



Inspection Report

Prepared For:
Atlanta Commercial Customer

Property Address:
xxx Sandy Plains Road
Building 5
Marietta, GA 30066



Superior Home Inspections

**Ray Thoroman
8070 Ivy Shaw Dr.
Gainesville, GA 30506
678-410-3005**

Date: 4/25/2008	Time: 10:40 AM	Report ID: 42508
Property: xxx Sandy Plains Road Building 5 Marietta, GA 30066	Customer: Atlanta Commercial Customer	Real Estate Professional: Kirk Adams Newmark Knight Frank

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.

The Plumbing or water supply was off during this inspection. The items or components that were not inspected because water was off are: 1. The water pressure or volume and whether it was adequate. 2. Any odors or color in water that may indicate a filter or correction is needed. 3. Any water filtration or flush systems. 4. Whether or not Hot and Cold is reversed on any faucets. 5. Water temperature. 6. Functional flow (whether or not is adequate) 7. Plumbing fixtures or piping that may leak or drip. 8. Waste line and drainage 9. Noisy piping or whether plumbing vents are working or not. 10. Whether or not the water heater will leak. Sometimes T&P valve can leak but only after water heater has been on for 24 hours or more. 11. Heat systems that require water such as boilers that use radiators cannot be inspected without allowing the radiators to work fully. Some radiators that are old may take hours to fully work. Turning the electric on briefly will not allow a good inspection of these radiators. Some radiators will leak but only after sufficient time to allow for radiators to fully work has occurred. 12. Heat systems that require water such as Hydronic cannot be inspected without water and electricity 13. Jet powered tubs cannot be inspected without water. There is a re-inspection fee to return and inspect should water be turned on. The inspection is not responsible for any item that is not working properly or was not inspected due to no water.

Age Of building:
Over 10 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Mold Test:
No

Weather:
Partly Cloudy

Temperature:
Over 65

1. Roofing, Roof Structure, Chimneys, and Attic

Styles & Materials

Viewed roof covering from:

Ground
Ladder
Binoculars

Chimney (exterior):

None

Method used to observe attic:

From entry
Walked
Limited visibility

Attic info:

Pull Down stairs
Light in attic
No Storage

Roof-Type:

Hip

Sky Light(s):

None

Roof Structure:

Engineered wood trusses
2 X 6 Rafters
Plywood
Sheathing

Attic Insulation:

Blown
Batt
Fiberglass
R-30

Roof Covering:

3-Tab fiberglass

Roof Ventilation:

Soffit Vents
Thermostatically controlled fan

Ceiling Structure:

Engineered Trusses

Inspection Items

1.0 ROOF COVERINGS

Comments: Repair or Replace



The roof covering (shingles) is at the end of its expected useful life, and the life of covering has expired. The covering (shingles) does need to be replaced. Recommend replace shingles by licensed qualified roof contractor.

Shingles are damaged, torn, missing, lifted, show signs of loss of granules, brittle, and curled at edges. Further leaking or deterioration may occur if not corrected.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

1.1 ROOF FLASHINGS


Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF VENTILATION

Comments: Repair or Replace

-  (1) Power roof vents (2) appear to have been installed recently. These were likely installed due to improper or lack of ventilation at top of roof. Power vents did not function at time of inspection. Recommend repair by licensed roof or electrical contractor.




1.3 Picture 1

1.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected


1.5 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

Comments: Repair or Replace

-  (1) There are some large dips or sags noted at roof left side upper section. This may be caused from excessive moisture in attic, improper fastening of roof sheathing, or poorly constructed (rafters are not plane).. Recommend repair by licensed qualified contractor..



1.5 Picture 1

-  (2) Recommend installing platform in attic at top of attic access stairs (both attic accesses). Injury may occur. Recommend repair by qualified contractor.



1.5 Picture 2



1.5 Picture 3

(3) I was unable to visually inspection a small section of attic due to limited accessibility.




1.5 Picture 4

(4) Water stains noted in attic around HVAC units. These stains appear to be old leaks from old HVAC units. Recommend further evaluation and repair if needed by qualified contractor.



1.5 Picture 5

 (5) Water stains noted in attic at plywood and rafters in several areas. This is likely due to damaged shingles. Further leaking or damage may occur. Recommend repair by qualified contractor.



1.5 Picture 6

1.6 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC


Comments: Inspected

1.7 ATTIC INSULATION

Comments: Inspected

1.8 VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)

Comments: Repair or Replace

-  Power vent fan in attic has exposed electrical wiring/splice. This is a safety issue. Recommend repair by licensed electrician.



1.8 Picture 1

1.9 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Repair or Replace

Please see 8.3 for repair comments.

2. Exterior

Styles & Materials

Siding Style:

Brick

Appurtenance:

Covered porch

Siding Material:

Brick veneer

Driveway:

Asphalt

Shared access

Parking lot


Exterior Entry Doors:

Steel

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace


-  (1) Recommend sealing all penetrations or gaps at exterior cladding by qualified person.



2.0 Picture 1



2.0 Picture 2

-  (2) Weep holes were not visible at brick cladding. Moisture damage may occur if not corrected. Recommend repair by qualified licensed contractor.




2.0 Picture 3



2.0 Picture 4

2.1 DOORS (Exterior)

Comments: Repair or Replace

-  Exterior entry doors have double sided key dead bolt locks. This is a safety issue (fire escape hazard). Recommend replace locks with turn handle type for insides.



2.1 Picture 1

2.2 WINDOWS

Comments: Repair or Replace



The wood trim and window frames are deteriorated or damaged at most windows. Further deterioration may occur if not repaired. Due to amount of damage replacement of windows is likely. Recommend repair by qualified licensed contractor.



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3




2.2 Picture 4

2.3 FOUNDATION WALLS AND MORTAR JOINTS

Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace


-  Front porch main entry support columns are deteriorated at bottoms. Further deterioration may occur. Recommend repair by qualified licensed contractor.



2.4 Picture 1

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)

Comments: Repair or Replace

-  (1) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Plants, shrubs, and all vegetation should be trimmed 6 inches away from exterior cladding. Pest intrusion or deterioration may occur if not corrected. Recommend repair by qualified person.



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3

- 🏠 (2) There is a negative slope towards the front of building left side of main entry. Water intrusion may occur. This area does not appear to drain water away from building and needs landscaping and drainage corrected by licensed contractor.




2.5 Picture 4

- 🏠 (3) It appears recent repairs were made at grade left side of building due to water or moisture intrusion into building. Repairs do not appear to be sufficient as water or moisture intrusion is still occurring into building. Additional repairs to grade and drainage are needed. Further damage may occur if not corrected. Recommend repair by water infiltration specialist or licensed contractor.



2.5 Picture 5

-  (4) Erosion is occurring rear left corner of building. Further erosion may occur if not corrected. Recommend repair by qualified contractor.



2.5 Picture 6


-  (5) The asphalt parking lot at the front and side of building is pitted and/or cracked in areas. Water can cause further deterioration if not repaired and sealed properly. Recommend repair by qualified contractor..



2.5 Picture 7

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

-  Fascia and soffit front porch main entry are damaged or pulling loose. Further damage may occur. Recommend repair by licensed qualified contractor.



2.6 Picture 1

2.7 PLUMBING WATER FAUCETS (hose bibs)

Comments: Not Inspected

Water not turned onto building at time of inspection.

2.8 POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Not Present

Or not visible.

3. Structural Components

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:Engineered floor trusses
Not visible**Wall Structure:**Wood
Not Visible**Columns or Piers:**

Not Visible

Floor System Insulation:Unknown
Not Visible

Inspection Items

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.)**Comments:** Inspected

Water penetration/intrusion noted right side at bottom. Further intrusion may occur. Recommend repair by licensed contractor.

3.1 WALLS (Structural)**Comments:** Inspected**3.2 COLUMNS OR PIERS****Comments:** Inspected**3.3 FLOORS (Structural)****Comments:** Inspected

Please see section 5.2 for repair comments.

3.4 CEILINGS (structural)**Comments:** Inspected**3.5 INSULATION UNDER FLOOR SYSTEM AND EXTERIOR WALLS****Comments:** Inspected**3.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)****Comments:** Not Present**3.7 VENTILATION OF FOUNDATION AREAS (crawlspace or basement)****Comments:** Not Present

4. Plumbing System for Building

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into building):
Not visible

Plumbing Water Distribution (inside building):
Copper
Not visible
CPVC

Plumbing Waste:
PVC
Not Visible

Plumbing Venting:
PVC
Unknown

Water Heater Power Source:
Electric

Water Heater Capacity:
10 Gallon


Water heater Manufacturer:
RHEEM

Water Heater Age:
1993

Inspection Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

 Open plumbing vent piping noted in attic. Vents did not extend through roof. Recommend extending vent piping thorough roof by licensed plumber.



4.0 Picture 1

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Not Inspected

Water was not turned onto building at time of inspection. Recommend further evaluation by licensed plumber.



4.1 Picture 1

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

Comments: Repair or Replace

- 🏠 (1) Electrical disconnect breaker not present for electric water heater in attic. Recommend install by licensed plumber. Electric breaker was on at time of inspection and water was not. This may have caused damage to water heater.



4.2 Picture 1



4.2 Picture 2

- (2) Electric water heater is 15 years old and past its expected useful life. I was not able to test for proper operation due to water not being turned on at time of inspection. Recommend budget on replacement.



4.2 Picture 3

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Repair or Replace

- 🏠 (1) Main waste meter box rear of building is damaged and full of debris/dirt. Recommend repair by licensed plumber or water service company.



4.3 Picture 1

(2) Main water shut-off for inside is under stairway rear main floor.



4.3 Picture 2

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Repair or Replace


- 🏠 Gas line for HVAC unit in attic is flex type and should be solid piping. This is a safety issue. Recommend repair by licensed HVAC contractor.



4.4 Picture 1

4.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

 Rear of building, two gas meters with two main fuel shut offs.



4.5 Picture 1



4.5 Picture 2

4.6 SUMP PUMP

Comments: Not Present

5. Offices / Suites (duplicate using the Components bar)**Styles & Materials****Ceiling Materials:**

Suspended ceiling panels

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Vinyl

Interior Doors:


Wood

Window Types:

Double-hung

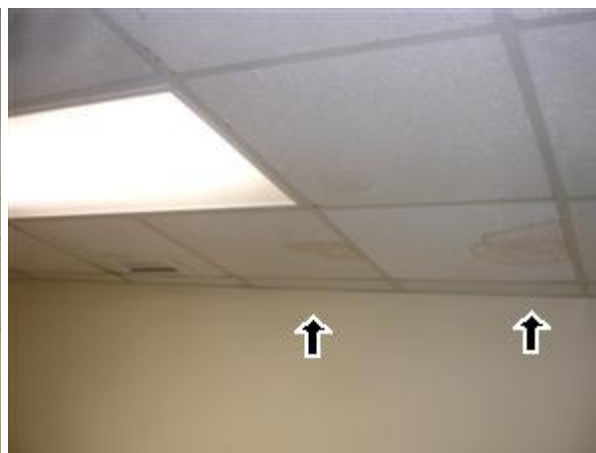
Thermal/Insulated

Inspection Items**5.0 CEILINGS****Comments:** Repair or Replace

-  Water stains/damage noted at ceiling tiles in several rooms. This is likely due to improper insulating of duct piping. Unable to determine exact issues for all leaks. Further damage may occur. Recommend repair by qualified contractor.




5.0 Picture 1



5.0 Picture 2

5.1 WALLS**Comments:** Repair or Replace

-  (1) Water stains/damage noted in upstairs office room rear left side of building below window. This is likely due to failing trim/sealant at exterior. Further damage may occur. Recommend repair by qualified contractor.




5.1 Picture 1

- (2) Several rooms were incomplete. Recommend completing rooms such as trim, doors, flooring, paint as desired by qualified licensed contractor.



5.1 Picture 2

-  (3) Water intrusion/damage noted at bottom of walls left side of building (due to grade/drainage exterior). Further damage may occur. Recommend repair by qualified contractor.

Signs of fungi growth is present on the walls/floors main floor left side of building in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.1 Picture 3




5.1 Picture 4



5.1 Picture 5

5.2 FLOORS

Comments: Repair or Replace

-  Signs of settlement noted upstairs in a few areas. Further settlement may occur if not corrected. Doors may not open/close properly because of settlement. Recommend repair by qualified contractor.



5.2 Picture 1


5.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

Some doors were removed at time of inspection.

5.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

-  Most Windows are cloudy (lost seal) in Most Rooms. This can cause some heat loss in winter and loss of cool air in summer if not corrected (HVAC lower units ran continuously at time of inspection). In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. Recommend replace by licensed contractor..



5.4 Picture 1




5.4 Picture 2

5.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

5.6 OUTLETS AND WALL SWITCHES

Comments: Repair or Replace

-  Receptacles were loose in a few rooms. This is a safety issue. Recommend repair by licensed electrician.



5.6 Picture 1

5.7 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.8 SMOKE DETECTORS

Comments: Inspected

5.9 CARBON MONOXIDE DETECTORS

Comments: Not Present

None noted. Recommend install as required.

6. Kitchen**Styles & Materials****Dishwasher Brand:**
NONE**Disposer Brand:**
NONE**Exhaust/Range hood:**
NONE**Range/Oven:**
NONE**Built in Microwave:**
NONE**Trash Compactors:**
NONE**Inspection Items****6.0 CEILINGS****Comments:** Inspected**6.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS****Comments:** Inspected**6.2 PLUMBING SUPPLY, FIXTURES****Comments:** Not Inspected**6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Comments:** Not Inspected**6.4 OUTLETS AND WALL SWITCHES****Comments:** Inspected**6.5 DISHWASHER****Comments:** Not Present**6.6 RANGE HOOD****Comments:** Not Present**6.7 RANGES/OVENS/COOKTOPS****Comments:** Not Present**6.8 TRASH COMPACTOR****Comments:** Not Present**6.9 FOOD WASTE DISPOSER****Comments:** Not Present**6.10 MICROWAVE COOKING EQUIPMENT****Comments:** Not Present

7. Rest Rooms / Other (duplicate using the Components bar)**Styles & Materials**

Ceiling Materials:
Suspended ceiling panels
Bath Exhaust Fans:
Fan only

Wall Material:
Sheetrock
Dryer Power Source:
None

Floor Covering(s):
Vinyl
Dryer Vent:
None

Inspection Items**7.0 CEILINGS**

Comments: Inspected

7.1 WALLS

Comments: Inspected

7.2 FLOORS

Comments: Inspected

7.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

7.5 PLUMBING SUPPLY, FIXTURES

Comments: Not Inspected

7.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Not Inspected

7.7 OUTLETS AND WALL SWITCHES

Comments: Inspected

7.8 VENTING SYSTEMS

Comments: Inspected

8. Electrical System for Building

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
208 volts

Electric Panel Manufacturer:

GENERAL ELECTRIC

Panel capacity:

(4) 100 AMP service panel
400 AMP

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers

Wiring Methods:

Romex
Not Visible


Inspection Items

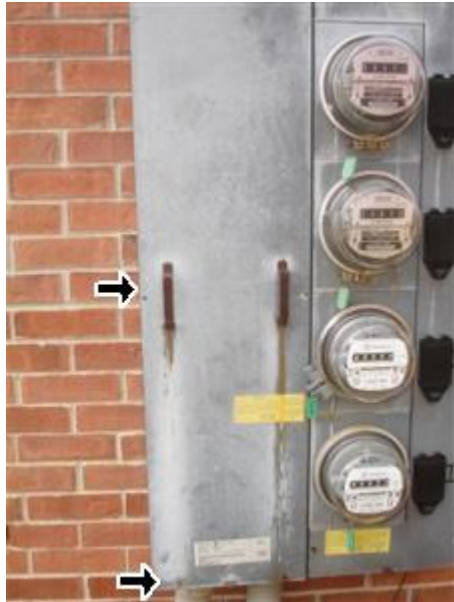
8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

-  Main electrical disconnect box was rusted and I could not access the left side. Box is also loose and not properly secured or sealed to brick cladding. Recommend repair by licensed electrician.



8.1 Picture 1




8.1 Picture 2

8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

8.3 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)

Comments: Repair or Replace

-  Electrical wiring in attic is not properly covered or fastened near attic access and HVAC units. Switch plate covers were also missing/damaged. These are safety issues. Recommend repair by licensed electrician.



8.3 Picture 1



8.3 Picture 2



8.3 Picture 3

8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel boxes are located at main floor and upper floor. However, the main disconnect (shut-off) is outside at meter base panel (for your information). Total of 4 100 amps disconnects.



8.6 Picture 1

8.7 SMOKE DETECTORS

Comments: Repair or Replace



Several smoke detectors did not work when tested at time of inspection. Recommend repair by qualified contractor.



8.7 Picture 1

8.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

None noted.

9. Heating / Cooling

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): Four
Heat System Brand: NORDYNE	Heating System Age: 2003	Ductwork: Insulated
Filter Type: Disposable Cartridge	Filter Size: N/A	Types of Fireplaces: None
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: GRAND AIRE
Number of AC Only Units: Four		

Inspection Items

9.0 HEATING EQUIPMENT

Comments: Repair or Replace



(1) Main floor HVAC units ran continuously at time of inspection (ran AC only). This was likely due to the amount of damage at windows and building not being properly sealed. This may cause damage to HVAC units if not corrected.



(2) Main floor data room (near rear bathroom) thermostat does not work. Room also did not produce controlled air.

Recommend repair by licensed HVAC contractor.



9.0 Picture 1

(3) Our company did not operate furnace portion of HVAC unit due to temperature being 75 degrees or warmer and/or operation of AC portion at time of inspection.

9.1 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

9.2 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace



Platform for AC units rear of building are below grade and/or not level. Damage to units may occur. Recommend repair by licensed contractor.



9.2 Picture 1

9.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

9.4 NORMAL OPERATING CONTROLS

Comments: Inspected

9.5 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Repair or Replace

- 🏠 (1) Condensation piping for AC units in attic are leaking where piping enters into unit. Further leaking or damage to HVAC units may occur. Recommend repair by licensed HVAC contractor.



9.6 Picture 1



9.6 Picture 2


- 🏠 (2) HVAC filters are located at units in attic and ceilings at main and upper floors. Filters are clogged/dirty. Recommend change filters.



9.6 Picture 3



9.6 Picture 4

-  (3) Water stains/damage noted around HVAC registers. This is likely due to improper insulating of duct piping. Further damage may occur. Recommend repair by licensed HVAC contractor.




9.6 Picture 5



9.6 Picture 6

9.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Replace

-  The vent pipe for gas furnace needs at least a 1 inch clearance from combustibles. Flue piping is not properly fastened (screws missing). This is a safety issue and should be repaired. I recommend a qualified licensed HVAC repair.



9.7 Picture 1



9.7 Picture 2

9.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

9.9 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

10. Life-Safety

Inspection Items

10.0 3 ft Clear Space around Fire Hydrants

Comments: Repair or Replace

Shrub/vegetation block fire hydrant at parking lot. Recommend repair by qualified contractor.



10.0 Picture 1

10.1 Portable Extinguishers readily available and present

Comments: Inspected

10.2 Presence of sprinkler systems

Comments: Not Present

10.3 Presence of emergency lighting systems

Comments: Inspected

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

Comments: Not Present

10.5 Exterior exits

Comments: Inspected

10.6 Exit signs at all exits have separate power source such as batteries

Comments: Inspected

10.7 Presence of at least two exits to exterior

Comments: Inspected

10.8 Inspect for fire separation doors that do not automatically shut

Comments: Inspected

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General Summary



Superior Home Inspections

**8070 Ivy Shaw Dr.
Gainesville, GA 30506
678-410-3005**

Customer
Atlanta Commercial Customer

Property Address
xxx Sandy Plains Road
Building 5
Marietta, GA 30066

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



The roof covering (shingles) is at the end of its expected useful life, and the life of covering has expired. The covering (shingles) does need to be replaced. Recommend replace shingles by licensed qualified roof contractor.

Shingles are damaged, torn, missing, lifted, show signs of loss of granules, brittle, and curled at edges. Further leaking or deterioration may occur if not corrected.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

1.3 ROOF VENTILATION

Repair or Replace



(1) Power roof vents (2) appear to have been installed recently. These were likely installed due to improper or lack of ventilation at top of roof. Power vents did not function at time of inspection. Recommend repair by licensed roof or electrical contractor.



1.3 Picture 1

1.5 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

Repair or Replace



(1) There are some large dips or sags noted at roof left side upper section. This may be caused from excessive moisture in attic, improper fastening of roof sheathing, or poorly constructed (rafters are not plane).. Recommend repair by licensed qualified contractor..



1.5 Picture 1



(2) Recommend installing platform in attic at top of attic access stairs (both attic accesses). Injury may occur. Recommend repair by qualified contractor.



1.5 Picture 2



1.5 Picture 3



(5) Water stains noted in attic at plywood and rafters in several areas. This is likely due to damaged shingles. Further leaking or damage may occur. Recommend repair by qualified contractor.



1.5 Picture 6

1.8 VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)

Repair or Replace



Power vent fan in attic has exposed electrical wiring/splice. This is a safety issue. Recommend repair by licensed electrician.



1.8 Picture 1

2. Exterior**2.0 WALL CLADDING FLASHING AND TRIM****Repair or Replace**

(1) Recommend sealing all penetrations or gaps at exterior cladding by qualified person.



2.0 Picture 1



2.0 Picture 2



(2) Weep holes were not visible at brick cladding. Moisture damage may occur if not corrected. Recommend repair by qualified licensed contractor.



2.0 Picture 3



2.0 Picture 4

2.1 DOORS (Exterior)**Repair or Replace**

Exterior entry doors have double sided key dead bolt locks. This is a safety issue (fire escape hazard). Recommend replace locks with turn handle type for insides.



2.1 Picture 1

2.2 WINDOWS

Repair or Replace



The wood trim and window frames are deteriorated or damaged at most windows. Further deterioration may occur if not repaired. Due to amount of damage replacement of windows is likely. Recommend repair by qualified licensed contractor.



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3



2.2 Picture 4

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**Repair or Replace**

Front porch main entry support columns are deteriorated at bottoms. Further deterioration may occur. Recommend repair by qualified licensed contractor.



2.4 Picture 1

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)**Repair or Replace**

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Plants, shrubs, and all vegetation should be trimmed 6 inches away from exterior cladding. Pest intrusion or deterioration may occur if not corrected. Recommend repair by qualified person.



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3



(2) There is a negative slope towards the front of building left side of main entry. Water intrusion may occur. This area does not appear to drain water away from building and needs landscaping and drainage corrected by licensed contractor.



2.5 Picture 4



(3) It appears recent repairs were made at grade left side of building due to water or moisture intrusion into building. Repairs do not appear to be sufficient as water or moisture intrusion is still occurring into building. Additional repairs to grade and drainage are needed. Further damage may occur if not corrected. Recommend repair by water infiltration specialist or licensed contractor.



2.5 Picture 5



(4) Erosion is occurring rear left corner of building. Further erosion may occur if not corrected. Recommend repair by qualified contractor.



2.5 Picture 6



(5) The asphalt parking lot at the front and side of building is pitted and/or cracked in areas. Water can cause further deterioration if not repaired and sealed properly. Recommend repair by qualified contractor..



2.5 Picture 7

2.6 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Fascia and soffit front porch main entry are damaged or pulling loose. Further damage may occur. Recommend repair by licensed qualified contractor.



2.6 Picture 1

4. Plumbing System for Building**4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Repair or Replace**

Open plumbing vent piping noted in attic. Vents did not extend through roof. Recommend extending vent piping through roof by licensed plumber.



4.0 Picture 1

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Repair or Replace**

(1) Electrical disconnect breaker not present for electric water heater in attic. Recommend install by licensed plumber. Electric breaker was on at time of inspection and water was not. This may have caused damage to water heater.



4.2 Picture 1



4.2 Picture 2

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Repair or Replace



(1) Main waste meter box rear of building is damaged and full of debris/dirt. Recommend repair by licensed plumber or water service company.



4.3 Picture 1

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace



Gas line for HVAC unit in attic is flex type and should be solid piping. This is a safety issue. Recommend repair by licensed HVAC contractor.



4.4 Picture 1

4.5 MAIN FUEL SHUT OFF (Describe Location)**Inspected**

Rear of building, two gas meters with two main fuel shut offs.



4.5 Picture 1



4.5 Picture 2

5. Offices / Suites (duplicate using the Components bar)**5.0 CEILINGS****Repair or Replace**

Water stains/damage noted at ceiling tiles in several rooms. This is likely due to improper insulating of duct piping. Unable to determine exact issues for all leaks. Further damage may occur. Recommend repair by qualified contractor.



5.0 Picture 1



5.0 Picture 2

5.1 WALLS

Repair or Replace



(1) Water stains/damage noted in upstairs office room rear left side of building below window. This is likely due to failing trim/sealant at exterior. Further damage may occur. Recommend repair by qualified contractor.



5.1 Picture 1



(3) Water intrusion/damage noted at bottom of walls left side of building (due to grade/drainage exterior). Further damage may occur. Recommend repair by qualified contractor.

Signs of fungi growth is present on the walls/floors main floor left side of building in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.1 Picture 3



5.1 Picture 4



5.1 Picture 5

5.2 FLOORS

Repair or Replace



Signs of settlement noted upstairs in a few areas. Further settlement may occur if not corrected. Doors may not open/close properly because of settlement. Recommend repair by qualified contractor.



5.2 Picture 1

5.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Most Windows are cloudy (lost seal) in Most Rooms. This can cause some heat loss in winter and loss of cool air in summer if not corrected (HVAC lower units ran continuously at time of inspection). In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. Recommend replace by licensed contractor..



5.4 Picture 1



5.4 Picture 2

5.6 OUTLETS AND WALL SWITCHES**Repair or Replace**

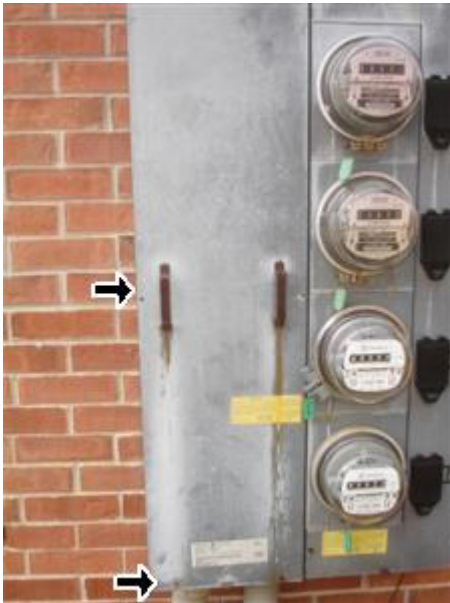
Receptacles were loose in a few rooms. This is a safety issue. Recommend repair by licensed electrician.



5.6 Picture 1

8. Electrical System for Building**8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Repair or Replace**

Main electrical disconnect box was rusted and I could not access the left side. Box is also loose and not properly secured or sealed to brick cladding. Recommend repair by licensed electrician.



8.1 Picture 1



8.1 Picture 2

8.3 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



Electrical wiring in attic is not properly covered or fastened near attic access and HVAC units. Switch plate covers were also missing/damaged. These are safety issues. Recommend repair by licensed electrician.



8.3 Picture 1



8.3 Picture 2



8.3 Picture 3

8.7 SMOKE DETECTORS

Repair or Replace



Several smoke detectors did not work when tested at time of inspection. Recommend repair by qualified contractor.



8.7 Picture 1

9. Heating / Cooling

9.0 HEATING EQUIPMENT

Repair or Replace



(1) Main floor HVAC units ran continuously at time of inspection (ran AC only). This was likely due to the amount of damage at windows and building not being properly sealed. This may cause damage to HVAC units if not corrected.



(2) Main floor data room (near rear bathroom) thermostat does not work. Room also did not produce controlled air. Recommend repair by licensed HVAC contractor.



9.0 Picture 1

9.2 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace



Platform for AC units rear of building are below grade and/or not level. Damage to units may occur. Recommend repair by licensed contractor.



9.2 Picture 1

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

Repair or Replace



(1) Condensation piping for AC units in attic are leaking where piping enters into unit. Further leaking or damage to HVAC units may occur. Recommend repair by licensed HVAC contractor.



9.6 Picture 1



9.6 Picture 2



(2) HVAC filters are located at units in attic and ceilings at main and upper floors. Filters are clogged/dirty. Recommend change filters.



9.6 Picture 3



9.6 Picture 4



(3) Water stains/damage noted around HVAC registers. This is likely due to improper insulating of duct piping. Further damage may occur. Recommend repair by licensed HVAC contractor.



9.6 Picture 5



9.6 Picture 6

9.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

The vent pipe for gas furnace needs at least a 1 inch clearance from combustibles. Flue piping is not properly fastened (screws missing). This is a safety issue and should be repaired. I recommend a qualified licensed HVAC repair.



9.7 Picture 1



9.7 Picture 2

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Heating Cooling / Summary



Superior Home Inspections

8070 Ivy Shaw Dr.
Gainesville, GA 30506
678-410-3005

Customer
Atlanta Commercial Customer

Property Address
xxx Sandy Plains Road
Building 5
Marietta, GA 30066

The following **Heating and Cooling** 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.

9. Heating / Cooling

9.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

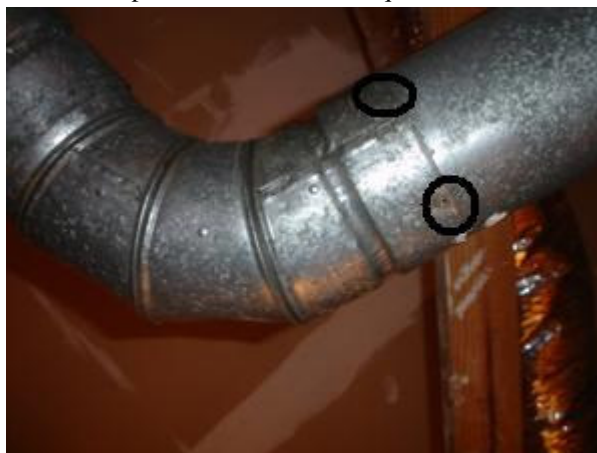
Repair or Replace



The vent pipe for gas furnace needs at least a 1 inch clearance from combustibles. Flue piping is not properly fastened (screws missing). This is a safety issue and should be repaired. I recommend a qualified licensed HVAC repair.



9.7 Picture 1



9.7 Picture 2

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INVOICE

Superior Home Inspections
8070 Ivy Shaw Dr.
Gainesville,GA 30506
678-410-3005
Inspected By: Ray Thoroman

Inspection Date: 4/25/2008
Report ID: 42508

Customer Info:	Inspection Property:
Atlanta Commercial Customer xxx Interstate North Circle SE Atlanta GA 30339 Customer's Real Estate Professional: Kirk Adams Newmark Knight Frank	xxx Sandy Plains Road Building 5 Marietta, GA 30066

Inspection Fee:

	Service	Price	Amount	Sub-Total
	Building Inspection	950.00	1	950.00
				Tax \$0.00
				Total Price \$950.00

Payment Method:Credit Card
Payment Status:Paid
Note:



Superior Home Inspections

**Ray Thoroman
8070 Ivy Shaw Dr.
Gainesville, GA 30506
678-410-3005**