ATTACHMENT 15

34 Thomas Heyward Street
2025 Assessment Report

Prepared By:

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Introduction

The following report identifies the assessment findings of the structure at 34 Thomas Heyward Street, Bluffton, SC.

The findings described in this summary encompass visual observations of the exterior facades and interior spaces of the subject property accomplished during the site inspection performed by Meadors, Inc. on August 12, 2025. The exterior of the structure was assessed visually from ground level and from floor level access on the interior. Limited investigative demolition was undertaken using hand tools (a small pry bar and an awl) where needed for observation. The observed conditions were documented with photographs.

Several reports provided to Meadors, Inc. by the property owner were reviewed, and the information accepted for consideration in this report.

Following is a summary of the findings of the assessment with photographs demonstrating the observed conditions.

Executive Summary

The following is a summary of conditions observed at the subject property located at 34 Thomas Heyward St. in Bluffton, SC. The age of the structure is uncertain, but observations would indicate it was constructed sometime in the 1930s or 1940s. The structure is a single-story, wood framed, side-gable-roofed building with a rear, low-sloped shed-roofed appendage. The roof closure system is face-fastened five-V metal. The street-fronting façade (east facade) has a screened porch set on a concrete deck accessed by concrete stairs. The front porch has a low-slope hip roof. The porch roof closure system is face-fastened five-V metal. There is a single chimney penetrating the roof at the ridge, which served a fireplace or heat stove. The structure has windows set in all four elevations.

Exterior: General Observations

The exterior siding was originally wood lapped siding. The siding thickness appears to be very thin. The extant wood siding has been covered with a vinyl lap siding system. The original corner boards and most

of the original exterior trim details are missing or have been covered with the vinyl system. All the windows and exterior doors except the front entry door have been covered with OSB and were unavailable for inspection from the exterior.

The rear appendage may be a later addition, but there is evidence that, if added after initial construction, it was soon after. The earliest extant windows are in the addition. The original wood siding is the same on the main body of the house and the rear appendage. There is a slight floor height differential (1/2 to 3/4 inch) at the doorway between the main house and the rear appendage. The evidence of when the rear appendage was built is inconclusive.

The front porch framing, ceiling, and screening are modern material and not original to the house. The porch deck is a raised concrete slab accessed by concrete stairs. The age of the deck and stairs was not determined. They could be original to the construction of the house or a later addition, as is the screened front porch.

The exterior vinyl siding and trim system is a later addition and is generally in sound condition.

The house appears to sit reasonably level and plumb on its foundation.

The roof covering system is in a deteriorated condition and has been allowing water intrusion into the structure for some time. This has caused substantial damage to the roof framing, the interior ceiling framing, and the interior floors. At the time of inspection, the interior carpet was wet from water intrusion in the roof.

Windows and Exterior Doors:

As noted above, the exterior of the windows and doors is covered with OSB for security reasons and unavailable for inspection. Interior inspection of the windows revealed that there are two generations of windows. The two windows on the rear elevation in the kitchen appear to be original and earlier than the remainder of the windows in the house. These two windows are unbalanced and do not have jamb liners. The remainder of the windows in the house have aluminum jamb liners with spring balances which are common in windows manufactured after this building's date of construction. It is likely that all but two of the windows in the house have been replaced. The general condition of the windows, as observed from the interior, is poor. The windows have non-operable vinyl shutters applied to the exterior walls adjacent to the windows. The vinyl shutters are modern.

Foundation:

The foundation consists of precast concrete piers spaced at regular intervals around the exterior framed walls of the structure. The structural engineer's report indicated that there was no appropriate footing supporting the piers. The areas between the concrete piers are infilled with metal panels, so access into the crawlspace was extremely limited. Additionally, the height of the crawlspace makes access difficult.

Interior:

The interior of the house consists of a living room, dining room, two bedrooms, a bathroom, and kitchen.

The interior of the house was crowded with furniture and personal belongings left behind when the structure was vacated. This condition limited the level of inspection which could be accomplished but did not have an impact on the general conditions which could be observed. A heavy coating of mold and fungal growth was apparent on all the walls, ceilings, floor coverings, and on the furnishings and items left in the house. These findings are also indicated in the Mold Report provided by the owner, which concluded that this condition created an unhealthy environment in the interior of the house.

Testing for asbestos was conducted prior to Meadors' assessment and the report was provided to Meadors. The kitchen floor is covered with a layer of sheet material and a layer of tile. The Asbestos Report concluded that both materials contained friable asbestos material. The tile in the bathroom was also found to contain asbestos. In addition, the report also stated that friable asbestos material was found in the drywall mud on the gypsum drywall in some walls and ceiling coverings.

The original interior floors are tongue and groove pine flooring boards covered in most areas with carpet. The entire floor of the structure was very wet from water intrusion through the roof. The floor was walkable but noticeably depressed in some areas and not firm when it was stepped on. In depressed areas of the floor water was pooled and standing. The flooring was heavily deteriorated. The condition of the wall sill or bottom plate could not be observed. The structural engineer's report indicated that the entire floor structure of the house was deteriorated. The deteriorated condition of the interior flooring, resulting from water intrusion, substantiates this conclusion.

The wall and ceiling covering is a combination of plywood sheets and gypsum drywall. Several areas of the ceiling covering have failed due to water intrusion through the roof. All the walls and ceilings are covered with visible mold.

The interior trim at the doors and windows is a simple 1 x 6 F4S flat board. The trim, wall and ceiling materials are consistent throughout the interior of the house. All the trim material is covered with visible mold. The flat trim has been replaced with a more ornate profile on a few windows. There is a simple crown molding in all of the rooms.

In the dining room, there is a boxed-in area against the front wall. The chimney is in this area, and the boxed structure likely conceals the area where a fireplace or heating stove existed.

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Photographs

Figure 1: East elevation. Cottage at 34 Thomas Heyward Street as viewed from the street.

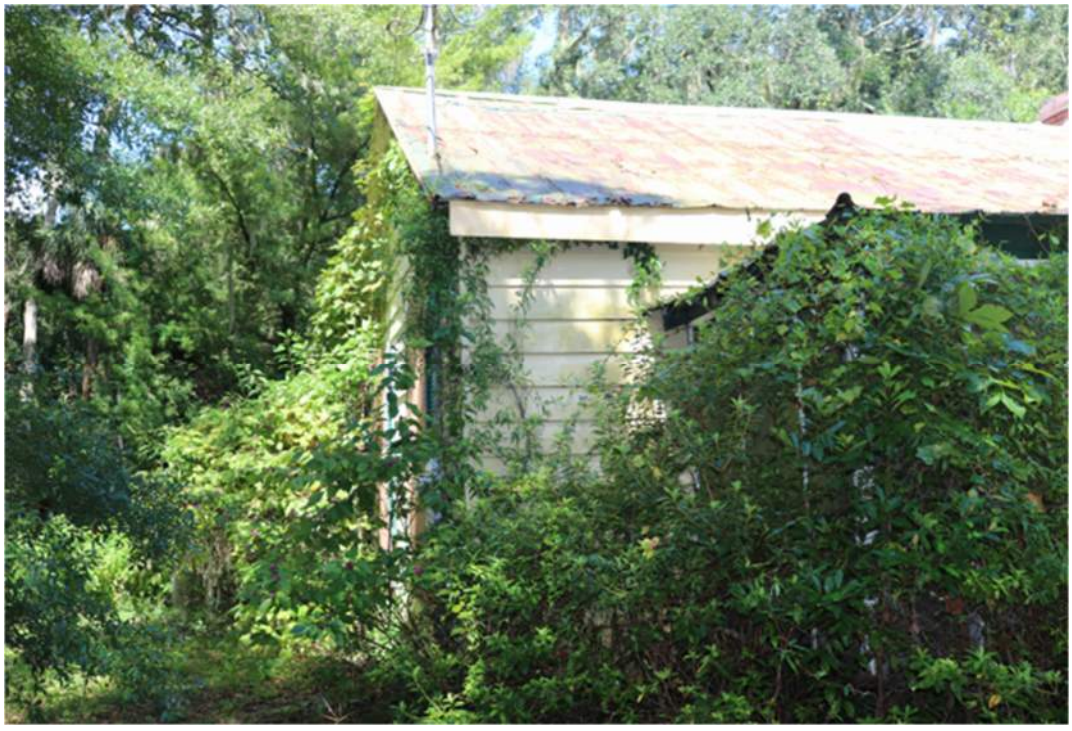

Figure 2: Southeast corner. The exterior of the structure is overgrown with vegetation, but the exterior was generally accessible for inspection.

Figure 3: Southeast corner. The exterior of the structure is overgrown with vegetation, but the exterior was generally accessible for inspection.

Figure 4: South elevation. The exterior of the structure is overgrown with vegetation, but the exterior was generally accessible for inspection.

Figure 5: South elevation. All the windows and doors except the front entrance have been boarded up on the exterior.

Figure 6: North elevation. All the windows and doors except the front entrance have been boarded up on the exterior.

Figure 7: West Elevation. All the windows and doors expect the front entrance have been boarded up on the exterior.

Figure 8: Interior view of the front porch. The framing material of the porch was inspected and determined to be modern and not original to the structure. The porch and the entire interior of the house were filled with abandoned furniture and personal effects. This made the assessment somewhat limited, but did not compromise the final conclusions.

Figure 9: The age of the front porch steps and concrete deck was not determined. The front steps could be original to the structure or a later addition.

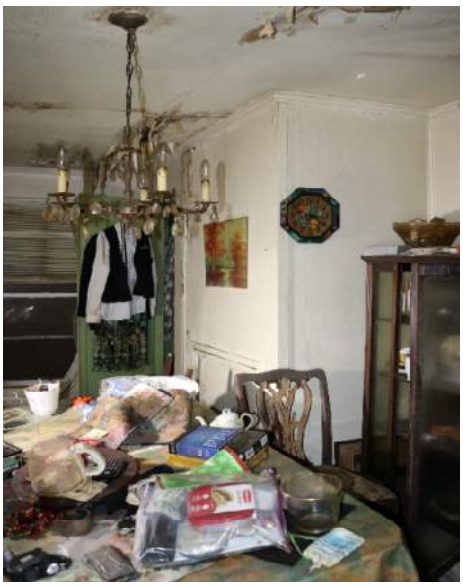

Figure 10: The entire interior of the house was filled with abandoned furniture and personal effects. This made the assessment somewhat limited, but did not compromise the final conclusions. Note the mold apparent on the walls and furnishing.

Figure 11: Note the mold covering the walls. The wall and ceiling covering throughout house is a combination of 4 x 8 sheets of plywood with some gypsum drywall. Note the damage to the ceiling. The roof has been leaking for some time, and there is likely damage to the roof framing due to water intrusion.

Figure 12: Interior of the house: Note the severely damaged ceiling. The roof has been leaking for some time, and there is likely damage to the roof framing due to water intrusion.

Figure 13: Note the mold covering the walls.

Figure 14: Interior of the house: The window is a later two over two which does not match the light configuration of the windows in the back wall of the shed-roofed rear portion of the structure. The window has aluminum jamb liners and spring balances, which are likely dated to post 1940s. All the windows in the side and front elevations of the structure have aluminum jamb liners with spring balances and are later than the construction date of the house. The two windows in the rear wall of the structure are not balanced and have no jamb liners. These are likely the earliest extant windows.

Figure 15: Door trim at the interior of the house. All the door and window trim on the interior of the house is consistent, being S4F 1x6 flat board. The shed-roofed rear portion of the structure maintains this pattern.

Figure 16: A boxed-out area in the dining room at the location of the chimney. This may cover the location of a removed or infilled fireplace or heat stove.

Figure 17: The original siding is in place under the later vinyl siding. The original siding is wood and its condition likely varies from salvageable to completely deteriorated.

Figure 18: The foundation consists of precast concrete piers. The condition of the footings was not observed, but the Engineer's Report indicated that no adequate footing existed.

Figure 19: The floor level at the shed-roofed rear portion of the structure, is approximately ½ to ¾ of an inch lower than the main floor of the house. This difference could indicate that the rear of the house is later. However, the trim details, the wall covering, and the flooring are the same as the main part of the house. Also, the earliest extant windows are in the rear part of the house. If the rear portion of the house is a latter addition, it appears to have been constructed early in the life of the structure.

Figure 20: The architecture of the structures in proximity to the subject house varies in style and size. Several of the houses are newer and are more than one-story.

Figure 21: The architecture of the structures in proximity to the subject house varies in style and size. Several of the houses are newer and are more than one-story.

Figure 22: While there are single story houses on the street nearby, they appear to be newer and are architecturally different from the subject structure.

Figure 23: On the side of the street adjacent to the subject property, much of the land is undeveloped, leaving the subject property with little context.

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Conclusions

The house is in a changing area with new construction in proximity to the structure, and little to associate the house with for historic context.

The general condition of the structure is very poor. The areas of greatest concern are the roof closure system and roof framing, the floor framing system, the interior finishes, and foundation. The roof closure has been leaking for some time, and the water intrusion has resulted in structural deterioration of the roof, ceiling, and floor framing systems. The interior of the structure is covered with mold on almost every surface. There is also friable asbestos material in most of the interior rooms. The foundation is without a structurally suitable footer system. It appears that two windows and, perhaps, some wood siding remaining under the vinyl siding are the only material that could be safely salvaged. The remainder of the structure could then be demolished.

The reusable materials are extremely limited and no structural elements are salvageable. The process below is only a brief outline for restoring the structure to habitable condition and is in no way comprehensive or in any sequence for execution. As the entire building would need to be structurally rebuilt, this would be a very costly undertaking for such a small, simple structure.

The general process to correct these deficiencies would require the following:

- Abatement of the asbestos material.
- Removal of all interior finishes including, trim, wall covering, ceiling covering, floor covering, and flooring material.
    - All this material is contaminated with mold and/or asbestos and cannot be salvaged or reused.
- Removal of all MEP including all fixtures and appliances.
- Reframing of the floor system.
- Removal of the roof closure system, removal of the deteriorated roof sheathing and repair of the roof framing.
- Repair of deteriorated ceiling framing.
- Repair of any wall framing found to be deteriorated.
- Lifting of the structure to install a proper footing and pier system.
- Replacing the structure on the new foundation.
- Repair of original windows. (Only two windows are thought to be original)
- Replacing non-original deteriorated fenestration.
- Repair of original fenestration.
- Repair or removal of vinyl siding and trim.
- Repair/replacement of exterior trim.
- Repair /replacement of original wood siding if vinyl siding is removed.
- New MEP complete.
- Painting all disturbed surfaces.

A more practical approach would be to document the structure and remove any salvageable material of historic interest. The remainder of the structure could then be demolished.

If desired, the structure could be recreated, incorporating any salvaged historic material, in the location of the original structure or in a more practical location.

If there is no desire to save the historic size, form, and detail of the original structure, the structure would simply be taken down.