



Inspection Report

Atlanta Strip Mall Commercial Building

Property Address:
1385 Highlands Ridge Rd.
Smyrna GA 30082



South East Building Consultants

Ray Thoroman
Serving the entire State of Georgia
6
678-410-3005

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General Summary

Invoice

Date: 6/26/2008	Time: 9:45:00 AM	Report ID: 62608
Property: 1385 Highlands Ridge Rd. Smyrna GA 30082	Customer: Atlanta Strip Mall Commercial Building	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of building:
Under 10 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Mold Test:
No

Weather:
Clear

Temperature:
Over 75

1. Roofing, Roof Structure, Chimneys, and Attic

		IN	NI	NP	RR
1.0	ROOF COVERINGS				●
1.1	ROOF FLASHINGS				●
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	●			
1.3	ROOF VENTILATION	●		●	
1.4	ROOF DRAINAGE SYSTEMS	●			
1.5	ROOF STRUCTURE AND ATTIC (report leak signs or condensation)	●			
1.6	FIREWALL SEPARATION BETWEEN UNITS IN ATTIC	●			
1.7	ATTIC INSULATION			●	
1.8	VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)			●	
1.9	VISIBLE ELECTRIC WIRING IN ATTIC			●	

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IN NI NP RR

Styles & Materials

Viewed roof covering from:

- Ladder
- Walked roof

Roof-Type:

- Flat

Roof Covering:

- Roll/Selvage

Chimney

(exterior):

- None

Sky Light(s):

- None

Roof Ventilation:

- None found

Method used to observe attic:

- Open attic

Roof Structure:

- Steel trusses
- Not visible

Ceiling Structure:

- Not visible

Attic info:

- No Attic

Attic Insulation:

- None

1.0 (1) Recommend remove all debris from roof.



1.0 Picture 1

🏠 (2) Standing water noted at roof mostly at left rear corner of building. Leaking and further damage may occur. Recommend repair by qualified roof contractor.



1.0 Picture 2

🏠 (3) Roof covering type for building is known as rolled selvage. Average life span in Georgia is approximately 6-12 years. Some small humps or raised sections were noted and may need repair (recommend further evaluation of these areas when roof contractor makes other know defective repairs). Recommend regular evaluation of roof covering by a qualified roof contractor.



1.0 Picture 3

- 🏠 (4) Rear building roof service ladder was locked. Recommend obtaining key.



1.0 Picture 4

- 🏠 **1.1** Recommend sealing all transitions at roof such as where metal cap meets stucco cladding and where metal cap meets roof covering. Leaking may occur. Recommend repair by qualified roof contractor.



1.1 Picture 1

- 1.9** No Attic. Some defective wiring noted above suspended ceiling. Please see electrical section of report for repair comments.

2. Exterior

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•				Siding Style: Cement stucco Block and mortar
2.1	DOORS (Exterior)	•				Siding Material: Stucco Block
2.2	WINDOWS	•				Exterior Entry
2.3	FOUNDATION WALLS AND MORTAR JOINTS	•				Doors: Steel Insulated glass
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•				Appurtenance: Sidewalk Patio
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PARKING LOTS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•				Driveway: Asphalt Street Parking Parking lot
2.6	EAVES, SOFFITS AND FASCIAS			•		
2.7	PLUMBING WATER FAUCETS (hose bibs)	•				
2.8	POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE	•				

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IN NI NP RR

3. Structural Components

		IN	NI	NP	RR	Styles & Materials
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete Method used to observe Crawlspace: No crawlspace Floor Structure: Slab Not visible Wall Structure: Not Visible Columns or Piers: Not Visible Floor System Insulation: NONE
3.1	WALLS (Structural)	•				
3.2	COLUMNS OR PIERS	•				
3.3	FLOORS (Structural)	•				
3.4	CEILINGS (structural)	•				
3.5	INSULATION UNDER FLOOR SYSTEM AND EXTERIOR WALLS		•	•		
3.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		•	•		
3.7	VENTILATION OF FOUNDATION AREAS (crawlspce or basement)		•	•		

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IN NI NP RR

3.5 Or not visible.


4. Plumbing System for Building

		IN	NI	NP	RR	Styles & Materials
4.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				●	Water Source: Public
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				●	Plumbing Water Supply (into building): Not visible
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				●	Plumbing Water Distribution (inside building): Copper
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)				●	Plumbing Waste: PVC
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		●			Plumbing Venting: PVC
4.5	MAIN FUEL SHUT OFF (Describe Location)	●				Water Heater Power Source: Electric
4.6	SUMP PUMP			●		Water Heater Capacity: 80 Gallon (plenty)

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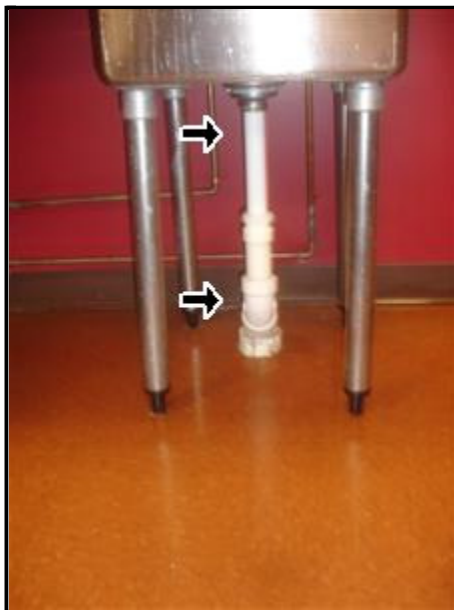
IN NI NP RR

Water Heater Manufacturer:
BRADFORD-WHITE
Water Heater Age:
2006

 **4.0** (1) Several drain waste lines for sinks did not have visible P-Traps. Recommend repair by licensed plumber.



4.0 Picture 1



4.0 Picture 2

🏠 (2) Plumbing vent piping was capped off at rear roof of building. Recommend repair by licensed plumber.



4.0 Picture 3

🏠 **4.1** Bottom element cover for electric water heater was not properly secured. I noted plumbing water piping for hot and cold was reversed at faucets. Cold water produced luke warm temperatures. Recommend further evaluation and repair by licensed plumber.



4.1 Picture 1

4.2 Bottom element cover for electric water heater was not properly secured. I noted plumbing water piping for hot and cold was reversed at faucets. Cold water produced luke warm temperatures. Recommend further evaluation and repair by licensed plumber.



4.2 Picture 1

4.3 I could not locate the main shut-off for water? Please ask the current owners for the location. Recommend making main water shut-off valve readily accessible.

4.4 Gas was not turned onto building at time of inspection. I could not test any gas operated appliances for proper operation.



4.4 Picture 1

4.5 Main gas valve is located rear of building and labeled unit A.

5. Offices / Suites (duplicate using the Components bar)

		IN	NI	NP	RR
5.0	CEILINGS	•			
5.1	WALLS	•			
5.2	FLOORS	•			
5.3	DOORS (REPRESENTATIVE NUMBER)	•			
5.4	WINDOWS (REPRESENTATIVE NUMBER)	•			
5.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
5.6	OUTLETS AND WALL SWITCHES	•			
5.7	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			•	
5.8	SMOKE DETECTORS	•			

Styles & Materials

Ceiling Materials:

Suspended ceiling panels
Unfinished

Wall Material:

Sheetrock

Floor Covering(s):

VCT Tile

Interior Doors:

Wood

Window Types:

Store Front

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IN NI NP RR

6. Rest Rooms / Other (duplicate using the Components bar)

		IN	NI	NP	RR	Styles & Materials
6.0	CEILINGS	•				Ceiling Materials: Suspended ceiling panels
6.1	WALLS	•				Wall Material: Sheetrock
6.2	FLOORS	•				Floor Covering(s): Tile Vinyl
6.3	DOORS (REPRESENTATIVE NUMBER)	•				Bath Exhaust Fans: Fan only
6.4	WINDOWS (REPRESENTATIVE NUMBER)	•				Dryer Power Source: 220 Electric
6.5	PLUMBING SUPPLY, FIXTURES	•				Dryer Vent: Metal
6.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				
6.7	OUTLETS AND WALL SWITCHES	•				
6.8	VENTING SYSTEMS	•				

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IN NI NP RR

7. Electrical System for Building

		IN	NI	NP	RR	Styles & Materials Electrical Service Conductors: Below ground Aluminum 208 volts Panel capacity: 400 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex NM Cable
7.0	SERVICE ENTRANCE CONDUCTORS	•				
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•				
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
7.7	SMOKE DETECTORS	•				

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IN NI NP RR

7.1 Key for electrical access panel (dead cover) was noted inside. Recommend putting key in accessible place if you lock the panel cover.



7.1 Picture 1

7.3 (1) Rear private restroom switch plate is damaged. Recommend repair by licensed electrician.



7.3 Picture 1

7.3 (2) Exposed electrical wiring noted in several areas above suspended ceiling inside building. Electrical wiring was also not properly secured. This is a safety issue. Recommend repair by licensed electrician.



7.3 Picture 2

🏠 (3) Electrical extension cord was plugged into unit B HVAC system on roof. This extension cord is hanging unplugged at the front of your building. Recommend remove extension cord.



7.3 Picture 3

7.6 The main panel box is located in kitchen area inside. However, the main disconnect (shut-off) is outside at meter base panel (Your unit A for your information).

I was not able to open the main disconnect cover (painted shut) recommend making main disconnect accessible.



7.6 Picture 1

8. Heating / Cooling

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT		•			Heat Type: Forced Air
8.1	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		•			Energy Source: Natural gas
8.2	COOLING AND AIR HANDLER EQUIPMENT				•	Number of Heat Systems (excluding wood): One
8.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			•		Heat System Brand: LENNOX
8.4	NORMAL OPERATING CONTROLS	•				Heating System Age: 2003
8.5	AUTOMATIC SAFETY CONTROLS	•				Ductwork: Insulated and Non-insulated
8.6	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	Filter Type: N/A
8.7	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)				•	Filter Size: N/A
8.8	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•		Types of Fireplaces: None
8.9	GAS/LP FIRELOGS AND FIREPLACES			•		Operable Fireplaces: None
						Number of Woodstoves: None
						Cooling Equipment Type: Air conditioner unit
						Cooling System Age: 2003
						Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: LENNOX
						Number of AC Only Units: One

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IN NI NP RR

8.0 Gas was not turned onto building at time of inspection. I could not test for proper operation. Recommend turning gas on and having a licensed HVAC contractor further evaluated the unit.

8.2 Condensation piping for HVAC unit drains directly onto roof. Recommend extend piping to side of building. Further damage may occur. Recommend repair by licensed HVAC contractor.



8.2 Picture 1

8.3 HVAC piping sealed off rear building.

8.6 HVAC duct piping was not properly connected to register vents (partially closed off). Energy loss is occurring and condensation may cause damage. Recommend repair by licensed HVAC contractor.



8.6 Picture 1

8.7 Flue piping was installed for a gas water heater, however an electrical water heater is currently being used. Some water stains/leaking was noted. Recommend removing or properly sealing off flue pipe by qualified contractor.




8.7 Picture 1

9. Life-Safety

		IN	NI	NP	RR
9.0	3 ft Clear Space around Fire Hydrants	•			
9.1	Portable Extinguishers readily available and present	•			
9.2	Presence of sprinkler systems	•			
9.3	Presence of emergency lighting systems	•			
9.4	Presence of sign over lockable exit doors " This door must remained unlocked during business hours"			•	
9.5	Exterior exits	•			
9.6	Exit signs at all exits have separate power source such as batteries	•			
9.7	Presence of at least two exits to exterior	•			
9.8	Inspect for fire separation doors that do not automatically shut	•			

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 **9.4** Recommend repair.

General Summary



South East Building Consultants

Serving the entire State of Georgia

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678-410-3005

Customer

Atlanta Strip Mall Commercial Building

Address




1385 Highlands Ridge Rd.
Smyrna GA 30082

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing, Roof Structure, Chimneys, and Attic

1.0 ROOF COVERINGS


Repair or Replace

-  (2) Standing water noted at roof mostly at left rear corner of building. Leaking and further damage may occur. Recommend repair by qualified roof contractor.
-  (3) Roof covering type for building is known as rolled selvage. Average life span in Georgia is approximately 6-12 years. Some small humps or raised sections were noted and may need repair (recommend further evaluation of these areas when roof contractor makes other know defective repairs). Recommend regular evaluation of roof covering by a qualified roof contractor.
-  (4) Rear building roof service ladder was locked. Recommend obtaining key.

1.1 ROOF FLASHINGS

Repair or Replace



1. Roofing, Roof Structure, Chimneys, and Attic

-  Recommend sealing all transitions at roof such as where metal cap meets stucco cladding and where metal cap meets roof covering. Leaking may occur. Recommend repair by qualified roof contractor.
-

4. Plumbing System for Building


4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

-  (1) Several drain waste lines for sinks did not have visible P-Traps. Recommend repair by licensed plumber.
-  (2) Plumbing vent piping was capped off at rear roof of building. Recommend repair by licensed plumber.


4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  Bottom element cover for electric water heater was not properly secured. I noted plumbing water piping for hot and cold was reversed at faucets. Cold water produced luke warm temperatures. Recommend further evaluation and repair by licensed plumber.


4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

-  Bottom element cover for electric water heater was not properly secured. I noted plumbing water piping for hot and cold was reversed at faucets. Cold water produced luke warm temperatures. Recommend further evaluation and repair by licensed plumber.

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)




Repair or Replace

-  I could not locate the main shut-off for water? Please ask the current owners for the location. Recommend making main water shut-off valve readily accessible.
-

7. Electrical System for Building

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

-  (1) Rear private restroom switch plate is damaged. Recommend repair by licensed electrician.
 -  (2) Exposed electrical wiring noted in several areas above suspended ceiling inside building. Electrical wiring was also not properly secured. This is a safety issue. Recommend repair by licensed electrician.
 -  (3) Electrical extension cord was plugged into unit B HVAC system on roof. This extension cord is hanging unplugged at the front of your building. Recommend remove extension cord.
-

8. Heating / Cooling

8.2 COOLING AND AIR HANDLER EQUIPMENT


Repair or Replace

8. Heating / Cooling

 Condensation piping for HVAC unit drains directly onto roof. Recommend extend piping to side of building. Further damage may occur. Recommend repair by licensed HVAC contractor.

8.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)


Repair or Replace

 HVAC duct piping was not properly connected to register vents (partially closed off). Energy loss is occurring and condensation may cause damage. Recommend repair by licensed HVAC contractor.

9. Life-Safety

9.4 Presence of sign over lockable exit doors " This door must remained unlocked during business hours"

Not Present

 Recommend repair.

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INVOICE

South East Building Consultants
Serving the entire State of Georgia
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678-410-3005
Inspected By: Ray Thoroman

Inspection Date: 6/26/2008
Report ID: 62608

Customer Info:	Inspection Property:
Atlanta Strip Mall Commercial Building 1654 Fair Way Marietta GA 30060	1385 Highlands Ridge Rd. Smyrna GA 30082
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Building Inspection	650.00	1	650.00
			Tax \$0.00
			Total Price \$650.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: