NOT USE LATEX SEALANTS WITH ZIP SYSTEM TAPE. IF USING ANOTHER FLASHING TAPE, FOLLOW THE FLASHING MANUFACTURER'S RECOMMENDATION IN SELECTING A SEALANT COMPATIBLE WITH THE FLASHING.

5/1/2025 11:45:33 AM

Fixture Tag	Fixture Type	Count	Manufacturer	Model	Lamp	Comments
C1	CEILING MOUNTED FIXTURE	4			3000 LED	UTILITY LIGHT
C2	CEILING MOUNTED FIXTURE	1			3000 LED	DINING CHANDELIER
F1	CEILING FAN	5				PROVIDED BY OWNER
R1	RECESSED CAN	17	NORA LIGHTING	NHIOICD-48	3000 LED	TYPICAL CAN LIGHT
R2	RECESSED CAN	2	NORA LIGHTING	NHIOICD-48	3000 LED	WET RATED
R5	RECESSED CAN	22	NORA LIGHTING		3000 LED	SLOPED CEILING
S1	WALL MOUNTED	3	VISUAL COMFORT	CRITTENDED MEDIUM	3000 LED	TYPICAL EXTERIOR SCONCE
S2	WALL MOUNTED	3			3000 LED	FLOOD LIGHTS
S3	WALL MOUNTED	3			3000 LED	TYPICAL BATHROOM SCONCE
T1	LED TAPE	2	WAC	PRO+ / OUTDOOR PRO+	3000 LED	
Z	EXHAUST FAN	2				

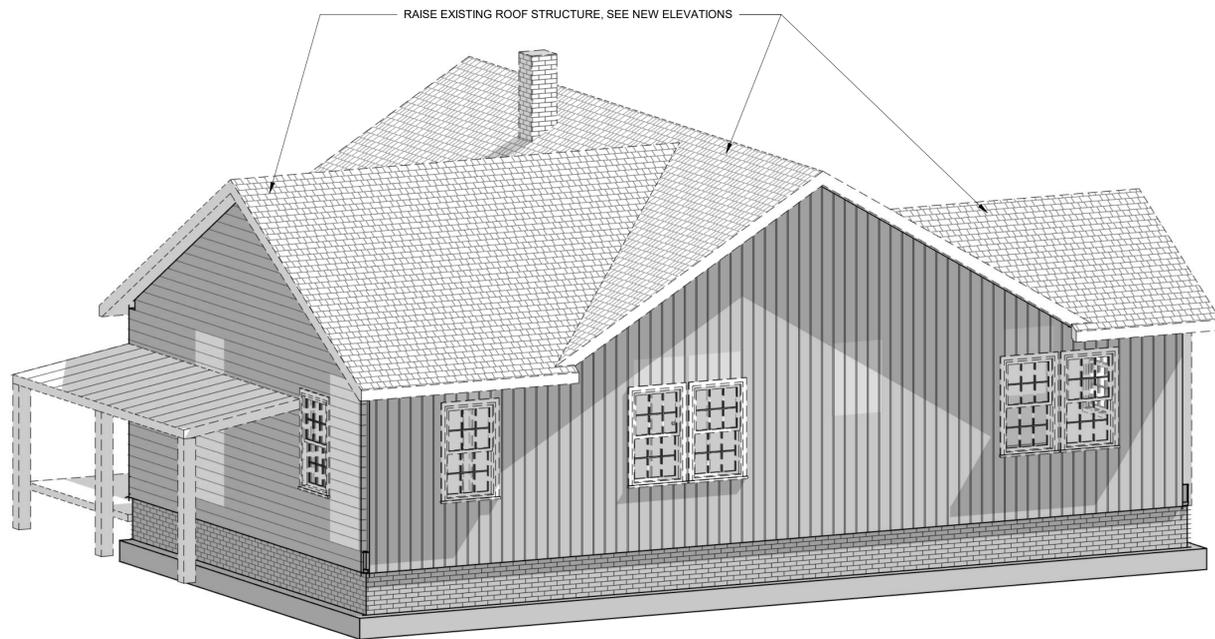


1 ELECTRICAL SYMBOLS
 1/4" = 1'-0"

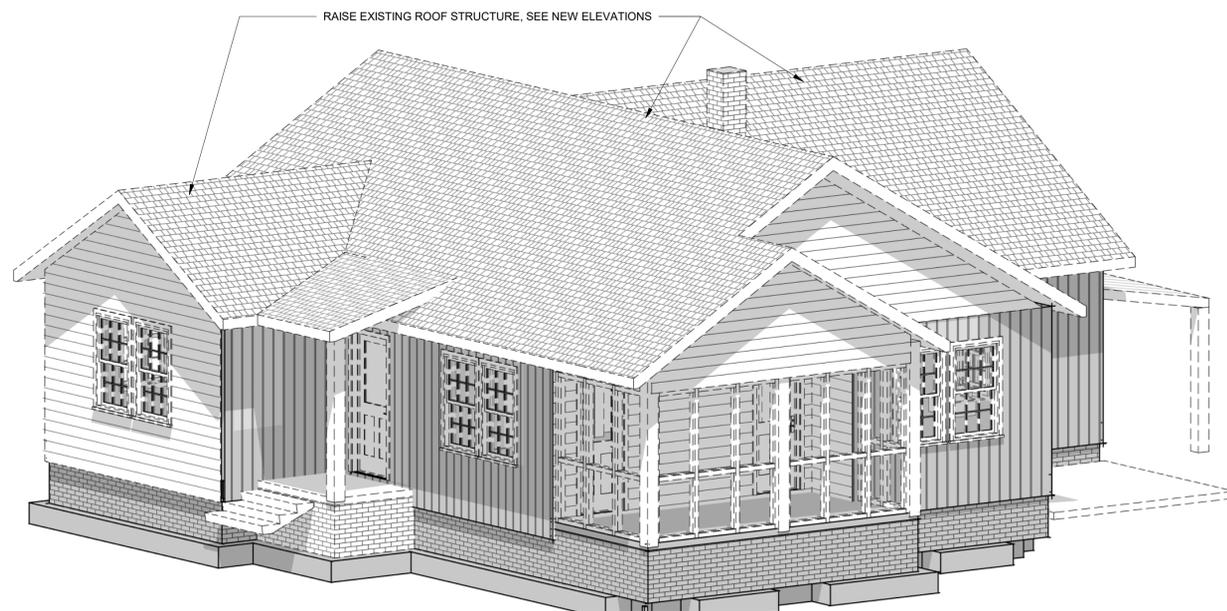


2 ELEC. FIXTURE DIAGRAM
 1/2" = 1'-0"

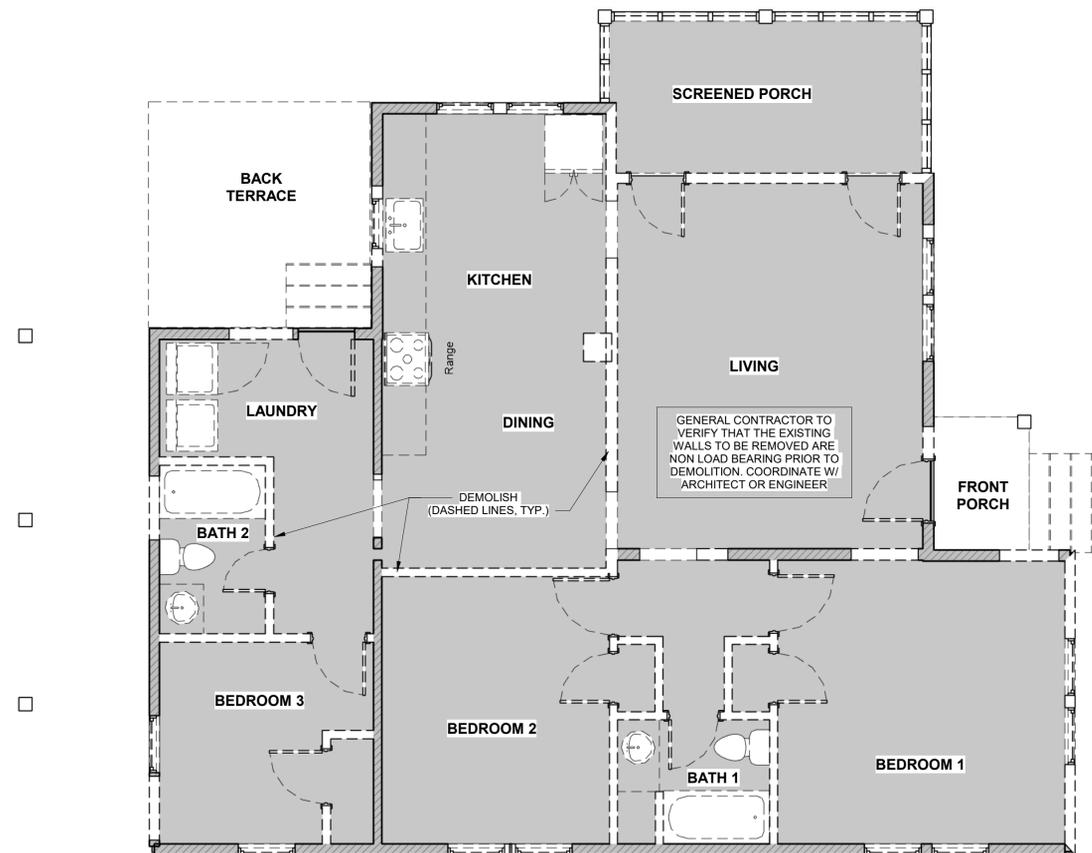
1 FIRST FLOOR ELECTRICAL
 1/4" = 1'-0"



3 EXISTING + DEMO 3D NORTH WEST

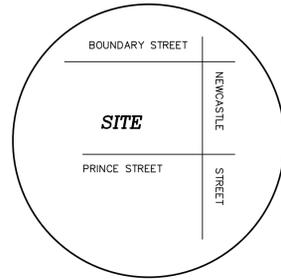


2 EXISTING + DEMO 3D SOUTH EAST



1 DEMOLITION PLAN
1/4" = 1'-0"

11/1/2024 10:36:30 AM



LOCATION MAP (Not To Scale)

LEGEND

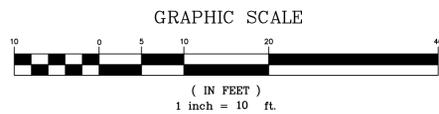
- IP(O) = OLD IRON PIPE FOUND
- CM(O) = OLD CONCRETE MONUMENT FOUND
- RB(N) = NEW REBAR SET 1/2" DIA.
- CI(O) = OLD CRIMP TOP IRON PIPE
- OE(O) = OLD OPEN END IRON PIPE FOUND
- RB(O) = OLD REBAR FOUND
- P.P. = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- △ = CALCULATED POINT
- ⊗ = TREE TO BE REMOVED

GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
AMY S. SCHOLL
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON:
AS SHOWN
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) TMN # 120-04-503
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (N/A) PER FEMA MAP PANEL 45013C-0166G DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

- 1.) DEED 2843/1650



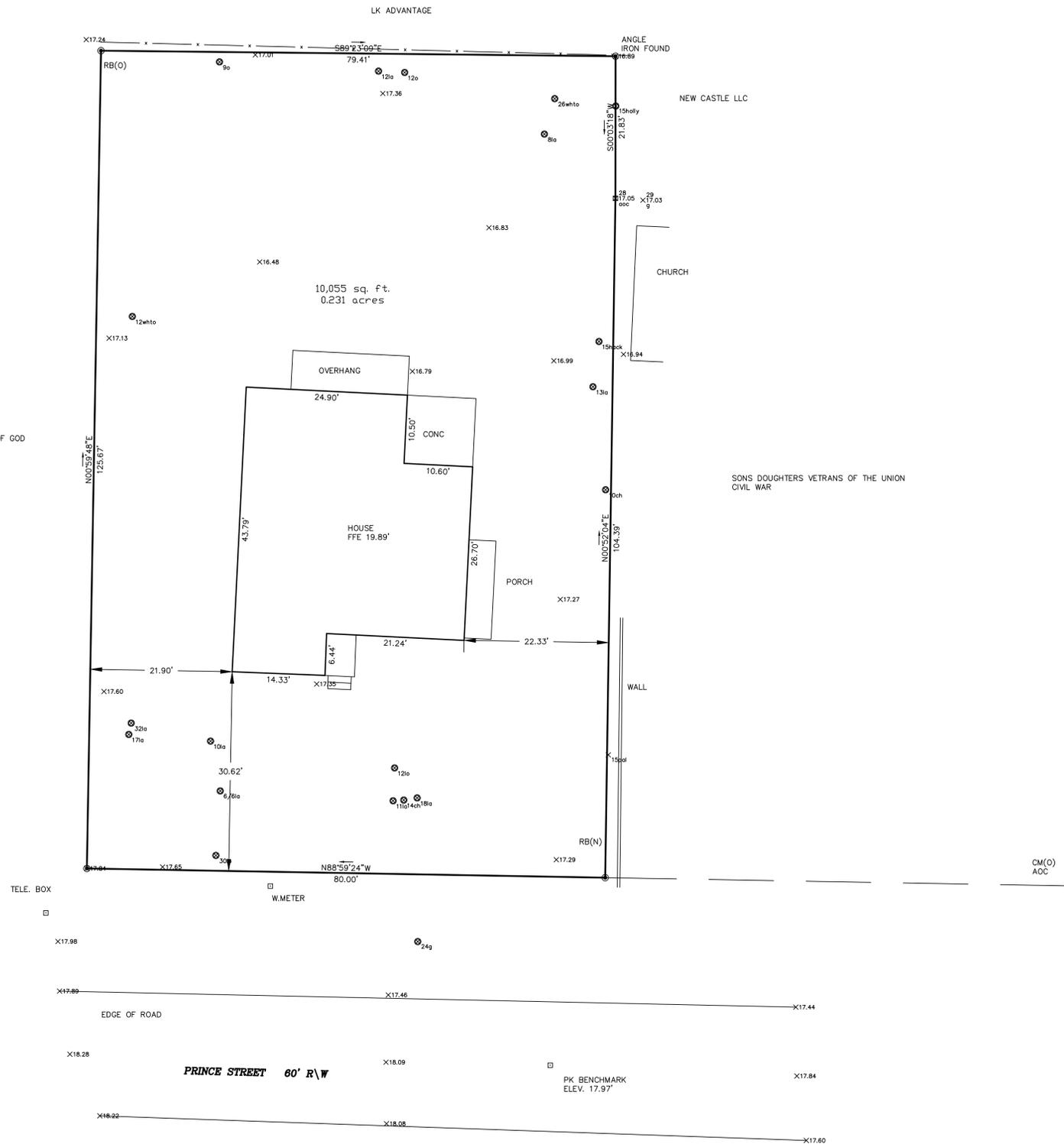
CERTIFICATION:

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "B" SURVEY AS SPECIFIED THEREIN;

ZYAD A. KHALIL RLS
S.C. REG. NO. 15176



[THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL]



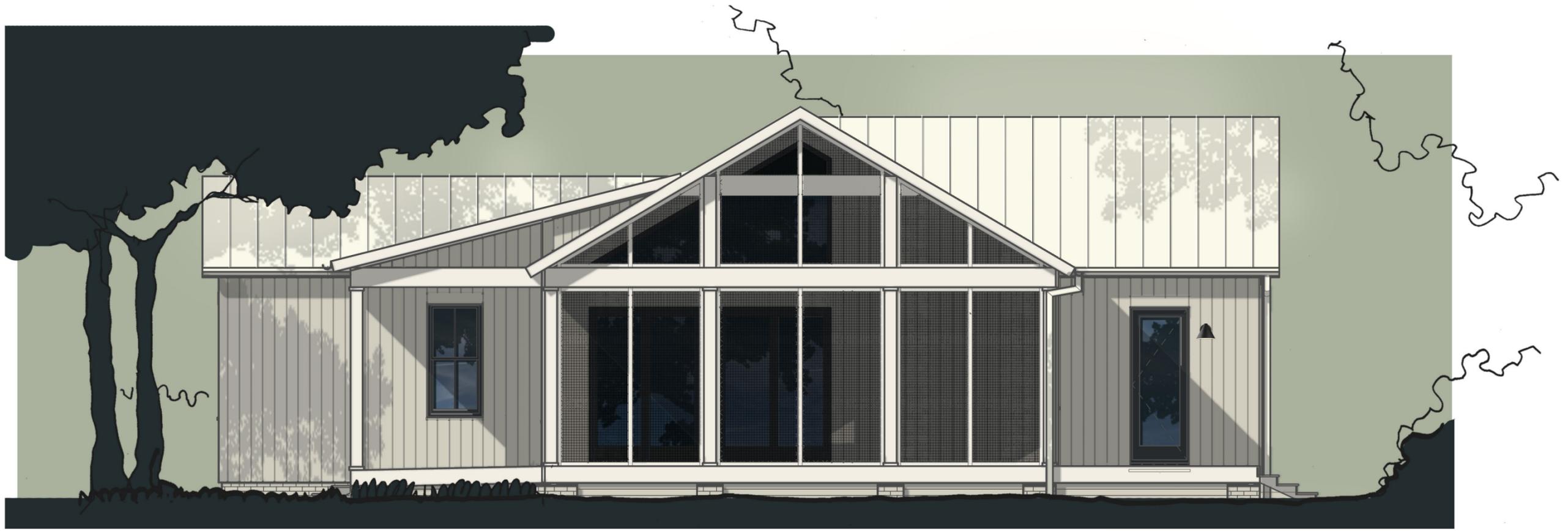
TREE LEGEND		
CODE	COMMON NAME	BOTANICAL NAME
LOB	LOBLOLLY PINE	PINUS TAEDA
LP	LONGLEAF PINE	PINUS PALUSTRIS
SLP	SLASH PINE	PINUS ELLIOTTI
BCY	BOLD CYPRESS	TAXODIUM DISTICHUM
PAL	GARBAGE PALMETTO	SABAL PALMETTO
WTD	WHITE OAK	QUERCUS ALBA
LO	LIVE OAK	QUERCUS VIRGINIANA
SRO	SOUTHERN RED OAK	QUERCUS FALCATA
NRO	NORTHERN RED OAK	QUERCUS RUBRA
O	WATER OAK	QUERCUS NIGRA
WLO	WILLOW OAK	QUERCUS PHELLOS
LA	LAUREL OAK	QUERCUS LAURIFOLIA
G	SWEET GUM	LIQUIDAMBAR STRYACIFLUA
SM	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
FDW	FLOWERING DOGWOOD	CORNUS FLORIDA
WN	BLACK WALNUT	JUGLANS NIGRA
SSH	SHAGBARK HICKORY	CARYA OVATA
MCH	MOCHERNUT HICKORY	CARYA TOMENTOSA
PH	PIGNOT HICKORY	CARYA GLABRA
RM	RED MAPLE	ACER RUBRUM
ALM	AMERICAN ELM	YMUS AMERICANA
AMS	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS
SB	SUGARBERRY	GULTIS LAEWIGATA
BCR	BLACK CHERRY	PRUNUS SEROTINA
SAS	SASSFRAS	SASSAFAES ALBIDUM

PLAT SHOWING
R120 004 000 0503 0000
A PORTION OF BLOCK 87
PREPARED FOR:
AMY S. SCHOLL
CITY OF BEAUFORT,
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: MAY 14, 2024
SCALE: 1"=10'

CHRISTENSEN ~ KHALIL SURVEYORS, INC.

3 FACULTY DRIVE, BEAUFORT SC 29907
(843) 524-4148

EX-11472



EAST ELEVATION
3/16" = 1'-0"


FREDERICK + FREDERICK

1107
Prince
Street



FRONT ELEVATION
3/16" = 1'-0"

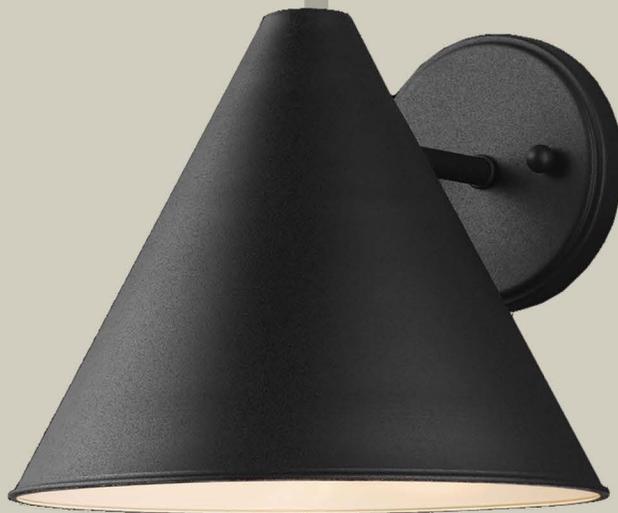
ROOF
4M METALS
SOLAR WHITE

TRIM
SW 7566
WESTHIGHLAND WHITE

WINDOWS & EXTERIOR DOORS
ANDERSON 400 SERIES
BLACK

FRONT DOOR
SAPELE W/ DARK STAIN

SIDING
SW 6169
SEDATE GRAY



EXTERIOR SCONCE
CRITTENDEN MEDIUM
BLACK

PORCH CEILING
SW 6506
ATMOSPHERIC

VISUAL COMFORT & Co.

8538501-12: Medium One Light Outdoor Wall Lantern



Dimensions:

Width: 10.0"
Height: 8.5"
Weight: 1.6 lbs.

Extends: 11.375'
Wire: 6.5" (color;Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium A19 75.0w Max. 120v Not included

Features:

- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (8438501 8538501 8638501)
Trilingual (English, Spanish, and French) (8438501 8538501 8638501)
Trilingual (English, Spanish, and French) (990W8538501-CRI)

Collection: Crittenden

Supplied with 6.5-inches of wire

For an eco-friendly lighting design, convert to LED bulbs to offer savings and reduce energy

Designed for damp and wet environments allowing for direct water contact

1-year manufacturer warranty

ENERGY STAR® Qualified

UPC #:785652002694

Finish: Black (12)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			0.88	5.0	2.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8538501-12	1	785652002694	14.0	13.0	11.5	1.21	3.1	0	Yes
Master Pack	8538501-12	0	10785652002691							No
NJ Pallet		54		48.0	40.0	72.0	80.0	167.4		No
NV Pallet		54		48.0	40.0	72.0	80.0	167.4		No

SL100

1" Snap Lock Panel

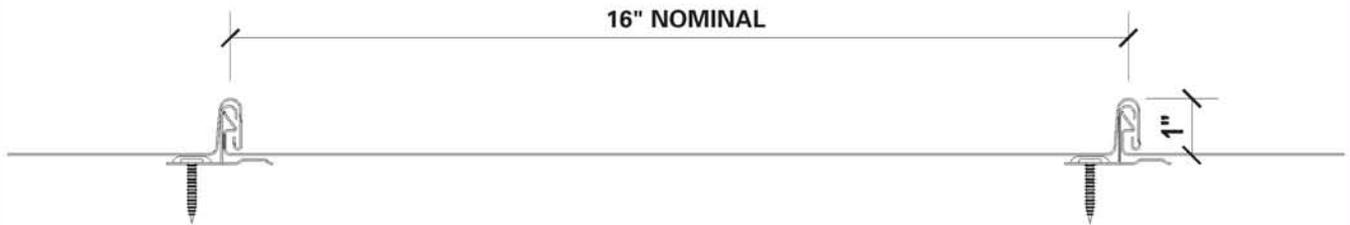
PRODUCT DESCRIPTION

- Low-Profile Architectural Standing Seam Metal Roofing System
- Ideal for residential and light commercial applications
- Specially designed clip allows thermal movement
- Tested panel for rated assemblies achieves higher performance levels

1" Snap Lock Panel; max width 16.89"; Snap Lock Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly SL100R Clip fastening metal to panel to minimum 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schleich Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -67.3 psf Main Field @ 24" Clip Spacing; Perimeter and Corner Pressure -131.0 psf @ 6" Clip Spacing; *Oil Canning is not a Cause for Rejection.*



www.4mmetals.com



DESIGN INFORMATION

- Minimum Slope = 3":12"
- Actual Panel Width: 16.89" from 20" Coil
- Solid Substrate Required
- Architectural, Hydrokinetic Panel
- Snap Seam – No Field Seaming Required
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16oz Copper
- 30Year Finish Warranty on Kynar 500 Finish
- WeatherTight Warranty Not Available
- Underlayment Required

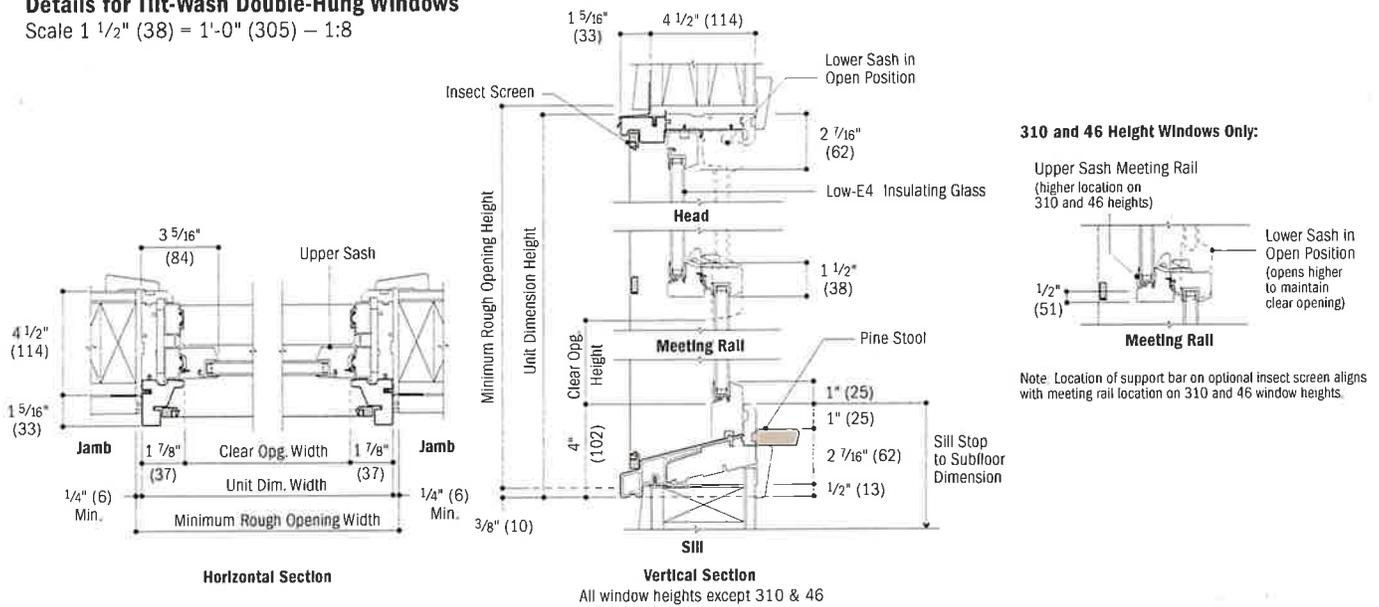
TEST REPORT SUMMARY

- Florida Building Code 2007
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #6 by Underwriters Laboratory for:
 - a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
 - b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- Testing per TAS 100 Wind Driven Rain Test
- FPA #9860.14-R1 – HVHZ – 24ga

400 SERIES TILT-WASH FULL-FRAME WINDOWS

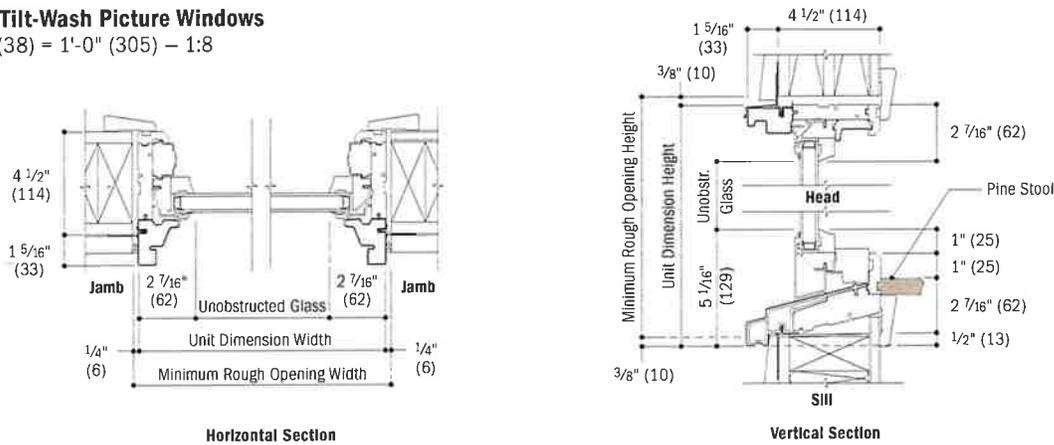
Details for Tilt-Wash Double-Hung Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



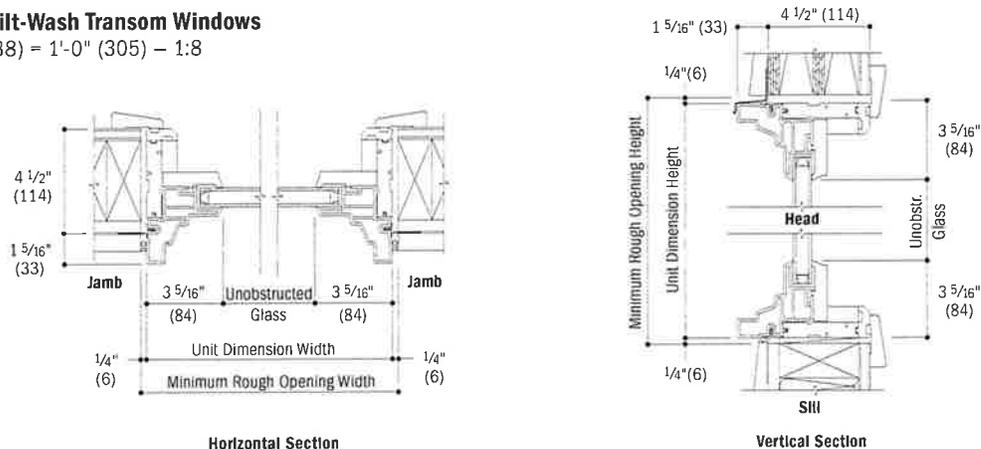
Details for Tilt-Wash Picture Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Details for Tilt-Wash Transom Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen parts required to complete window assembly as shown.
- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

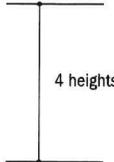
A-SERIES GLIDING PATIO DOORS



Table of Gliding Patio Door Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Door Dimension	2'-8 3/8"	4'-11 1/4"	4'-11 1/4"	9'-9"	9'-9"
	(822)	(1505)	(1505)	(2972)	(2972)
Minimum Rough Opening	2'-9"	5'-0"	5'-0"	9'-10"	9'-10"
	(838)	(1524)	(1524)	(2997)	(2997)
Unobstructed Glass (single panel only)	21 1/8"	21 1/8"	21 1/8"	21 1/8" 52" 21 1/8"	21 1/8"
	(537)	(537)	(537)	(537) (1321) (537)	(537)



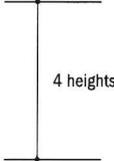
- 1 FWGD/FWGCD
- 2 FWGD/FWGCD
- 3 FWGD/FWGCD
- 4 FWGD/FWGCD

2968S	5068L	5068R	91068-3	91068-4*
29611S	50611L	50611R	910611-3	910611-4*
2980S	5080L	5080R	91080-3	91080-4*
29100S	50100L	50100R	910100-3	910100-4*



Custom-size patio doors are available in 1/8" (3) increments.

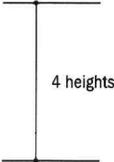
Door Dimension	3'-2 3/8"	5'-11 1/4"	5'-11 1/4"	11'-9"	11'-9"
	(974)	(1810)	(1810)	(3581)	(3581)
Minimum Rough Opening	3'-3"	6'-0"	6'-0"	11'-10"	11'-10"
	(991)	(1829)	(1829)	(3606)	(3600)
Unobstructed Glass (single panel only)	27 1/8"	27 1/8"	27 1/8"	27 1/8" 64" 27 1/8"	27 1/8"
	(689)	(689)	(689)	(689) (1626) (689)	(689)



- 1 FWGD/FWGCD
- 2 FWGD/FWGCD
- 3 FWGD/FWGCD
- 4 FWGD/FWGCD

3368S	6068L	6068R	111068-3	111068-4*
33611S	60611L	60611R	1110611-3	1110611-4*
3380S	6080L	6080R	111080-3	111080-4*
33100S	60100L	60100R	1110100-3	1110100-4*

Door Dimension	3'-8 3/8"	6'-11 1/4"	6'-11 1/4"
	(1126)	(2114)	(2114)
Minimum Rough Opening	3'-9"	7'-0"	7'-0"
	(1067)	(2133)	(2133)
Unobstructed Glass (single panel only)	33 1/8"	33 1/8"	33 1/8"
	(841)	(841)	(841)

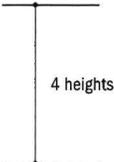


- 1 FWGD/FWGCD
- 2 FWGD/FWGCD
- 3 FWGD/FWGCD
- 4 FWGD/FWGCD

3968S	7068L	7068R
39611S	70611L	70611R
3980S	7080L	7080R
39100S	70100L	70100R

Viewed from the exterior. Arrows indicate direction of panel operation. Choose traditional (FWGD) or contemporary (FWGCD) panels. Contemporary panels shown. Stationary (S) patio doors can be used as an individual door or as a sidelight. Single-panel doors are factory assembled. Two-panel doors are available unassembled, or can be factory assembled and will arrive at the job site ready to install. Three- and four-panel doors are not available factory assembled.

Door Dimension	4'-2 3/8"	7'-11 1/4"	7'-11 1/4"	15'-9"
	(1279)	(2419)	(2419)	(4801)
Minimum Rough Opening	4'-3"	8'-0"	8'-0"	15'-10"
	(1295)	(2438)	(2438)	(4826)
Unobstructed Glass (single panel only)	39 1/8"	39 1/8"	39 1/8"	39 1/8"
	(994)	(994)	(994)	(994)



- 1 FWGD/FWGCD
- 2 FWGD/FWGCD
- 3 FWGD/FWGCD
- 4 FWGD/FWGCD

4368S	8068L	8068R	151068-4*
43611S	80611L	80611R	1510611-4*
4380S	8080L	8080R	151080-4*
43100S	80100L	80100R	1510100-4*

* "Door Dimension" always refers to outside frame-to-frame dimension.
 * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
 * Dimensions in parentheses are in millimeters.
 * Add 1/4" (6) to the "Minimum Rough Opening" height dimension for four-panel doors.

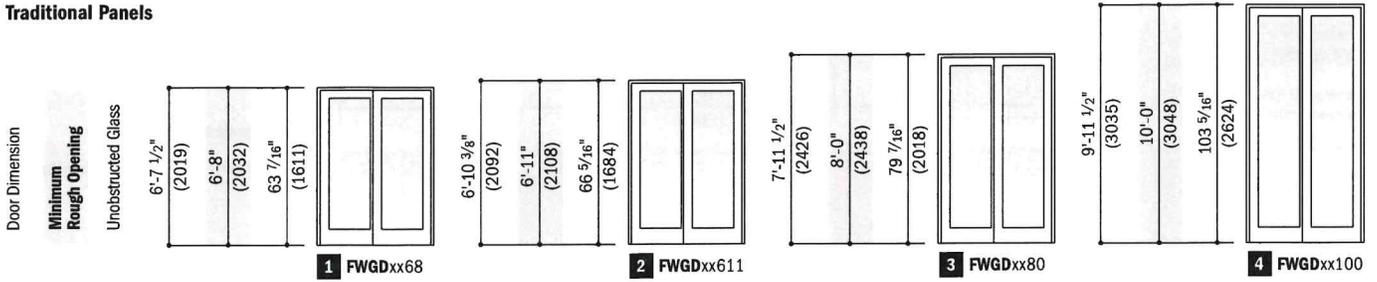
A-SERIES GLIDING PATIO DOORS



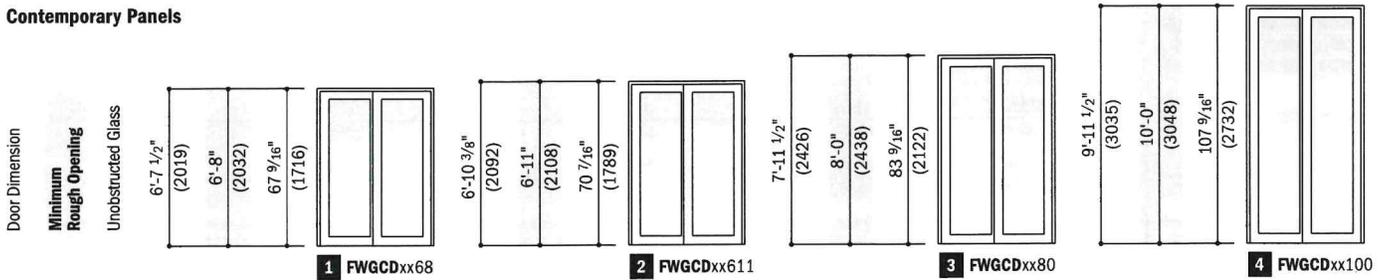
Four Patio Door Heights

For all four-panel gliding patio doors, add 1/4" (6) to the "Minimum Rough Opening" height dimension.

Traditional Panels

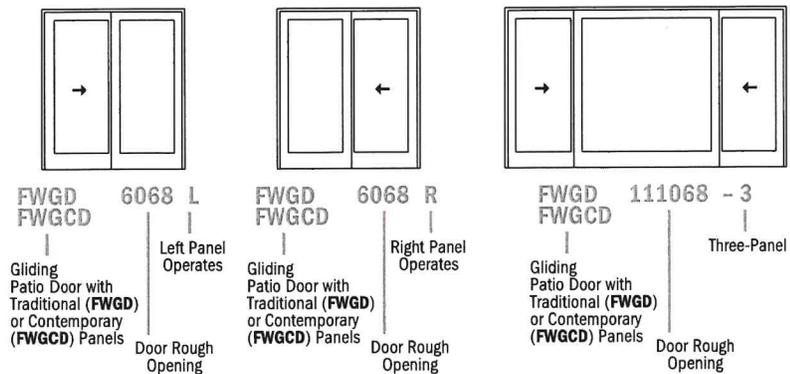


Contemporary Panels



Order Designation Description

Viewed from the exterior. Traditional panels shown.



- "Door Dimension" always refers to outside frame-to-frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters.

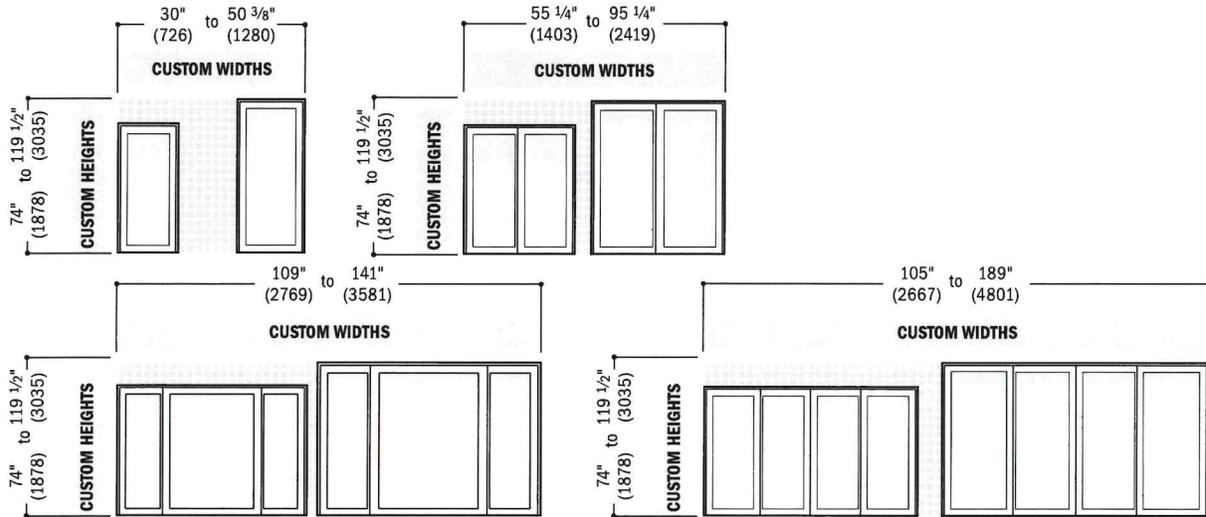
Custom Sizes and Specification Formulas



A-Series custom-size patio doors, sidelights and transoms are available in 1/8" (3) increments between minimum and maximum widths and heights. Some restrictions apply. Contact your Andersen supplier.

Gliding Patio Doors

Dual-Pane & Triple-Pane



Clear Opening	Two-Panel	Three-Panel, one panel open	Four-Panel, two panels open	Minimum R.O.	Single-Panel	Two-Panel	Three-Panel	Four-Panel	Unobst. Glass	Traditional Single-Panel	Traditional Two-Panel	Traditional Three-Panel	Traditional Four-Panel	Contemporary Single-Panel	Contemporary Two-Panel	Contemporary Three-Panel	Contemporary Four-Panel
<p>Patio Doors Traditional or Contemporary Panels</p>	<p>Width = (door width ÷ 2) - 8.368" (213) Height = door height - 3.927" (98)</p>	<p>Width = (door width ÷ 4) - 7.993" (203) Height = door height - 3.927" (100)</p>	<p>Width = (door width ÷ 2) - 15.458" (393) Height = door height - 3.927" (100)</p>	<p>Patio Doors Traditional or Contemporary Panels</p>	<p>Width = door width + 3/4" (19) Height = door height + 1/2" (13)</p>	<p>Width = door width + 3/4" (19) Height = door height + 1/2" (13)</p>	<p>Width = door width + 1" (25) Height = door height + 1/2" (13)</p>	<p>Width = door width + 1" (25) Height = door height + 1/2" (13)</p>	<p>Patio Doors Traditional Panels</p>	<p>Width = door width - 11.22" (285) Height = door height - 16.06" (408)</p>	<p>Width = door width - 17.00" (432) Height = door height - 16.06" (408)</p>	<p>Width = door width - 22.78" (579) Height = door height - 16.06" (408)</p>	<p>Width = door width - 11.22" (285) Height = door height - 16.06" (408)</p>	<p>Width = door width - 11.22" (285) Height = door height - 11.90" (302)</p>	<p>Width = door width - 17.00" (432) Height = door height - 11.90" (302)</p>	<p>Width = door width - 22.78" (579) Height = door height - 11.90" (302)</p>	<p>Width = door width - 11.22" (285) Height = door height - 11.90" (302)</p>

* Dimensions in parentheses are in millimeters.
 • **Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Minimum R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
 • Custom minimum and maximum dimensions apply to patio doors with either traditional and contemporary panels. Contemporary panels shown.

A-SERIES GLIDING PATIO DOORS



Custom Size Patio Door Shipping Information

DOOR PRODUCT TYPE & SIZE		FACTORY-ASSEMBLED	UNASSEMBLED with Assembled Frame <small>Panels ship separately</small>	UNASSEMBLED with Unassembled Frame <small>Panels ship separately</small>
8' TALL OR LESS	Single-Panel Gliding	√		
	Single-Panel Hinged	√		
	Two-Panel Gliding	√		√
	Two-Panel Hinged	√		
	Three- or Four-Panel Gliding			√
	Three-Panel Hinged	√		
OVER 8' TALL	Single-Panel Gliding	√		
	Single-Panel Hinged	√		
	Two-Panel Gliding			√
	Two-Panel* Hinged		√	
	Three- or Four-Panel Gliding			√

*Two-panel hinged inswing patio doors over 8' (2438) tall are only available active/passive or passive/active (AP/PA).





The House of God
 Holy Church of the Living God
 The Will and Command of the Truth
 The House of Prayer for all People, Inc.

1109

Services
 Sabbath Eve (W) 6:00PM
 Sabbath School (W) 10:00AM
 Sabbath Services (W) 11:00PM
 Service (W)
 Past Service
 Pastor: Tami Egan D. White
 Founder: Robert W. A. R. Johnson
 Founded in 1918











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.



Property Inspection Summary

1107 Prince St, Beaufort, SC 29902

Client

Name: *Suzanne Previte*

Phone: *(412)480-5568*

Email: *previte64@gmail.com*

Client's Agent

Name: *Sellers Inspection*

Agency: *N/A*

Phone:

Email:

Major Concern

Condition

Deficiency

Exterior HVAC unit/condenser

Finding

HVAC system did not function when tested. The home appears to be heating from the emergency heat strip. Recommend further evaluation and repair by a HVAC company.

Minor Repair

Roof Penetration, Venting and Flashing

Deficiency

Roof

Finding

Rubber seal around the plumbing stacks on the roof shows deterioration and/or is cracked. This could allow water to penetrate or leak into the attic area. Some cracks can be sealed with roof mastic or tar, while others are too large so the boot vent will have to be replaced.

Finding

Damaged or missing roof shingles found on the ridge on the roof.

Finding

Improper flashing noted on the roof. Kick outs not installed at the end of the step flashing. This could allow water behind the siding.

Kickout flashing, also known as diverter flashing, is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope.

Minor Repair (continued)**Siding / Wall Coverings****Deficiency**

Exterior

Finding*Dry rot/water damage found on the wood siding on the screen porch of the home.***Finding***Extensive dry rot/water damage found on the wood siding on the back of the home.***Finding***Dry rot/water damage found on the wood siding on the left side of the home.***Doors and Windows****Deficiency**

Exterior

Finding*Cracked or hole found in the window pane on the front bedroom of the home.***Finding***Dry rot/water damage found on the bottom of the door casing and/or trim on the living room of the home.***Finding***Dry rot/water damage found on the exterior sill and/or trim sections of the window located on the kitchen.***Finding***Dry rot/water damage found on the bottom of the door casing and/or trim on the back of the home.***Finding***Dry rot/water damage found on the exterior sill and/or trim sections of the window located on the left side of the home.***Trim and Eaves****Deficiency**

Exterior

Finding*Dry rot/water damage found on the soffit and or fascia boards (eaves) on the front porch of the home.***Finding***Dry rot/water damage found on the soffit and or fascia boards (eaves) on the right side of the home.***Finding***Dry rot/water damage found on the corner trim on the back corner of the home.***Finding***Dry rot/water damage found on the soffit (eaves) on the left side of the home.***Finding***Dry rot/water damage found on the fascia board (eave's) located on the right side of the home above the roof line.***Windows****Deficiency**

Interior

Finding*Window track appeared to be broken and/or the springs are worn. Window would not stay in the up position when tested in the follow areas: back left bedroom .*

Minor Repair (continued)**Chimney****Deficiency**

Chimney

Finding

Chimney does not appear to meet today's construction standards. Recommend further evaluation and repair by licensed builder.

Supply Lines**Deficiency**

Plumbing

Finding

Active leak noted on the supply line under the front bathroom.

Waste Lines**Deficiency**

Plumbing

Finding

Improper repair noted under the back bathroom sink. Caulk is not an acceptable repair for plumbing.

Water Heater**Deficiency**

Water Heater

Finding

Water heater did not have a drain pan installed under it. Recommend adding to prevent water damage if the water heater leaks.

Finding

PVC pipe installed on the water heater pressure relief valve (P&T valve). PVC pipe is not rated for hot water. If the P&T valve opens the pvc could melt or come apart and cause water damage. Recommend replacing line.

Distribution**Deficiency**

Exterior HVAC unit/condenser

Finding

HVAC ducts have come apart or been partially removed in the attic. Recommend a licensed HVAC company further evaluate and determine if repair or replacement is needed.

Crawlspace**Deficiency**

Foundation

Finding

Water stains noted under the back right corner of the home. Moisture readings show an active leak. Recommend further evaluation and repair by a licensed plumber.

Safety Concern**Porches, Patios and Decks****Deficiency**

Exterior

Finding

Handrail (guards) not present on the porches and or stairs. Porches, balconies, ramps, stairs, or raised floor surfaces

Exterior (continued)

located more than 30 inches above grade are required to have guards that are not less than 36 inches in height.

GFCI and Arc Fault Outlets/breakers**Deficiency**

Electrical

Finding

GFCI outlets not installed in the kitchen. This was not a requirement on homes built before 1987. In 1987 GFCI outlets are required in the kitchen with in 6 ft of a water source. In 1996 GFCI outlets are required throughout the kitchen. It is still recommend to install for personal safety.

Smoke Detectors**Deficiency**

Electrical

Finding

Smoke detectors not installed in the home or not installed in the proper locations.

Water Heater**Deficiency**

Water Heater

Finding

Electrical disconnect box was not installed for the water heater. Todays construction requires a disconnect box if the breaker box is not with in view of the water heater.

Condition**Deficiency**

Exterior HVAC unit/condenser

Finding

Loose conduit found on the electrical disconnect box for the exterior HVAC unit. Exposed electrical wires noted.

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.

Storm Doors, Windows and Screens**Deficiency**

Exterior

Finding

Screen found torn on the screen porch.

Outlets, Switches and Fixtures**Deficiency**

Electrical

Finding

Light fixture is hanging by the wire in the screen porch.

General Maintenance *(continued)*

Plumbing Fixtures

Deficiency

Plumbing

Finding

Hose bib faucet is missing a handle or has a broken handle on the home. Unable to test for proper function.

Waste Lines

Deficiency

Plumbing

Finding

Active leak found on the drain line under the kitchen sink.

Tub/Shower, Tub/Shower Walls, Flooring

Deficiency

Bathrooms

Finding

Loose toilet noted in the front hall bathroom. Recommend replacing wax ring in repair.

Condition

Deficiency

Exterior HVAC unit/condenser

Finding

The insulation on the suction line to the condensor (exterior HVAC unit) is deteriorated/not installed. The suction line is the line that connects the condensor to the airhandler (interior HVAC unit),

Ventilation

Deficiency

Attic

Finding

Bathroom exhaust was not duct to exterior wall area in the attic. This could allow moisture to build up in the attic.

Foundation support and information

Deficiency

Foundation

Finding

Missing or damaged foundation vents noted in several locations on the home. This could allow pest (rodents and insects) access to the crawlspace.

Crawlspace

Deficiency

Foundation

Finding

Excessive opening in the sub floor under the bathrooms. This could allow pest or rodents access.

Cosmetic Repair

Trim and Eaves

Deficiency

Exterior

Finding

Dented/ damaged aluminum corner trim noted on several corners.

Cosmetic Repair (continued)

Walls and Ceilings

Deficiency

Interior

Finding*Cosmetic cracks found in the ceiling and walls in several areas.***Finding***Water stains found on the ceiling or wall throughout the home. Moisture readings show leak to be an inactive leak (dry) at the time of inspection.***Finding***Sheetrock has unfinished patch or repair and/or visible repairs located in several areas.*

Floors

Deficiency

Interior

Finding*Stained carpet found in the bedrooms.***Finding***Tears noted in the vinyl flooring in the kitchen.*

Doors

Deficiency

Interior

Finding*Doors appear to be delaminating in the back bedroom.***Finding***Pet damage noted to the door/door trim or wall in the back bedroom.*

Tub/Shower, Tub/Shower Walls, Flooring

Deficiency

Bathrooms

Finding*Cracks found in the bottom of the fiberglass tub/shower. It is not always possible to determine if the cracks are leaking without putting weight on the damaged area. See crawlspace section for more findings.*

Recommendation

Insect Infestation

Deficiency

Site

Finding*Insect damage found in the crawlspace. Recommend consulting a pest control company and/or a licensed builder to determine if repairs are needed.*

Fireplace

Deficiency

Fireplace

Finding*Soot and/or cresol build up found in the fireplace. Recommend cleaning by a certified chimney sweep.*

Recommendation (continued)

Crawlspace

Deficiency

Foundation

Finding

Debris or old construction material noted in the crawlspace. Recommend removing to prevent attracting insect or pest.

Additional Information

Outlets, Switches and Fixtures

Deficiency

Electrical

Finding

Open ground receptacles/outlets found throughout the home. Many are 3-prong outlets that have been upgraded from 2-prong outlets. This is common in older homes or homes with 2 wire ungrounded electrical wires. Recommend consulting a licensed electrician on proper installation or upgrade.

Chimney

Deficiency

Chimney

Finding

Water stain found on the interior of the chimney or side of the chimney (viewed from the attic). Moisture meter indicated an inactive leak (dry) at the time of inspection.

Crawlspace

Deficiency

Foundation

Finding

Water stains noted under the laundry room on the sub-floor or framing. Moisture readings show an in-active leak (dry) at the time of inspection.

Finding

Water stains noted under the right side of the home on the sub-floor or framing. Moisture readings show an in-active leak (dry) at the time of inspection.



Property Inspection Report



1107 Prince St, Beaufort, SC 29902

Client

Name: *Suzanne Previte*

Phone: *(412)480-5568*

Email: *previte64@gmail.com*

Property

Type: *Single Family*

Est. Age: *1940*

Main Entry: *South*

Occupancy: *Heavily Occupied*

The residence/home was *heavily occupied*. According to states standards of practice a residential home inspection is limited to readily accessible area's. Heavily occupied homes have many area's that are obstructed from view and/or area's that are not accessible for inspection. The cleanliness or lack of may hide defects/concerns in the home. Inspector does not list all the area's that have not been inspected on a heavily occupied home.

Inspection

Number: 2024030703	Date: 03/07/2024	Arrival Time: 9:00 AM	Departure Time: 11:00 AM
Est. Temperature: 60°F	Weather: Cloudy	Fee: 475.00	Payment Type: Venmo
Type: Full			

Client's Agent

Name: Sellers Inspection	Agency: N/A
Phone:	Email:

Site

General Condition

Satisfactory

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

General Condition (*continued*)*Satisfactory*

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.

Plot Elevation*Satisfactory*

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

Slope: *Negative Front*

Retaining Walls: *No*

Negative Front:

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.

Driveway*Satisfactory*

A driveway is a type of private road for local access to one or a small group of structures, and is owned and maintained by an individual or group.

Type: *Dirt*

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: *Dirt*

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.

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:

Recommendation

Insect damage found in the crawlspace. Recommend consulting a pest control company and/or a licensed builder to

Insect Infestation (continued)

Deficiency

determine if repairs are needed.



Roof

Insect Infestation (*continued*)**Deficiency****Construction***Satisfactory*Style: *Gable*Skylights: *No*Roof was viewed/inspected from:
*Walked***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.

Walked:

Inspector was able to walk this roof for the inspection.

Material*Satisfactory*

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 than the actual age itself. The inspector does not offer a warranty or opinion on if the roof is leaking. Often it takes a prolonged 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.

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.

Type: *Composition Architectural Shingle*Approximate Age: *15-20 years*Layers: *1 layer***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.

1 layer:

Inspector noted 1 Layer of roof shingles on this home. This is normal construction practice.

On the surface, a roof looks like a simple layering of tiles, shingles, or slate. But it is a complex system composed of multiple layers of different materials designed to withstand forces of nature outside while helping you control humidity and temperature levels inside.

Roof Penetration, Venting and Flashing**Deficiency**Penetrations and venting: *Plumbing Stacks, Roof 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.

Roof Penetration, Venting and Flashing (continued)**Deficiency****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.

Minor Repair

Rubber seal around the plumbing stacks on the roof shows deterioration and/or is cracked. This could allow water to penetrate or leak into the attic area. Some cracks can be sealed with roof mastic or tar, while others are too large so the boot vent will have to be replaced.

**Minor Repair**

Damaged or missing roof shingles found on the ridge on the roof.

**Minor Repair**

Improper flashing noted on the roof. Kick outs not installed at the end of the step flashing. This could allow water behind the siding.

Kickout flashing, also known as diverter flashing, is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope.

Roof Penetration, Venting and Flashing (continued)**Deficiency****Gutters and Downspouts****Satisfactory**

A gutter is a trough along the eaves to catch and carry off rainwater. The gutter carries the run-off water from the roof to an opening, which then directs the water down the downspout. The downspout is usually found at a corner of the house, although this isn't always the case. At ground level, the downspout should have a bend or elbow, which would carry the water away from the house.

Type: *PVC***Leaf guard:** *No***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: *OSB/Hardwood, Plywood (T-111 siding), Aluminum*

OSB/Hardwood:

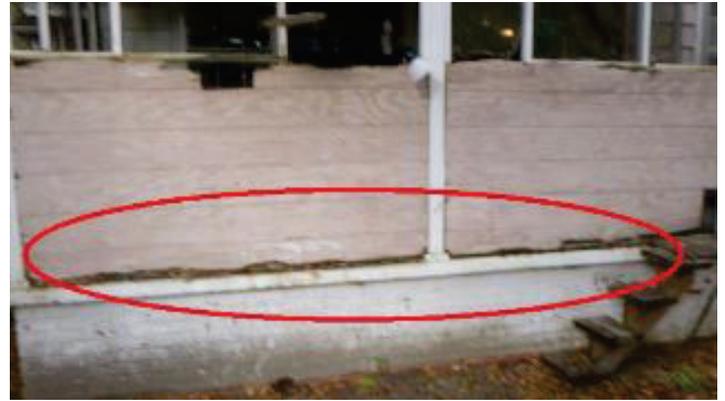
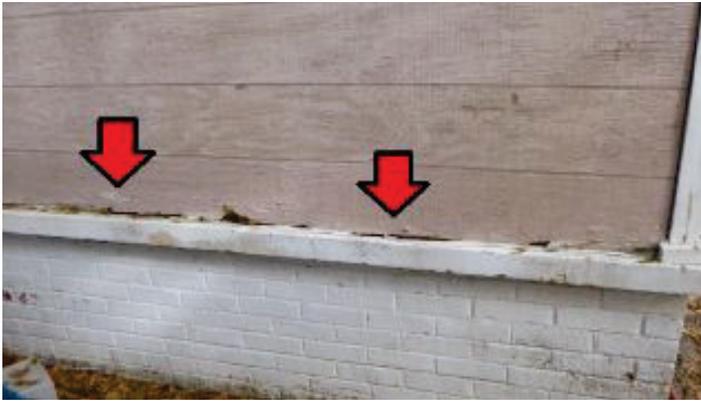
OSB (Oriented Strand Board) siding is a wood panel manufactured with strands of wood layered for increase strength. The strands are coated with a binder and bounded under heat and pressure. Hardboard siding is made using fine grain saw dust and wood waste product combined with a resin under heat and pressure. These siding products tend to buckle, deteriorate prematurely, delaminate, swell, and harbor fungus. Both materials are involved with a class-action lawsuit (unsettled at this time). Recommend consulting the manufacturer. Additional information is available on the internet.

Minor Repair

Dry rot/water damage found on the wood siding on the screen porch of the home.

Siding / Wall Coverings (continued)

Deficiency



Minor Repair

Extensive dry rot/water damage found on the wood siding on the back of the home.



Minor Repair

Dry rot/water damage found on the wood siding on the left side of the home.



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.

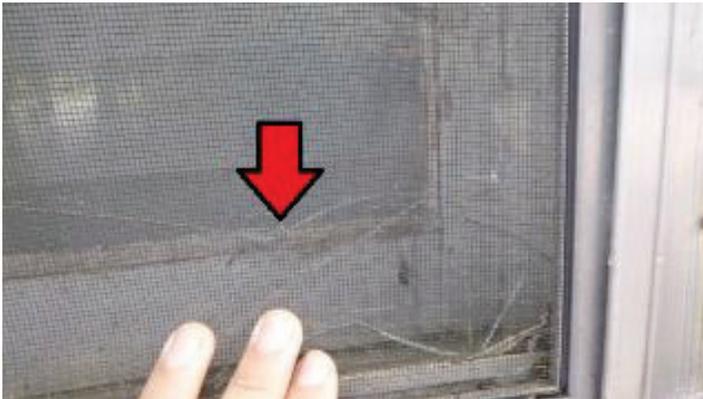
A window is an opening in a wall, door, or roof that allows the exchange of light and may also allow the passage of sound and sometimes air.

Doors and Windows (continued)

Deficiency

Minor Repair

Cracked or hole found in the window pane on the front bedroom of the home.



Minor Repair

Dry rot/water damage found on the bottom of the door casing and/or trim on the living room of the home.



Minor Repair

Dry rot/water damage found on the exterior sill and/or trim sections of the window located on the kitchen.



Minor Repair

Dry rot/water damage found on the bottom of the door casing and/or trim on the back of the home.

Doors and Windows (continued)

Deficiency



Minor Repair

Dry rot/water damage found on the exterior sill and/or trim sections of the window located on the left side of the home.



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.

Cosmetic Repair

Dented/ damaged aluminum corner trim noted on several corners.



Minor Repair

Dry rot/water damage found on the soffit and or fascia boards (eaves) on the front porch of the home.

Trim and Eaves (continued)

Deficiency



Minor Repair

Dry rot/water damage found on the soffit and or fascia boards (eaves) on the right side of the home.



Minor Repair

Dry rot/water damage found on the corner trim on the back corner of the home.



Minor Repair

Dry rot/water damage found on the soffit (eaves) on the left side of the home.

Trim and Eaves (continued)**Deficiency****Minor Repair**

Dry rot/water damage found on the fascia board (eave's) located on the right side of the home above the roof line.

**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 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.

Safety Concern

Handrail (guards) not present on the porches and or stairs. Porches, balconies, ramps, stairs, or raised floor surfaces located more than 30 inches above grade are required to have guards that are not less than 36 inches in height.

Porches, Patios and Decks (continued)

Deficiency



Storm Doors, Windows and Screens

Deficiency

General Maintenance

Screen found torn on the screen porch.



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: 200 Amp

Wire: #3

Incoming Service: Overhead left side

200 Amp:

Main Panel

Satisfactory

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.

Main Panel (*continued*)*Satisfactory*

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 than minimal clearance.

Location: *Bedroom Closet***Type:** *Breakers***Ground Wire:** *Unknown or not visible***Service Conductors***Satisfactory*

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 than 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.

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

General Maintenance

Light fixture is hanging by the wire in the screen porch.

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

Open ground receptacles/outlets found throughout the home. Many are 3-prong outlets that have been upgraded from 2-prong outlets. This is common in older homes or homes with 2 wire ungrounded electrical wires. Recommend consulting a licensed electrician on proper installation or upgrade.

**GFCI and Arc Fault Outlets/breakers****Deficiency**

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)**Deficiency**

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.

Safety Concern

GFCI outlets not installed in the kitchen. This was not a requirement on homes built before 1987. In 1987 GFCI outlets are required in the kitchen with in 6 ft of a water source. In 1996 GFCI outlets are required throughout the kitchen. It is still recommend to install for personal safety.

Smoke Detectors**Deficiency**

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.

Safety Concern

Smoke detectors not installed in the home or not installed in the proper locations.

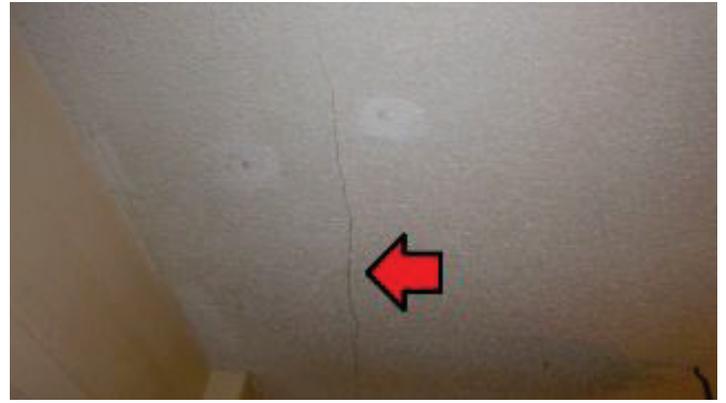
Interior**Walls and Ceilings****Deficiency**

Inspector will report the observed condition.

Cosmetic Repair

Cosmetic cracks found in the ceiling and walls in several areas.



Walls and Ceilings (continued)**Deficiency****Cosmetic Repair**

Water stains found on the ceiling or wall throughout the home. Moisture readings show leak to be an inactive leak (dry) at the time of inspection.

Cosmetic Repair

Sheetrock has unfinished patch or repair and/or visible repairs located in several areas.

**Floors****Deficiency**

Inspector will report the observed conditions of the floor.

Types: Carpet, Vinyl

Carpet:

Where Carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Cosmetic Repair

Stained carpet found in the bedrooms.

Cosmetic Repair

Tears noted in the vinyl flooring in the kitchen.

Windows**Deficiency**

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.

Windows (continued)**Deficiency****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, outside temperatures and noise will affect the inside of your building more easily.

Minor Repair

Window track appeared to be broken and/or the springs are worn. Window would not stay in the up position when tested in the follow areas: back left bedroom .

**Doors****Deficiency**

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***Cosmetic Repair**

Doors appear to be delaminating in the back bedroom.

**Cosmetic Repair**

Pet damage noted to the door/door trim or wall in the back bedroom.

Doors (continued)

Deficiency



Environmental

Satisfactory

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.

Fireplace

Fireplace

Deficiency

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: *Wood Stove*

Fire Logs: *Not present*

Recommendation

Soot and/or cresol build up found in the fireplace. Recommend cleaning by a certified chimney sweep.



Fireplace (continued)

Deficiency

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: *Metal Pipe*

Flashing: *Aluminum*

Minor Repair

Chimney does not appear to meet today's construction standards. Recommend further evaluation and repair by licensed builder.



Additional Information

Water stain found on the interior of the chimney or side of the chimney (viewed from the attic). Moisture meter indicated an inactive leak (dry) at the time of inspection.



Kitchen

Appliances

Satisfactory

Appliances (*continued*)*Satisfactory*

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: *Refrigerator, Range Hood*

Refrigerator:

Refrigerators have a normal life of 15 to 20 years.

Stove*Satisfactory*

A stove is a device that burns fuel or uses electricity to generate heat inside or on top of the apparatus. It has seen many developments over time and serves the main purpose of cooking food. There are many types of stoves, such as the kitchen stove, the wood-burning stove or the coal stove

Ranges and ovens have a normal life of 15 to 20 years.

Stove Top: *Electric*

Oven: *Electric*

Cabinets and Counter Tops*Satisfactory*

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 workrooms in general.

Inspector will report observed condition.

Cabinets: *Wood*

Countertops: *Formica/laminate*

Formica/laminate:

Often associated with Formica and other cheap countertops that rose to popularity in the Fifties and Sixties, laminate countertops are made from layers of plastic that are bonded to particleboard or kraft paper to create a strong solid countertop surface

Flooring*Satisfactory*

Type: *Vinyl*

Plumbing**Water Supply***Satisfactory*

Water supply is the provision of water by public utilities, commercial organisations, community endeavors or by

Water Supply (continued)*Satisfactory*

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.

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: *Copper, Galvanized, Pex plumbing*

Minor Repair

Active leak noted on the supply line under the front bathroom.

**Water Pressure and drainage***Satisfactory*

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**Deficiency**

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.

General Maintenance

Hose bib faucet is missing a handle or has a broken handle on the home. Unable to test for proper function.

Plumbing Fixtures (continued)**Deficiency****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: *Closet*

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**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.

General Maintenance

Active leak found on the drain line under the kitchen sink.

Waste Lines (continued)**Deficiency****Minor Repair**

Improper repair noted under the back bathroom sink. Caulk is not an acceptable repair for plumbing.

**Water Heater****Water Heater****Deficiency**

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: *38 Gallons*

Approximate Age: *3-5 Years (2019)*

Location: *Closet*

Minor Repair

Water heater did not have a drain pan installed under it. Recommend adding to prevent water damage if the water heater leaks.

Water Heater (continued)

Deficiency



Minor Repair

PVC pipe installed on the water heater pressure relief valve (P&T valve). PVC pipe is not rated for hot water. If the P&T valve opens the pvc could melt or come apart and cause water damage. Recommend replacing line.



Safety Concern

Electrical disconnect box was not installed for the water heater. Todays construction requires a disconnect box if the breaker box is not with in view of the water heater.



Bathrooms

Location, Type, Ventilation

Satisfactory

Location: Front Hallway

Type: Full

Ventilation: Exhaust Fan

Tub/Shower, Tub/Shower Walls, Flooring

Deficiency

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

Deficiency

Tub/Shower: *Tub/Shower*

Tub/Shower Walls: *Fiberglass*

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

General Maintenance

Loose toilet noted in the front hall bathroom. Recommend replacing wax ring in repair.

Cosmetic Repair

Cracks found in the bottom of the fiberglass tub/shower. It is not always possible to determine if the cracks are leaking without putting weight on the damaged area. See crawlspace section for more findings.



Bathrooms #2

Location, Type, Ventilation

Satisfactory

Location: *Back Hallway*

Type: *Full*

Ventilation: *Exhaust Fan*

Tub/Shower, Tub/Shower Walls, Flooring

Satisfactory

Tub/Shower: *Tub/Shower*

Tub/Shower Walls: *Fiberglass*

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

Interior HVAC unit Airhandler/furnace

Make & Model#, Location and Type

Satisfactory

Make: *Rudd/Rheem*

Model Number: *Unknown*

Location: *Attic*

Type: *Split system (gas furnace/heat pump)*

Split system (gas furnace/heat pump):

A furnace is an appliance in your home that heats the space through the circulation of hot air.

Natural gas or propane is ignited in the burner. The flames heat up a metal heat exchanger and exhaust out of the

Make & Model#, Location and Type (continued)*Satisfactory*

flue. The heat exchanger transfers its heat to the incoming air. The furnace's blower forces the heated air into the ductwork and distributes it throughout the home.

A heat pump is a device that transfers thermal energy from a heat source to a heat sink. Most heat pumps are split system (one coil on the interior and one on the outside of the home). Heat pumps are one of the most efficient systems to heat and cool a home. Heat pumps use refrigeration instead of fuel combustion to heat and cool. When a heat pump is used in heating, it uses the same basic refrigeration-type cycle as in air conditioning, but releases the heat into the home instead of the surrounding environment. In this use, heat pumps draw heat from the cooler external air. Reversible heat pumps are designed to work in either direction, in order to provide heating or cooling to the internal space. They operate by changing which coil is the condenser and which is the evaporator coil. Most units have a normal life of 10 to 12 years. Units should be serviced at least once a year. Air flow is more critical with heat pumps than other type of HVAC systems. The filters should be changed every thirty days. Inspector performs a visual inspection of the units only. No disassembly of equipment or diagnostic of equipment is allowed by states standards of practice. It is always recommended to have a licensed HVAC company further evaluate units (especially if unit is over 10 years of age). Heating systems is not tested if the outside air temperature is above 85 degree's Fahrenheit at the time of the inspection, or if the cooling system was already on and running. Switching between heating and cooling cycle could damage internal parts. It is common for mold and/or mildew growth (black growth) on HVAC units in the attic, crawlspace, or closets. It is not possible to determine if or the type of mold/mildew or dust without further testing. Inspector only report if black growth appears excessive at the time of inspection.

Fuel Source, Approximate Size and Age*Satisfactory***Fuel Source:** *Gas***Approximate Size:** *Rating not available***Approximate Age:** *Unknown***Gas:**

Gas fired furnaces have a normal life of 15-20 years.

Condition*Satisfactory***tested:** *Not Tested***Exterior HVAC unit/condenser****Make & Model#, Location and Type***Satisfactory***Make:** *Rudd***Model Number:** *Unknown***Location:** *Left-side of Home***Type:** *Heat Pump***Heat Pump:**

When the heat pump is working to cool your home, the duct and fans bring the warm air in the home to the compressor unit. The compressor unit then uses the same gas evaporation/compression process it uses to heat the home, but in reverse (removes the heat from the home). Heat pumps are one of the most efficient ways to cool and heat a home. Heat pumps use a refrigeration instead of fuel combustion to heat and cool, and because heat pumps can extract warm air to heat your home from temperatures as low as 30 degrees (f). Heat pumps work on the principle that heat exists even when temperatures are cool. Most heat pumps are split systems (one coil inside and one coil outside). When the heat pump is functioning as a heater, the air outside the home is used to evaporate a refrigerant in the outdoor coil. In this process, heat from the outside air is extracted as it evaporates the liquid refrigerant in the coil, converting the liquid refrigerant into a warm gas. The gas is then compressed and is

Make & Model#, Location and Type (continued)*Satisfactory*

transferred from the outside coil to the indoor coil. Once indoors, the gas is condensed which releases heat in the process, and the heat is distributed through the house using fans built into the air handler through duct work. Outside units have a normal life of 6-10 years. Heat pumps should be serviced at least once a year. Adequate airflow is more critical than with other forced air systems; the filter should be kept clean. It is not advisable to shut off supply grills to rooms except as required to balance heat and cooling. Units older than 10 years should be evaluated by a licensed HVAC company. A home inspector is not allowed by standards of practice to run diagnostics on any equipment.

Approximate Size and Age*Satisfactory*

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: *Placard not legible* **Approximate Age:** *Unknown*

Placard not legible:

Unknown:

Life expectancy is typically ten to fifteen years, in moderate climates and eight to ten years in hot climates.

Distribution*Deficiency*

Type: *Ductwork*

Filter: *Disposable*

Ductwork:

Air ducts, or HVAC ductwork, or AC ducts, are conduits that supply warm or cool air to heat, ventilate, and cool each room. Air ducts are connected to the HVAC unit which filters then heats or cools your home's air before sending it off.

Disposable:

Disposable Air filters should be replaced once every 30-60 days to provide proper air circulation throughout the house. Also do not block furniture in front of returns. If you have only one return location in the home. Closing of bedroom doors does not allow the air to circulate in those rooms.

Minor Repair

HVAC ducts have come apart or been partially removed in the attic. Recommend a licensed HVAC company further evaluate and determine if repair or replacement is needed.

Distribution (continued)

Deficiency



Condition

Deficiency

Tested: Not Tested

Safety Concern

Loose conduit found on the electrical disconnect box for the exterior HVAC unit. Exposed electrical wires noted.



General Maintenance

The insulation on the suction line to the condensor (exterior HVAC unit) is deteriorated/not installed. The suction line is the line that connects the condensor to the airhandler (interior HVAC unit),



Major Concern

HVAC system did not function when tested. The home appears to be heating from the emergency heat strip. Recommend further evaluation and repair by a HVAC company.

Condition (continued)

Deficiency

Attic

Location, Access and Inspection Method

Satisfactory

Location: *Bedroom*

Access: *Scuttle Hole*

Inspection Method: *Walked*

Walked:

Interior Roof and Frame

Satisfactory

Additional Notes

Water stains found on the interior side of the attic roof sheathing. Moisture readings indicated an inactive leak or dry at the time of inspection.

Ventilation

Deficiency

Types: *Gable End Louvers*

Gable End Louvers:

A gable vent is typically found on the end of a house, over the garage. A gable is the portion of a house that comes to a peak. Many homes will have multiple gables and some have multiple gable vents.

General Maintenance

Bathroom exhaust was not duct to exterior wall area in the attic. This could allow moisture to build up in the attic.



Insulation

Satisfactory

Type: *Cellulose/Fiberglass*

Average Depth: *10-16 Inches*

Approximate R-Value: *R-30*

Cellulose/Fiberglass:

R-30:

Foundation

Foundation type

Satisfactory

Foundation type (continued)*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:**
*Cement block, Brick***Foundation Support:** *Brick piers***Foundation Insulation:** *None***General Maintenance**

Missing or damaged foundation vents noted in several locations on the home. This could allow pest (rodents and insects) access to the crawlspace.

**Crawlspace*****Deficiency***

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: *Back of Home***Accessibility:** *Readily Accessible***Inspection Method:** *Crawled***Minor Repair**

Water stains noted under the back right corner of the home. Moisture readings show an active leak. Recommend further evaluation and repair by a licensed plumber.

Crawlspace (continued)

Deficiency



General Maintenance

Excessive opening in the sub floor under the bathrooms. This could allow pest or rodents access.



Recommendation

Debris or old construction material noted in the crawlspace. Recommend removing to prevent attracting insect or pest.



Additional Information

Water stains noted under the laundry room on the sub-floor or framing. Moisture readings show an in-active leak (dry) at the time of inspection.

Crawlspace (continued)**Deficiency****Additional Information**

Water stains noted under the right side of the home on the sub-floor or framing. Moisture readings show an in-active leak (dry) at the time of inspection.

**Additional Notes**

Multiple visible repairs noted in the crawlspace. This is common in older homes. Inspector does not grade the quality of the repair. Recommend consulting present owner on these repairs.



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: 1107 Prince Street Beaufort, SC

Client's Name: Suzanne Previte

Phone Number: 4124805568

Mailing Address: 1206 Oakridge Road

City: McDonald State: PA Zip Code: 15057

E-mail address: previte64@gmail.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.

SEP
Int ^{SEP}

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: Suzanne E Previte
Suzanne E Previte (Mar 1, 2024 11:55 EST)

Date: Mar 1, 2024

11 07 Prince St Inspection Agreement

Final Audit Report

2024-03-01

Created:	2024-02-29
By:	HawkEye Home Inspections (lenny@hawkeyehome.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApSJ8Fyfa2qjLQs6HHG7sdTANpEBJUDTS

"11 07 Prince St Inspection Agreement" History

 Document created by HawkEye Home Inspections (lenny@hawkeyehome.com)
2024-02-29 - 9:32:21 PM GMT

 Document emailed to previte64@gmail.com for signature
2024-02-29 - 9:32:25 PM GMT

 Email viewed by previte64@gmail.com
2024-03-01 - 4:51:20 PM GMT

 Signer previte64@gmail.com entered name at signing as Suzanne E Previte
2024-03-01 - 4:55:01 PM GMT

 Document e-signed by Suzanne E Previte (previte64@gmail.com)
Signature Date: 2024-03-01 - 4:55:03 PM GMT - Time Source: server

 Agreement completed.
2024-03-01 - 4:55:03 PM GMT



CITY OF BEAUFORT
HTRC – Pre-Design Application Meeting
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

Meeting Summary

Date: 9/11/2024

Project Address: 1107 Prince St

Project Narrative: Proposed renovations, additions, & future ADU

Applicant: Benjie Morillo with Frederick + Frederick Architects

Synopsis of staff comments:

- **Planning and zoning:**
 - Need to obtain a curb cut from SCDOT
 - ADU design approval ideally to be submitted with the property
- **Transportation:**
- **Fire:**
- **Building Codes:**
 - All setbacks seem to be met
 - Flood zone X
- **Architecture:**
 - Zoned T4-N
 - Non-contributing, circa 1960
 - Provide the pervious and impervious coverage information
 - Staff supports proposed changes and additions
 - Pay attention to Beaufort Code Section 4.7 for seven integrities for infill.
 - Staff supports proposal to raise roof by 2 but concerned with how this impacts the scale of the portion that faces the street. Could the roof pitch be steeper with plate height minimally changing?
 - Staff does not support the use of the transom window as they are not typical of Beaufort Historic District. Staff supports window sizes being slightly larger than typical to create a differentiated yet compatible aesthetic. Possibly keep windows similar in scale on the front elevation and switch to larger windows down the sides and rear.
 - Since the existing windows are 6/6, can a different configuration other than 1/1 be used? Maybe 2/2?

- Consider the cladding material as it wraps the building. There may be moments where the cladding changes at intersections of old and new.
- Recommend adding simple cap and base to all columns
- **HBF:**
 - 1960's building, still in shape and form to the district and neighborhood
 - Agree with staff architects on not having transom over the windows
 - Suggest trying to stick to the original form of the 1960's design
 - Important to differentiate the original form from the additions
 - 2/2 windows are preferred by HBF on the existing structure

Applicant's Next Steps: Submit by last Friday of October. Need final submittals and any revisions.

Be advised that this letter is given as a courtesy to applicants and may not contain all project guidelines. For a complete history of the meeting, please request the audio recording. Please refer to the *Beaufort Code* for applicable sections. If there are any changes to the project, not discussed in this meeting, you will need to return to a HTRC – Pre-Design meeting.

If you have any questions, feel free to call the Community Development Department at (843) 525-7014. Thank you for your patience and cooperation during the review process.

Sincerely,
City of Beaufort Community Development



STAFF REPORT: Historic District Review Board (HRB)

1107 PRINCE STREET

DATE: May 14, 2025

GENERAL INFORMATION		
Applicant:	Benjie Morillo (Architect)	
Site Address / Tax PIN:	1107 Prince Street; R120 004 000 0503 0000	
Applicant's Request:	Applicant is requesting final approval to partially demolish the existing structure, enclose the existing screen porch, extend the main house footprint at the front towards Prince Street, and add a new screened porch and terrace.	
Current Zoning:	T4-NEIGHBORHOOD DISTRICT (T4-N)	
Contributing/Neighborhood	Noncontributing - Northwest Quadrant (ca. 1960)	
Flood Zone/Base Flood	Flood Zone X, Elevation: 17'-18'	
Existing Trees	No Specimen/Landmark trees are affected by this request.	
ZONING DISTRICT INFORMATION		
<u>T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)</u>		
Lot Width at Setback:	N/A	
Minimum Lot Size:	N/A	
Max Lot Coverage:	70% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)	
Min. Frontage Build Out	60% min; 85% max	
Front Setback	0 ft -15 ft	
Side Setback	Corner: 0 ft - 10 ft; Interior: 5 ft min., 0 ft if attached	
Rear Setback	10 ft min; from alley: 0 ft.	
Building Height:	Primary: 4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd Accessory: 2 stories / 30 ft max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-HN	1106 Duke St (SFH, contributing, ca. 1920) 1108 Duke St (SFH, noncontributing, ca. 1945)	N/A
South: T1	St. Helena's Anglican Church & Cemetery (600 Newcastle St)	N/A
East: T4-N	Grand Army of the Republic Hall (706 Newcastle St, ca. 1896)	N/A
West: T4-N	House of God Church (1109 Prince St., noncontributing, ca. 1900)	N/A

Background: The applicant is proposing major changes and a partial demolition to 1107 Prince Street. The existing house is a 1-story frame dwelling, ca. 1960, sitting on a 10,055 sqft lot (0.231 acres). The changes include enclosing the existing screen porch, extending the main house footprint at the front, a new screened porch, and a new terrace. **Applicant has been to one (1) HTRC Meeting on September 11th, 2024**, and received overall positive comments in support of the project.

Tree Removal Proposed:

No Specimen/Landmark trees are affected. A single 10-inch laurel oak is proposed to be removed as it lies within the footprint of the driveway. Laurel Oaks are never considered specimen or landmark trees, regardless of size. Roughly 15 other trees are proposed to be preserved and remain on site.

Surrounding Area:

This property lies within the Northwest Quadrant neighborhood of the Historic District. While this property itself is classified as noncontributing, many of the surrounding properties are classified as contributing structures. With the cemetery immediately to the south, and the multitude of churches all within a single block, this immediate area of Prince Street is of no doubt significant importance to the district.

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** See detailed staff analysis and recommendations in table below.

<u>4.7.2 Integrity Guidelines (as per Beaufort Development Code)</u>	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ 1107 Prince Street is in an area of the Northwest Quadrant that features many cemeteries and churches. The proposed renovations respect the sensitive historic context of the area, and do not detract or pull influence or attention away from the more prominent structures and sites in the immediate area.

<p>2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.</p>	<p>YES</p>	<p>✓ The proposed design of the renovation maintains the overall feeling of the Northwest Quadrant. The newly renovated house will not alter the streetscape, nearby site elements, or the spatial relationship with nearby buildings.</p>
<p>3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.</p>	<p>YES</p>	<p>✓ The relationship between the house and the historic setting of the neighborhood are well respected by the proposed design, materials and dimensions.</p>
<p>4. Materials: These are the physical elements that make up a property or district.</p>	<p>YES</p>	<p>✓ The proposed materials are all acceptable within the Historic District for a noncontributing structure.</p>
<p>5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.</p>	<p>YES</p>	<p>✓ The proposed renovation respects the workmanship of the existing house as well as the surrounding structures.</p>
<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p>YES</p>	<p>✓ The proposed aesthetics respect the feeling of surrounding structures, and promotes the feeling in regard to historic sense, composition and architecture.</p>
<p>7. Association: This is the direct link between an important historic event or person and a property.</p>	<p>YES</p>	<p>✓ The proposed renovation is in keeping of the architectural integrity and preservation standards and thus respects the historic importance the house has to the Beaufort Historic District.</p>

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends Final Approval for the proposed renovation + partial demolition, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following recommendations:

1. Applicant to note that all windows and doors must have external grilles with internal spacer bars.
2. Staff recommends the applicant add one or two windows on the west façade at Bedroom 1 to break up the continuous stretch of blank wall. Staff would be supportive of either of the window sizes already shown on the west façade.