DeKalb County Historic Preservation Commission

Tuesday, February 18, 2025- 6:00 P.M.

Staff Report

Regular Agenda

H. 1397 & 1399 Oxford Road, Vickers Design Group. Demolish a nonhistoric and a historic structure, construct a nonhistoric mix use building. **1247410.**

Two-Story Building Built in 1920s; One-Story Building Built in1960s. (18-053-02-003)

This property is located in the Druid Hills National Register Historic District and Emory Village Character Area.

04-98 1397-1399 Oxford Road, Emory University. Replacement of a sign. The work has already been accomplished. **Approved**

08-00 1399 Oxford Road (DH), Emory University. Replace exterior sign at Hughes Initiative Building. **Approved**

05-17 1397 Oxford Road & 1399 Oxford Road (DH), Blanchard Real Estate – Parker Blanchard. Demolish and replace two buildings. 21571. **For comment only.**

08-17 1397 Oxford Rd (DH), BREC-Emory Village, LLC. Demolish and replace a commercial building. 21777. **For comment only.**

11-24 1397 Oxford Road, Vickers Design Group. Demolish a historic and a nonhistoric building, a construct a four-story mixed-use building. 1247317. **For Comment Only.**

Summary

The applicant proposes demolishing two existing buildings to construct a four-story, mixed used building in the Emory Village area. The two existing buildings on the lot, one historic and one non-historic, will be demolished. The lot will then be developed with the construction of a stucco veneer and glass, four-story building, with commercial use on the bottom floors and residential on the upper floors, and a parking lot constructed behind the proposed building, infilling the areas around the existing buildings on the other parcels and expanding to Peavine Creek, located on the rear of the property. The proposed mixed-use building features two levels of open glass windows on the lower floors and a recessed upper two stories with a stucco finish.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval. Based on the structure reports provided by the applicant, the presence of mold throughout the historic property and the poor condition of the foundation show that the structure is beyond rehabilitation and therefore eligible for demolition in accordance with guideline 7.3.3.

Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

6.6 *Demolition by Neglect* (p60) Guideline - Property owners shall avoid demolition by neglect.

6.7 *Maintenance* (p60) Recommendation - The most effective and economical way to preserve a historic building and its site features is to provide regular maintenance, thus minimizing the need to replace historic materials.

7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.

7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.

7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.

7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.

7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.

7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.

7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.

7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.

7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.

7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.

7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.

7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.

7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

7.3.2 *New Construction and Subdivision Development* (p75) Guideline - To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.

7.3.2 *New Construction and Subdivision Development* (p75) Guideline - New construction should respect the historic character that makes the area distinctive, but it should not be a mere imitation of historic design.

7.3.3 *Demolition and Relocation* (p75) Guideline - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.

8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.

9.9 *Commercial Streetscape* (p92) Recommendation - Improvements to Emory Village in the future should include the following considerations: (1) encourage pedestrian access by establishing new walkways or enhancing existing sidewalks; (2) explore other options to parking in front of stores, if parking must be retained, mix parking spaces with tree plantings; (3) provide for short term parking spaces to allow ease of access to businesses; (4) enhance the character of Emory Village with compatible pedestrian amenities - benches, trash receptacles, bike racks, and lighting; (5) consider restoration/ rehabilitation of historic storefronts to enhance architectural character of the building grouping; and (6) promote additional tree plantings in a manner that provides shade while allowing visibility to signs.

9.10 *Commercial Signage* (p92) Guideline - Signage on commercial historic buildings should be subordinate to the architecture of the building and sized for legibility at a reasonable distance, particularly to pedestrians on sidewalks and motorists driving past Emory Village. Signage on historic or nonhistoric buildings should be set flush on the building face. Appropriate locations for signage within a traditional storefront include the lintel space which separates the storefront from the upper floor and the space above the transom in the storefront. Other potential locations include the window. Signs for nationally-franchised concerns can be designed to complement the scale and character of the district with recognizable logos still readable.

10.0 *Archaeological Resources* (p93) Guideline - When planning new construction, additions, site improvements, or demolition, minimize disturbance of terrain to reduce the possibility of destroying unknown archaeological materials.

10.0 *Archaeological Resources* (p93) Recommendation - Check with the county in the planning stages to see if the subject property is an area of low or high archaeological site potential or an area of recorded historic occupation.

11.0 *Archaeological Resources* (p93) Recommendation - Hire qualified professionals to survey areas where major terrain alteration is planned to identify potential archaeological resources. Preserve in place known archaeological material whenever possible. If preservation in place is not possible, document resources before proceeding with a project.

Plat Patterns (p97) Recommendation - Preserve Historic plat patterns through respect for existing site development patterns and rhythms.

16.1.1 New development must help rebuild and reinforce the existing urban fabric of the Village. New structures must continue the pattern and rhythm of the existing buildings, and the scale must remain consistent with the historic development of the Village and supportive of the use of the environment by pedestrians.

16.1.2 Encourage new building technologies and design approaches that will enrich the current architectural mix through innovative design that illustrates how to achieve sustainable design goals and adds to the expressive variety of Village architecture.

16.3.A.1 *Pedestrian Amenities* – All buildings shall be configured to allow safe, convenient, direct and continuous access for pedestrians to all primary building entrances. Principle building entry shall open directly on to the public right-of-way.

16.3.A.2 *"Build-to" line* (i.e. "Building façade line") – At least 75% of building façades on first floors shall align with Build-to Lines or be within 5 feet of Build-to Lines shown in the *Emory Village Revitalization Plan*. Any story above the first story may be set back 5 feet from the Build-To Lines. Awnings and canopies are not counted in building façade line determination. Permanent structures other than buildings, such as ATMs and similar elements, shall not be located closer to the street than the building façade lines. As noted in the 2023 version of the Emory Village Overlay, a porch, open-air patio, or deck may be considered part of or an entire building story on any authorized level. They may be part of restaurants and bars. When on the ground (first) level, porches and open-air patios shall be enclosed for at least 75% of the perimeter along the build-to-line by either planting beds or planters that extend horizontally at least twenty-four (24) inches from the build-to-line and/or by a code-compliant guardrail.

The location of Build-to lines may be found in DeKalb County Zoning Ordinance 27-3.22 Division 22 Emory Village Overlay District Sec. 3.22.8 Table 3.5 Emory Village Build-to Line Requirements

16.3.A.3 *Building height*. All new buildings shall be no less than two (2) stories, nor more than four (4) stories, excluding basements and underground parking, as defined in the zoning overlay. Rooftop patios may be no higher than the uppermost permitted level or story of a building.

16.3.A.4 *Façade articulation* – Street-facing building facades shall be horizontally divided by floors using architectural means such as string courses, recesses, reveals or the like. They shall also be vertically divided utilizing Major and Minor Articulations to create visual interest and avoid monotony. **Major Articulations** shall occur at least every sixty (60) feet of horizontal façade length and may be accomplished through: a change of façade materials extending from grade through the cornice; change in storefront systems; physical off-sets; and/or similar means intended to convey the impression of separate buildings. **Minor Articulations** shall occur approximately every twenty (20) to thirty (30) feet of horizontal façade length and may be accomplished by: the use of pilasters; the use of off-sets; or similar means intended to create the appearance of structural bays.

16.3.A.5 *Entrances*. All first story uses adjacent to a sidewalk shall have a primary pedestrian entrance, which faces, is visible from, and is directly accessible from said sidewalk. Entrance doors shall remain unlocked and operable during normal business hours. All first story businesses with more than sixty (60) feet of frontage along sidewalks shall provide one (1) pedestrian entrance for every sixty (60) linear feet of frontage or fraction thereof.

16.3.A.6 *Storefront canopies* at least five feet in depth extending over the sidewalk are recommended at all retail frontage in the Village for relief from inclement weather and for shade. These should be roofed with glass, metal, or fabric wholly supported by brackets or cables attached to the building façade. Columns to support canopies are not permitted in the public right of way (hereafter called "R.O.W."). Awnings and canopies shall not include signage on them, except when such signage is located within an apron that is less than twelve inches in height and is subject to all other applicable sign requirements of this document.

The number and locations of entries and exists must comply with firecodes

16.3.A.7 *Building Finish Materials*. Each street-facing building facade shall have an exterior finish skin of one or a combination of no more than three of the following primary materials: exterior brick, cementitious stucco, rustic or cut stone, architectural cast concrete, decorative terra cotta, and glass panels. Decorative embellishments shall be permanent in nature and shall be of the following materials: copper, brass, bronze, cast concrete, formed exterior plaster, solid plastic, porcelain tile, terra cotta, formed metals, glass, wood, and artificial materials having the appearance of wood, and/or stone. Window and storefront systems shall be painted wood or painted metal, and all glazing shall be clear glass; no tinted glass will be accepted. Materials that match those used historically in the Village, such as black reflective glass tile, red terra cotta roof tile, stone, stucco and brick are recommended. Non-street-facing building facades may be of any of the materials authorized for street-facing facades, plus wood siding. Architectural concrete masonry units (CMU), MDF plywood and Exterior Insulation Finish Systems (EIFS) are not permitted as building finishes. Other building materials may be permitted in the Village if included as part of a building system or assembly designed to improve building energy and/or environmental performance or to limit adverse impacts of the building on the environment, or to limit airborne pollutants from the building. Primary building façade materials shall be combined only horizontally, with the heavier appearing one(s) below the lighter appearing (ones). This shall not apply to embellishments, storefronts systems, or windows frames.

16.3.A.8 *First Story Fenestrations*. All street-fronting first stories shall have windows that meet the following requirements along the portion of the building fronting a public street or public sidewalk. They shall be of clear, unpainted or similarly treated glass to allow views of store interior or display windows. Windows shall be located along a minimum of seventy five (75) percent of street frontage. They shall start a maximum of three feet above the sidewalks and shall have a minimum height of ten feet above the sidewalks. The maximum façade length without windows shall be ten feet. Glass doors may count towards fenestration requirements.

16.3.A.9 *Upper story fenestrations*. - All building stories above the first story shall have windows and doors that equal a minimum of thirty (30) percent of the total facade area, with each story being calculated independently. Additionally, all street-facing upper story windows shall be taller than they are wide and shall be predomintly arranged in a grid, subject to individual window variation.

16.3.A.10 *Building Signage*. Allowable signs shall include those documented to have existed in Emory Village prior to 1980 may be considered provided that they meet other criteria herein and are approved by the Historic Preservation Commission. Furthermore, the number of signs and metrics thereof shall be as established for non-residential zoning districts in Chapter 21, Section 21-20 of the Code of Ordinances of DeKalb County, subject to the modifications contained herein.

i. All signs, except window signs, shall be located a minimum of eight (8) feet above the adjacent sidewalk.

ii. The following signs are permitted in all cases: Canopy signs (apron only), wall signs, projecting signs, directional signs, entrance signs, and window signs.

iii. The following signs are prohibited in all cases: Roof signs, , message signs, electronic signs, and other moving signs. Sandwich board signs are allowed providing they are located so that they do not create obstacles for the visually impaired.

iv. One (1) marquee sign may be provided within the district when associated with a theater, based on the Historic Preservation Commission indicating that said sign is consistent with historic precedents for marquee signs found in the City of Atlanta or DeKalb County between the 1920's and the 1940's.

v. Except for one (1) authorized marquee sign, all projecting signs shall have a maximum area of eight (8) square feet per side and a maximum width of three (3) feet. No projecting sign shall extend more than four (4) feet from the building façade.

vi. Side walls of buildings may be painted with murals advertising a business contained within said building providing that such murals are approved by the Historic Preservation Commission.

vii. Pylons or other free-standing business signs are permitted only when replacing other existing free-standing signs. Said signs shall not exceed forty (40) square feet, five (5) feet in height, and eight (8) feet in width. Furthermore, said signs shall be supported by brick or stone bases having a width at least as wide as the sign it supports.

viii. Neon window signs may be only on first stories and in the case of second level businesses, second stories. Window signs on all stories may be painted or etched glass. Visibility into commercial establishments shall not be obscured by opaque signage or window advertisements.

ix. Parking and directional signage shall be unobtrusively located.

x. Temporary signs shall be replaced with permanent signs within four months of occupancy.

Signage shall be designed to complement the architectural features of the buildings it is on, and such signage shall be consistent with respect to size, scale, material, and design of such buildings. Signs may be lit by duck/gooseneck lamps, and back/silhouette lighting. Individual sign lettering shall be a maximum of 15 inches in height. Appropriate locations for signage within traditional storefronts includes at lintels which separate storefronts from the upper floors, the space above the transoms in the storefronts, and the windows.

16.3.A.11 *Awnings*. Awnings shall be of canvas and similar fabrics, fixed metal, or similar materials. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.

16.3.A.12 *Lighting*. Building facades facing a public R.O.W. shall be illuminated for safety and aesthetics. Lighting shall be designed to avoid producing glare in the public R.O.W. Light spillage onto adjacent residential properties shall be minimized by cutoff luminaires.

16.3.A.13 *Building Numbering*. Building numbering shall be located above or beside primary entrances of building. Numbering shall be clearly visible from sidewalks. All numbering shall be 6 inches in height.

16.3.A.14 *Dumpsters, Loading Areas and Mechanical Electrical and Plumbing* Features shall be screened so as not to be visible from any public plaza, outdoor dining area, public R.O.W., or residential area. All dumpsters shall be located behind buildings and shall be enclosed by opaque fences or walls made of stone, brick, wood, or stucco; and these enclosures shall have opaque gates.

16.3.A.15 *Rooftop Mechanical features* shall be set at least ten (10) feet from the edges of roofs and screened vertically from view through use of parapet walls or similar features. Additionally, all such features greater than five (5) feet in height shall be set a least twenty (20) feet behind front building façades.

16.3.B.1 *Sidewalks* are required on all of the sides of a structure that border the public R.O.W. They shall be continuous with the sidewalks on adjoining properties.

16.3.B.2 *Parking* shall not be located immediately between a building and the street. When adjacent to the street, authorized accessory parking shall be set back at least 5 feet from Build-To Line and shall be screened with buffers. Authorized accessory parking garages fronting public R.O.W. shall align with build-to lines and shall have ground level commercial uses on at least 75% of the length of the façades facing the public R.O.W. Parking entries shall comply with required curb cut standards. Parking structure facades shall be designed to resemble other buildings; all sides of parking structures shall be subject to the Design Standards; sloping ramps shall be concealed from exterior view; and views from the public R.O.W.s and adjoining properties to the interior of structures shall be screened with architectural devices or evergreen plantings. The buffer area between a parking lot and the Build-To Line shall have a minimum width of 5 feet. Trees within the buffer shall be planted a maximum of 40 feet on center, and no buffer shall have less than one tree. A brick or stone wall 30 inches tall, or

shrubs maintained at a minimum mature height of 24 inches and a maximum height of 30 inches, shall be provided within the buffer.

All newly created surface parking lots and parking decks shall provide walkways or pedestrian passages with a minimum width of five feet shall be provided to connect the public sidewalks to the parking areas. Parking facilities shall be maintained in clean, safe, sanitary and attractive condition. Clearly defined parking spaces and driving lanes must be demarked.

One bicycle/moped parking space shall be provided for every 20 automobile parking spaces, with no fewer than three bicycle/moped parking spaces per parking facility and located within one hundred (100) feet of the facility entrance. Bicycle spaces shall include a metal anchor to secure the frame in conjunction with a cyclist-supplied lock.

Parking lots and structures shall be evenly lit at an intensity equal to at least 0.2 footcandle of light. Cutoff luminaires shall be used to prevent light spillage and direct glare on to neighboring properties. Lights in parking areas shall be no taller than twenty feet.

16.3.B.3 *Landscaping*. All areas in the Village not developed with buildings or prepared surfaces for parking, circulation, utilities or the like, shall be landscaped and permanently maintained with ornamental plantings. In surface parking lots, shade trees shall be planted at a minimum rate of one tree per ten cars. These shall be arranged so that at least 50% of the paved area is shaded at midday in midsummer in order to reduce the heat island effect. Paved areas of the site shall be limited in size to the area required to accommodate the intended use.

16.3.B.4 *Drive-throughs* are not permitted, however drive-throughs that are exisiting at the time of the implementation of the zoning overlay may remain or be relocated on the same property by conforming to the following guidelines: Each drive-through may have only one curb cut for access and egress, although a second access or egress may be provided through a curb cut shared with another use. Such drive-throughs must be located no less than fifty (50) feet from the public ROW, and may only have one(1) lane and this must be on the rear of the building it serves.

16.3.B.5 *Stormwater management*. Because Emory Village currently lacks storm sewers, each new building or structure is responsible for capturing rainwater from roofs and paved areas and for retention and "first flush" filtration of this water before its release into Peavine Creek or its tributaries as required by the DeKalb County Department of Public Works. Acceptable management systems include, but are not limited to, the following: buried concrete retention tanks with sand-filtered inlets, porous pavers with 18" gravel underlay, 'linear' systems of perforated piping with sand-filtered inlets, and other filtration systems approved by DeKalb County.

DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 01/24/2025 Date Received: _____

Address of Subject Property: 1397 & 1399 OXFORD RD NE, ATLANTA, GA 30322.

Applicant: MATT TRTAN (VICKERS DESIGN GROUP) E-Mail: mtrtan@vickersdesigngroup.com

Applicant Mailing Address: 1000 ABERNATHY RD NE, SUITE #100, ATLANTA GA 30328

Applicant Phone: 404.937.6550

Applicant's relationship to the owner: Owner ☐ Architect ■ Contractor/Builder ☐ Other ☐

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Owner(s): DANIEL KIM Email: dk@whitebakery.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 6650 BEST FRIEND RD., NORCROSS, GA 30071.

Owner(s) Telephone Number: 404.210.0546

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

Nature of work (check all that apply):

New construction	☑	New Accessory Building	☐	Other Building Changes	☐
Demolition	☑	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/Wall	☐	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

Four story above grade mixed-use typology with first two levels above grade being commercial bakery space, and upper two levels with residential (apartment units). Parking structure below street level with drive-in access at rear of building.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: 

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Daniel Kim

being owner(s) of the property at: 1397 & 1399 OXFORD RD NE, ATLANTA, GA 30322

hereby delegate authority to: MATT TRTAN (VICKERS DESIGN GROUP)

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): _____

Date: 1/23/2025

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DeKalb County
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Government Services Center
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404-371-2155 (o); 404-371-4556 (f)

DEPARTMENT OF PLANNING &SUSTAINABILITY

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION

2024 Calendar

This calendar is subject to change. Please visit the Department of Planning and Sustainability website for the current calendar, agenda, and applications.

Applications Accepted	Filing Deadline	Sign Must Be Posted	HPC Meeting Date	Last Date to File Appeal (approximate)
December 11	**December 24**	January 06	**January 16**	February 1
January 8	**January 21**	February 10	**February 20**	March 7
February 12	**February 24**	March 8	**March 18**	April 3
March 11	**March 24**	April 5	**April 15**	May 1
April 8	**April 21**	May 10	**May 20**	June 5
May 13	**May 26**	June 7	**June 17**	July 3
June 12	**June 23**	July 5	**July 15**	July 31
July 8	**July 21**	August 9	**August 19**	September 4
August 14	**August 25**	September 6	**September 16**	October 2
September 9	**September 22**	October 11	**October 21**	November 6
October 14	**October 27**	November 8	**November 18**	December 4
November 11	**November 22**	December 6	**December 16**	January 2
December 16	**December 30**	January 10	**January 21**	February 5

Tuesday meeting due to holiday

Created 11.30.2023

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DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov or visit the website at https://www.dekalbcountyga.gov/planning-and-sustainability/forms

2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.

3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.

4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.

5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.

6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.

7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.

8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability.

I have reviewed the "Design Manual for the Druid Hills Local Historic District". Yes

I have reviewed the DeKalb County Tree Ordinance. Yes

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers. Yes

1. **General**
   a. Label all drawings with the address of the site, owners' name, and contact phone number.
   b. Number all drawings.
   c. Include a graphic scale on reductions.
   d. Date all revisions.
   e. Indicate all unverified numbers with +/- signs
   f. Include photos of the existing condition of the property.

2. **Site Plan** (existing and proposed) to include:
   a. Topographical plan with significant trees sized and located;
   b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
   c. Distance between houses;
   d. Façade width to finished face of material;
   e. Grading and elevations across site;
   f. Dirt removal or regrading if more than 18";
   g. Tree protection plan;
   h. Tree removal and replacement plan

3. **Driveways and Walkways**
   a. Location and relationship to house;
   b. Width;
   c. Material;
   d. Curb cut and apron width

4. **Fences & Retaining Walls**
   a. Placement on lot;
   b. Height of fence or wall. If retaining wall, height on both sides;
   c. Material;
   d. Railing if necessary

5. **Elevations and Floor Plans:** <<Indicate all unverified numbers with +/- signs>>
   a. Plans for all floors (drawn to scale, ¼"=1' preferred);
   b. House orientation on site plan;
   c. Scalable elevations for front, rear, left, right;
   d. Height, grade to ridge;
   e. Streetscape comparison showing heights of two flanking houses on each side;
   f. Height from grade to first floor level at all four corners;
   g. Height from grade or finished floor line to eaves at all four corners;
   h. Ceiling heights of each floor, indicating if rough or finished;
   i. Height of space between the ceiling and finished floor above;
   j. Two people of 5'-6" and 6' height shown;
   k. Landscaping plan

6. **Additions**
   a. Placement shown on elevations and floor plan;
   b. Visibility from rights-of-way and paths;
   c. Photos of all facades;
   d. Design proportioned to main house;
   e. Landscaping plan;
   f. Materials and their combinations

7. **Roof Plan**
   a. Shape and pitch of roof;
   b. Roofing material;
   c. Overhang;
   d. Louvers and vents;
   e. Chimney height and material

8. **Dormers**
   a. Construction details provided;
   b. Shape and size of dormer (show dimensions on drawings);
   c. Overhang;
   d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. **Skylights**
   a. Profile;
   b. Visibility from right-of-way;
   c. Material (plastic lens or glass);
   d. Shown in plan and elevation to scale

10. **Façade**
    a. Consistency in style;
    b. Materials and their combinations
       brick size and color
       stone type and color
       fiber-cement (e.g., Hardie-plank) or wood siding
       shake or shingle
       other
    c. Height of foundation at corners;
    d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
    e. Detailing: soldier course, brackets, fascia board; water table;
    f. Height from grade to roof ridge;
    g. Dimensions, proportions and placement of windows, doors

11. **Entrance**
    a. Height and width of door;
    b. Design of door (e.g., 6-panel, craftsman);
    c. Material of door;
    d. Overhang;
    e. Portico height;
    f. Size and height of columns or posts;
    g. Railing

12. **Windows**
    a. Consistent with original as well as the area of influence;
    b. Size and proportion similar to original;
    c. Pane orientation and size similar to original;
    d. Type (e.g., double hung, casement);
    e. Fenestration on walls visible from right-of-way;
    f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
    g. Material of window and any cladding;
    h. Width of muntins compared to original (show dimensions on drawings);
    i. Shutters or canopies
    j. Dimensions of windows and doors.

13. **Materials**
    a. Show all materials and label them on drawings;
    b. Provide samples of brick or stone;
    c. Provide samples if new or unusual materials

14. **Garages / Accessory Buildings**
    a. Visibility from street;
    b. Placement on site;
    c. Scale, style appropriate for house;
    d. Show dimensions on drawings;
    e. Materials;
    f. Square footage appropriate for lot size;
    g. Garage door size and design
    h. Show height from grade to eaves and to top of roof

15. **Demolitions**
    a. Provide documentation from engineer concerning feasibility of rehabilitation;
    b. Provide photographs of structure to be demolished;
    c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
    - Representative photos
    - Letters of support/opposition
    - Architectural drawings
    - Updated site plans

  Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process. Yes

I have reviewed the HPC calendar. Yes

WHITE WINDMILL- EMORY VILLAGE

HISTORIC BOARD REVIEW PACKET

THIS IS PRELIMINARY CONCEPT DESIGN FOR A MIXED-USE BUILDING WITH RETAIL(BAKERY) ON THE FIRST TWO LEVELS AND RESIDENTIAL UNITS ABOVE.

SITE: 1397 & 1399 OXFORD RD NE, ATLANTA, GA 30322

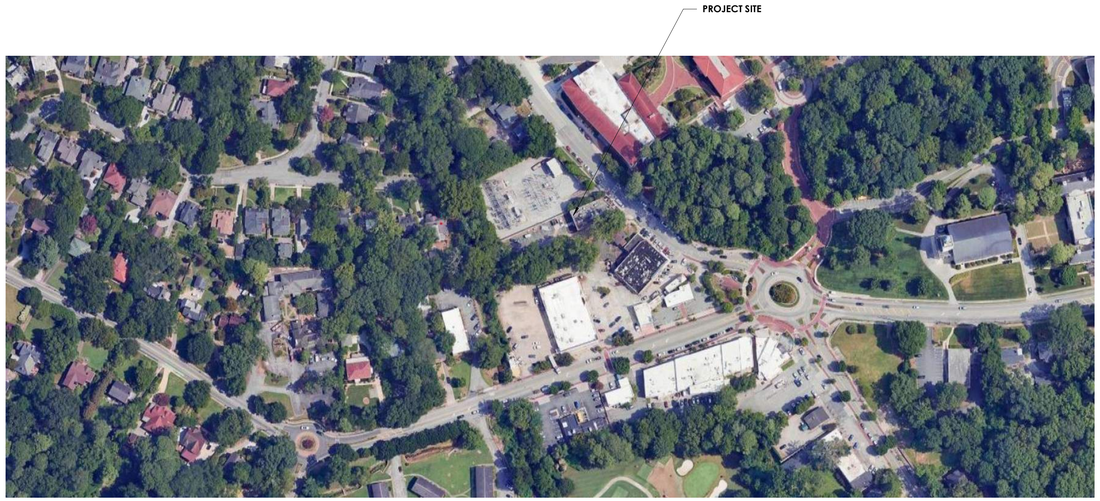
ZONE: C1

BUILDING USE: RETAIL AND RESIDENTIAL

CHARACTERISTICS:
Site is located in Emory Village surrounded by mixed use zones including office, institutional and commercial.
The site is flanked by Peavine Creek to the West and Oxford Road to the North East, and has an annual flood zone location along with the Western parcel and a 1% annual chance of flood zone location in the center.

LAND AREA: 20,274 SQ.FT.

ACRAGE: 0.465 ACRES



VICKERS
design group
1000 Abernathy Road NE, Suite 100
Sandy Springs, GA 30328
404.937.6550

WHITE WINDMILL

EMORY VILLAGE

1397 & 1399 OXFORD RD NE
ATLANTA, GA 30322

No.	Revisions / Submissions	Date
	HISTORIC REVIEW BOARD PACKET	01/23/2025

DRAWN BY: A.IYER **CHECKED BY:**M.TRTAN

COVER SHEET

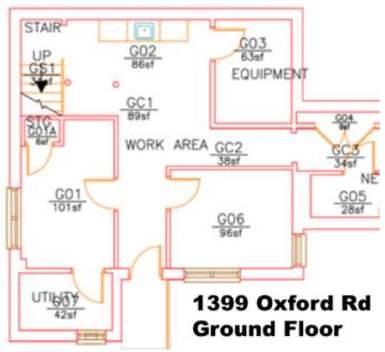
PROJECT NUMBER: 24119.00

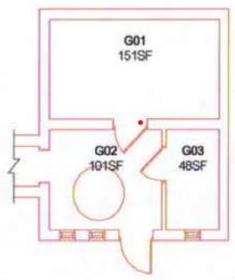
SD-01

CURRENT SITE- WITH PROPERTY LINE OUTLINE

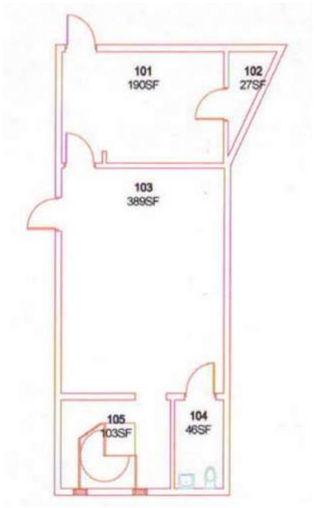
CURRENT SITE- ELEVATION VIEW WITH HISTORICAL HOUSING BUILDING AND RETAIL STORE

CHARACTERISTICS:
THE CURRENT SITE IS HOME TO TWO BUILDINGS- ONE RESIDENTIAL PROPERTY BUILT IN THE 1920'S, AND ONE RETAIL PROPERTY BUILT IN THE 1960'S.
THE PROPOSAL CURRENTLY EXPLORES THE OPTIONS OF DEMOLISHING BOTH THESE BUILDINGS TO MAKE WAY FOR A NEW STRUCTURE ON SITE.

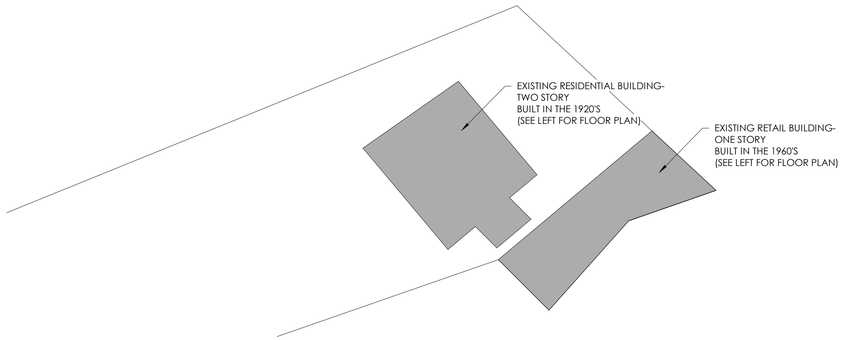




CURRENT SITE- RESIDENTIAL BUILDING FLOOR PLAN



CURRENT SITE- RETAIL BUILDING FLOOR PLAN



1 CURRENT BUILDING ON SITE PLAN
1" = 20'-0"

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1000 Abernathy Road NE, Suite 100
Sandy Springs, GA 30328
404.937.6550

WHITE WINDMILL

EMORY VILLAGE

1397 & 1399 OXFORD RD NE
ATLANTA, GA 30322

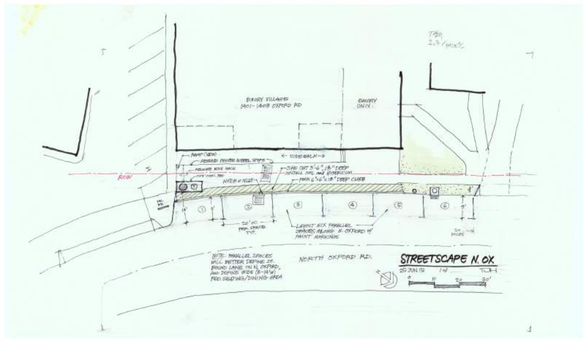
No.	Revisions / Submissions	Date
	HISTORIC REVIEW BOARD PACKET	01/23/2025

DRAWN BY: A.IYER CHECKED BY: M.TRTAN

SITE CONTEXT

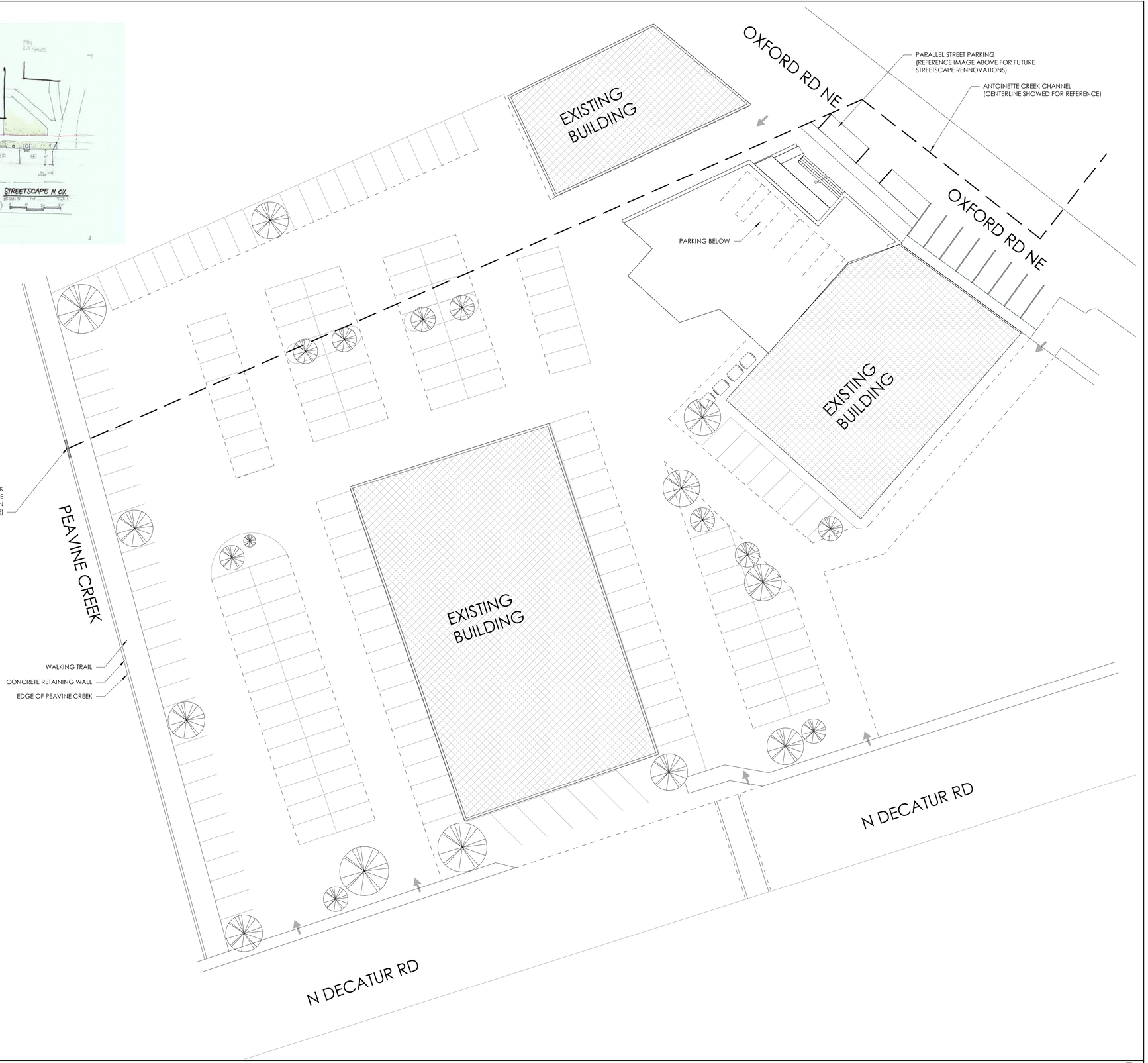
PROJECT NUMBER: 24119.00

SD-02



FUTURE STREETSCAPE PROPOSALS
(COURTESY OF EVA)

CREEK DAYLIGHTING IMAGES



PROPOSAL:

RETAIL (BAKERY WITH RESIDENTIAL ABOVE)

THE MASTER PLAN EXPLORES THE OPPORUNITY TO WORK ON THE DEVELOPMENT OF A MASTER PARKING LAYOUT. THIS OPTIONS CONSIDERS CHANNELING THE ANTOINETTE CREEK TILL IT IS DAYLIGHTS AT THE PEAVINE CREEK.

SITE:

PROPOSED BUILD AREA: 4711 SQ.FT.
PROPOSED BUILD HEIGHT: 52 FT

PROGRAM:

RETAIL: 9422 SQ.FT. (INCLUDES OUTDOOR DECKS)
RESIDENTIAL UNITS: 8 UNITS

PARKING:

REQUIRED: 32 STALLS
PROPOSED WITHIN BUILDING: 6 STALLS
1 ADA STALL

MASTER PLAN PROPOSAL: 176 STALLS

1 MASTER SITE PLAN
3/64" = 1'-0"

VICKERS
design group
1000 Abernathy Road NE, Suite 100
Sandy Springs, GA 30328
404.937.6550

WHITE WINDMILL

EMORY VILLAGE

1397 & 1399 OXFORD RD NE
ATLANTA, GA 30322

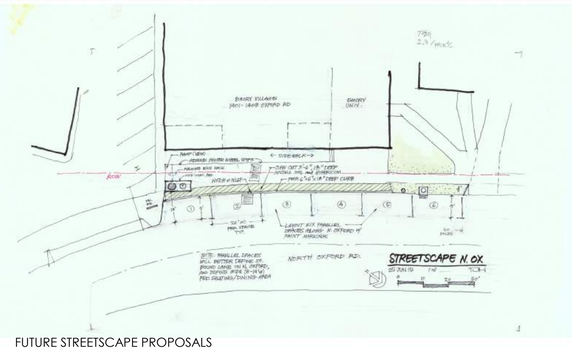
No.	Revisions / Submissions	Date
	HISTORIC REVIEW BOARD	01/23/2025
	PACKET	

DRAWN BY: A.IYER CHECKED BY:M.TRTAN

MASTER SITE PLAN

PROJECT NUMBER: 24119.00

SD-03



FUTURE STREETSCAPE PROPOSALS
(COURTESY OF EVA)

ANTOINETTE CREEK RUNNING ON
SITE REFERENCE IMAGES

ANTOINETTE CREEK DAYLIGHTING ON SITE
REFERENCE IMAGES

PROPOSAL:

RETAIL (BAKERY WITH RESIDENTIAL ABOVE).
THIS PROPOSAL EXPLORES THE OPPORUNITY TO REPAVE THE SITE FOR PARKING WHILE SHOWING A PATH AND OPPORUNITY FOR THE ANTOINETTE CREEK TO DAYLIGHT AT THE ENTRANCE.

SITE:

PROPOSED BUILD AREA: 4711 SQ.FT.
PROPOSED BUILD HEIGHT: 52 FT
FAR: 0.85

PROGRAM:

RETAIL: 9422 SQ.FT. (INCLUDES OUTDOOR DECKS)
RESIDENTIAL UNITS: 8 UNITS

PARKING:

REQUIRED: 30 STALLS
REQUIRED ADA STALLS : 2 STALLS
PROPOSED WITHIN BUILDING: 6 STALLS
1 ADA STALL

SITE PLAN PROPOSAL: 20 STALLS
TOTAL ON SITE PARKING: 26 STALLS
ADA PARKING STALLS : 2 STALLS (ON SITE)

1 SITE PLAN
3/64" = 1'-0"

VICKERS
design group
1000 Abernathy Road NE, Suite 100
Sandy Springs, GA 30328
404.937.6550

WHITE WINDMILL

EMORY VILLAGE

1397 & 1399 OXFORD RD NE
ATLANTA, GA 30322

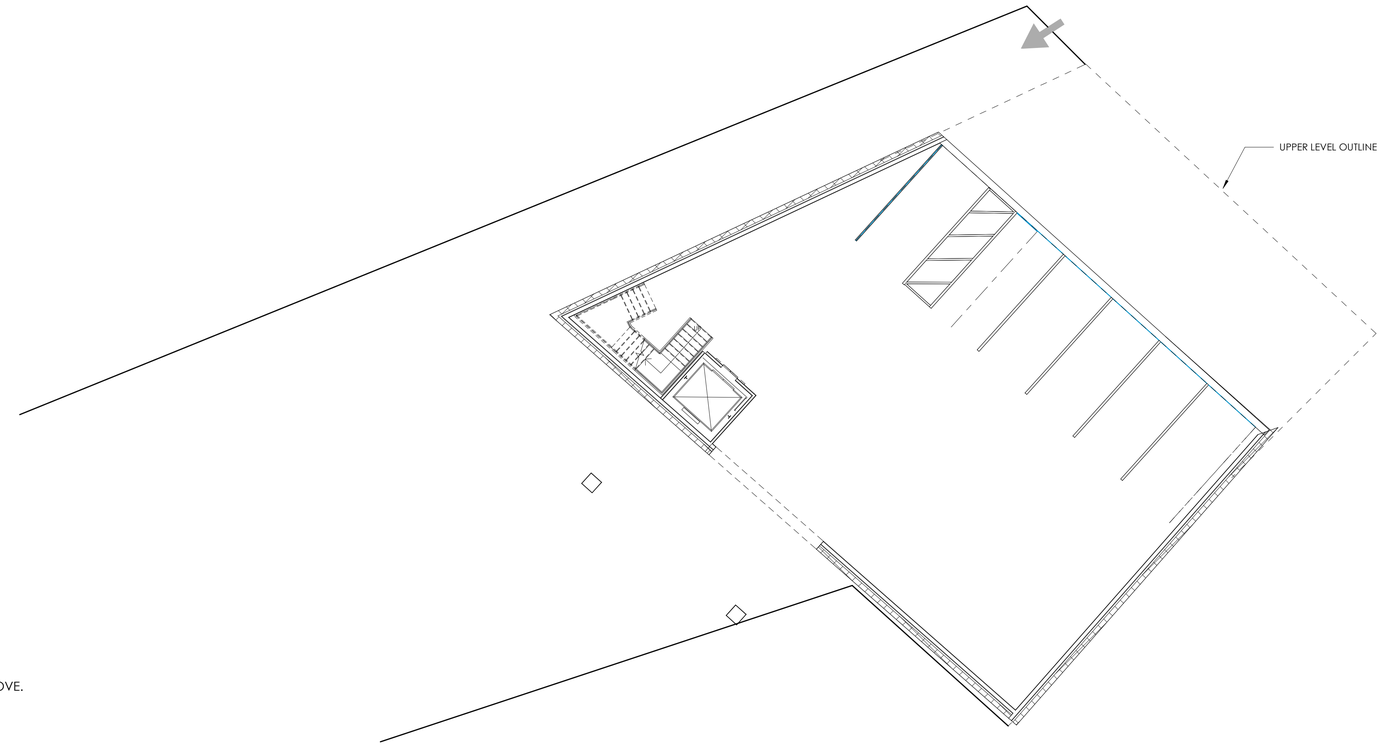
No.	Revisions / Submissions	Date
	HISTORIC REVIEW BOARD	01/23/2025
	PACKET	

DRAWN BY: A.IYER CHECKED BY:M.TRTAN

SITE PLAN

PROJECT NUMBER: 24119.00

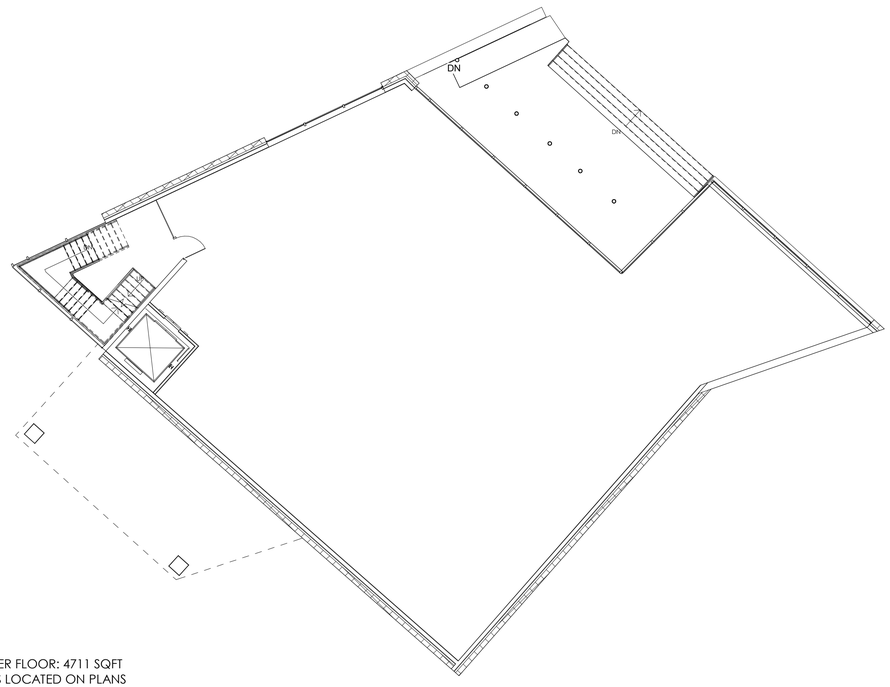
SD-04



PARKIING:

6 STALLS FOR RESIDENTIAL UNITS ABOVE.

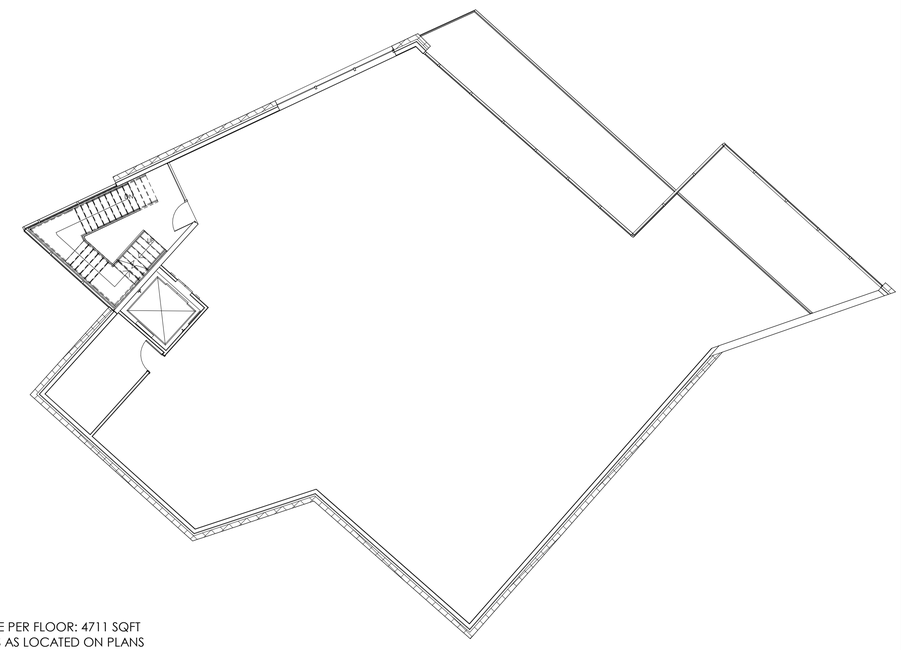
1 BASEMENT LEVEL
1" = 10'-0"



RETAIL:

SQUARE FOOTAGE PER FLOOR: 4711 SQFT
VERTICAL ACCESS AS LOCATED ON PLANS

2 INTERIOR FIRST FLOOR
1" = 10'-0"



RETAIL:

SQUARE FOOTAGE PER FLOOR: 4711 SQFT
VERTICAL ACCESS AS LOCATED ON PLANS

3 BAKERY SECOND FLOOR
1" = 10'-0"

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design group
1000 Abernathy Road NE, Suite 100
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404.937.6550

WHITE WINDMILL

EMORY VILLAGE

1397 & 1399 OXFORD RD NE
ATLANTA, GA 30322

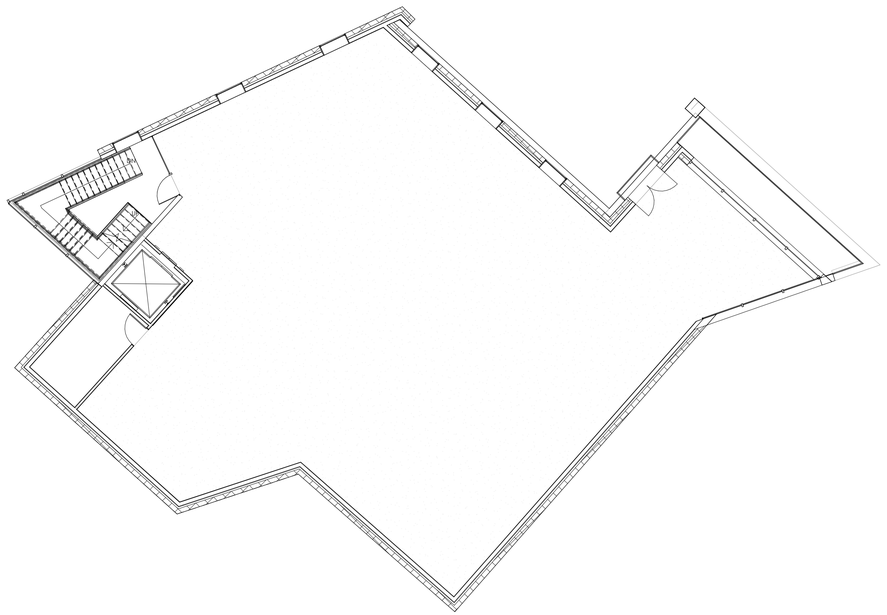
No.	Revisions / Submissions	Date
	HISTORIC REVIEW BOARD PACKET	01/23/2025

DRAWN BY: A.IYER CHECKED BY:M.TRTAN

FLOOR PLANS

PROJECT NUMBER: 24119.00

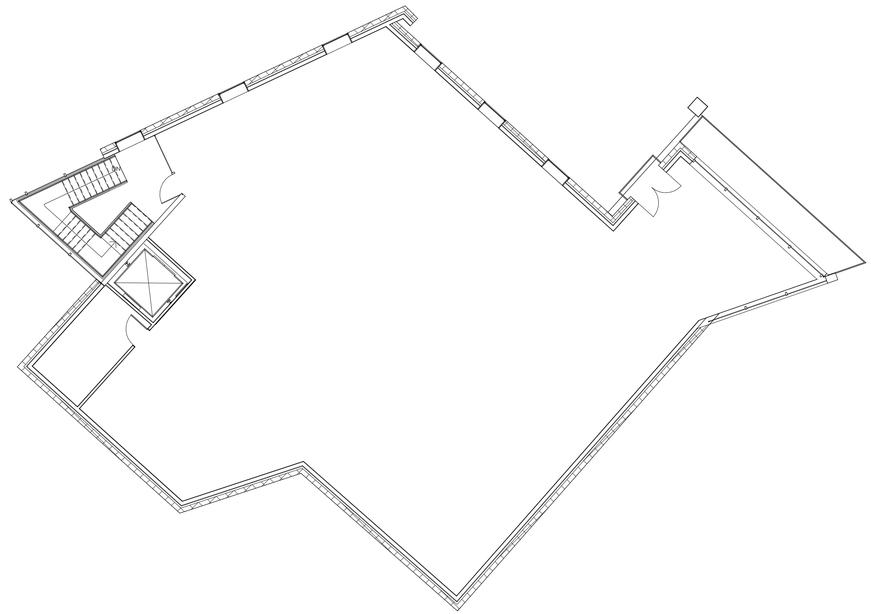
SD-05



RESIDENTIAL:

UNITS PER FLOOR: 4 UNITS

1 RESIDENTIAL THIRD FLOOR
1" = 10'-0"



RESIDENTIAL:

UNITS PER FLOOR: 4 UNITS

2 RESIDENTIAL FOURTH FLOOR
1" = 10'-0"

VICKERS
design group
1000 Abernathy Road NE, Suite 100
Sandy Springs, GA 30328
404.937.6550

WHITE WINDMILL

EMORY VILLAGE

1397 & 1399 OXFORD RD NE
ATLANTA, GA 30322

No.	Revisions / Submissions	Date
	HISTORIC REVIEW BOARD PACKET	01/23/2025

DRAWN BY: A.IYER CHECKED BY:M.TRTAN

FLOOR PLANS-
RESIDENTIAL

PROJECT NUMBER: 24119.00

SD-06

VICKERS
design group
1000 Abernathy Road NE, Suite 100
Sandy Springs, GA 30328
404.937.6550

WHITE WINDMILL

EMORY VILLAGE

1397 & 1399 OXFORD RD NE
ATLANTA, GA 30322

No.	Revisions / Submissions	Date
	HISTORIC REVIEW BOARD PACKET	01/23/2025

DRAWN BY: A.IYER **CHECKED BY:**M.TRTAN

3D RENDERED VIEWS

PROJECT NUMBER: 24119.00

SD-07

VICKERS
design group
1000 Abernathy Road NE, Suite 100
Sandy Springs, GA 30328
404.937.6550

WHITE WINDMILL

EMORY VILLAGE

1397 & 1399 OXFORD RD NE
ATLANTA, GA 30322

No.	Revisions / Submissions	Date
	HISTORIC REVIEW BOARD PACKET	01/23/2025

DRAWN BY: A.IYER **CHECKED BY:**M.TRTAN

3D RENDERED VIEWS

PROJECT NUMBER: 24119.00

SD-08

November 8, 2024

To: Ms. Paige Jennings
Senior Planner, Historic Preservation
DeKalb County Government

Re: Proposed White Windmill Bakery project in Emory Village, DeKalb County, GA

On behalf of Emory Village Alliance, we offer this letter in support of the proposed White Windmill Bakery mixed-use develop project within Emory Village, DeKalb Co, GA. It is envisioned to be located on the Blanchard property on Oxford Road.

Our Board has met with the Owner and Architect to review the conceptual design intent of the project. Our support for the project is predicated on the understanding that it will uphold the provisions of the updated Emory Village Overlay Ordinance. We understand this will require razing the current structure and do not take exception with its removal and replacement.

We look forward to working with the White Windmill Bakery development team as they move through the planning, design, and implementation process.

Sincerely,

Todd Hill

Emory Village Alliance

Vice Chair

EMORY VILLAGE ALLIANCE

Emory Village Alliance

Building Knowledge, LLC
83 Riverview Circle
Blue Ridge, GA 30513

Phone: (404) 661-4531

BuildingKnowledgeUSA.com

Property Inspection Report

1397 and 1399 Oxford Road, Atlanta, GA 30307

Property Address:
1397 and 1399 Oxford Road, Atlanta, GA 30307
Atlanta, GA 30307

Client(s):
Parker Blanchard

Coordinating Agent:

Person(s) Attending:

Inspector:
Duane Longenecker
(770) 608-3059

Inspection Date:
March 28th, 2017

Property Age (years):
0

Utilities On:
Gas, Electricity, Water

Weather Condition:
Partly Cloudy

Outside Temp. F:
70

Soil Conditions:
Wet

Table of Contents

Legal Notice

The following report is intended for the confidential use of the above named customer(s), represents the opinion of the inspector only and is issued pursuant to the "Inspection Authorization" terms and conditions.

All orientations noted in the report are from the perspective of facing the building from the street, unless otherwise noted.

Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Key Findings

Attic

Other

#	Condition	Location	Significance
2	Rodent Access Points Noted/infestation Noted	-	Needs Pro Repair
3	Rodent Activity Noted	Left Rear, Various	Safety Concern

Bathroom

Commode

#	Condition	Location	Significance
4	Loose at Floor Bolts	House Main Floor; Office	Needs Pro Repair
5	Clearance Improper	House Main Floor	Upgrade Advised

Cooling

Condensing Unit

#	Condition	Location	Significance
7	All Advanced Age	-	Needs Pro Repair
9	Damaged / Crimped Cooling Fins	Front	Needs Pro Repair

Operation

#	Condition	Location	Significance
11	Did Not Operate When Tested	-	Needs Pro Repair

Electrical

Distribution Wiring

#	Condition	Location	Significance
13	Components Loose	House	Safety Concern
14	Wet Locations Missing GFCI Protection	House Upper Bath	Safety Concern
15	Cover Missing on Light Fixture	-	Safety Concern
16	Receptacle Power Off	Office Bath	Needs Pro Repair
17	Termination Improper	Office Attic	Safety Concern
18	Conduit Missing	-	Safety Concern

Main Disconnect

#	Condition	Location	Significance
20	Grounding to Piping Inadequate	-	Safety Concern

Panel Wiring

#	Condition	Location	Significance
23	Oxide Inhibitor Paste Missing in Panel Connections	House	Safety Concern
24	Double Tapped Breaker	-	Safety Concern
25	Too Many Circuits for Panel	Office Panel	Safety Concern
26	Damaged Breakers	Both Panels	Safety Concern
27	Wire Connector(s) Missing	House Panel	Safety Concern

Accessories

#	Condition	Location	Significance
28	Smoke Detectors Limited / Removed/ Advanced Age	-	Safety Concern
29	Device(s) Beeping	House Upper	Safety Concern

Exterior

Wall Cladding

#	Condition	Location	Significance
31	Abnormal Cracking	House Rear	Needs Pro Repair
32	Cracks Noted at Masonry Wall	-	Needs Pro Repair

Windows

#	Condition	Location	Significance
35	Glazing Cracked and Loose	House	Needs Pro Repair
36	Damage Noted	Office Front	Safety Concern

Masonry Porch

#	Condition	Location	Significance
37	Cracking and Settling Noted	House Right	Needs Pro Repair
38	Concave Post Bases/ Loose	House Front	Safety Concern
39	Guardrail Height Too Low	-	Safety Concern
40	Riser Height Excessive	Right	Safety Concern

Trim

#	Condition	Location	Significance
41	Damage Noted	-	Needs Pro Repair

Paint

#	Condition	Location	Significance
42	Lead Based Paint Hazard	-	Safety Concern

Doors

#	Condition	Location	Significance
43	Damage Noted on Door(s)	Office Front	Needs Pro Repair

#	Condition	Location	Significance
45	Egress Limited	House- Main Floor -right Doors	Safety Concern

Grounds

Walkways

#	Condition	Location	Significance
46	Handrail/Guardrail Missing	Right	Upgrade Advised

Grading and Drainage

#	Condition	Location	Significance
48	Slope Improper	Front Center	Needs Pro Repair

Heating

Distribution

#	Condition	Location	Significance
49	Gaps at Ductwork	-	Needs Pro Repair
51	Register Damaged	Main Floor -house	Needs Pro Repair
52	Plenum Gaps Noted	House Attic	Needs Pro Repair

Exhaust

#	Condition	Location	Significance
53	Class B Flue Clearance Improper	Office Rear	Safety Concern

Operation

#	Condition	Location	Significance
54	Did Not Operate When Tested	House Basement	Needs Pro Repair

Interior

Windows

#	Condition	Location	Significance
55	Stuck From Paint	-	Safety Concern

#	Condition	Location	Significance
56	Cracked Window Pane	Upper Rear	Safety Concern
57	Lead Paint Hazard	House Windows	Safety Concern

Walls

#	Condition	Location	Significance
59	Elevated Moisture	Office Lower Level	Safety Concern
60	Mold Noted	Office Basement	Safety Concern
61	Mold Noted	Office- Main Floor Front Closet	Safety Concern
62	Mold Noted	Office Attic Front Wall	Safety Concern

Ceilings

#	Condition	Location	Significance
63	Damage Noted	-	Needs Pro Repair
64	Water Stains Noted	Office Main Floor Ceiling	Needs Pro Repair
65	Possible Asbestos at Ceiling Texture	Office	Safety Concern

Floors

#	Condition	Location	Significance
66	Tile Noted	House	Monitor

Stairs and Handrails

#	Condition	Location	Significance
68	Grip Too Wide	Upper Stair	Safety Concern
69	Guardrail Missing	Lower Stair	Safety Concern
70	Winder Stair	Office Rear	Safety Concern

Other

#	Condition	Location	Significance
71	Access Limited	House Front Foyer	Upgrade Advised
72	Asbestos Disclosure Noted	Office	Safety Concern

Plumbing

Supply Piping

#	Condition	Location	Significance
73	Elevated Pressure- 136 PSI	House Front	Needs Pro Repair
74	Galvanized Supply Pipe Noted	House- Lower Furnace Room	Needs Pro Repair

Waste Piping

#	Condition	Location	Significance
77	Improper Drain Pipe Support	-	Needs Pro Repair
78	Cast Iron Evaluation Advised	-	Monitor

Water Heater

#	Condition	Location	Significance
79	Data Tag Showing Age and Size	House Lower Front	Courtesy Information
80	Relief Line - Lowest Point Drain Valve Missing	-	Safety Concern
81	Relief Pipe Undersized	-	Safety Concern
82	Advanced Age- 17 Years	Office Upper Rear	Monitor
83	Downward Termination Improper	Rear	Safety Concern
84	Did Not Operate When Tested	-	Needs Pro Repair

Gas Piping

#	Condition	Location	Significance
85	CSST Unprotected.	House Attic	Safety Concern

#	Condition	Location	Significance
86	CSST Not Supported	House Attic	Safety Concern
87	Flexible Gas Line Inside Furnace	House Attic	Safety Concern

Roof

Material

#	Condition	Location	Significance
88	Advanced Age	House	Needs Pro Repair
89	Damaged Roofing	-	Needs Pro Repair
90	Additional Photos	-	Needs Pro Repair
91	Overhang Insufficient	Various	Needs Pro Repair
92	Advanced Age	Office- Low-slope Roof	Needs Pro Repair

Gutters

#	Condition	Location	Significance
94	Slope Improper	Front at Sunroom; Left Rear of Office	Needs Pro Repair
95	Downspouts Discharge at Foundation	Front Left of House	Needs Pro Repair
96	Rust Noted	Rear of House	Needs Pro Repair
98	Accumulated Debris in Gutters	Office Rear	Maintenance Item

Flashing

#	Condition	Location	Significance
99	Flashing Missing	Lower Rear Hallway	Needs Pro Repair
100	Damaged Flashing	-	Needs Pro Repair

Chimneys

#	Condition	Location	Significance

#	Condition	Location	Significance
101	Leaning/Displacement	-	Safety Concern
102	Brick Deterioration Noted	-	Safety Concern
103	Rain Cap Missing	-	Upgrade Advised

Structure

Floor and Wall

#	Condition	Location	Significance
104	Cracking and Settlement Noted	Office Right Rear	Needs Pro Repair
105	Cracks Noted	Rear	Needs Pro Repair
106	Water Damage Noted	Lower Rear Office Door	Needs Pro Repair
107	Water Staining Noted	Office- Lower Left Mechanical Closet	Needs Pro Repair

Water Management

#	Condition	Location	Significance
108	Elevated Humidity	All Lower Level	Maintenance Item
109	Dampness Noted	House- at Basement Steps	Safety Concern
110	Moisture Damage Noted	Lower Kitchen Cabinet	Needs Pro Repair
111	Mold Like Spores Noted	At Water Heater and Furnace	Safety Concern
112	Mold-Like Spores Noted	Above Furnace	Safety Concern
113	Mold-Like Spores Noted	Hall Closet at Electric Panel	Safety Concern
114	Extreme Mold Noted	Lower Rear Closet	Safety Concern

Insulation

#	Condition	Location	Significance
115	Reversed Vapor Barrier	Hall Closet at Panel	Safety Concern

Noted Conditions

Attic

Attic -- Ventilation

CONDITION #1

Condition:	Vent Screening Torn or Missing
Explanation:	Screening on passive vents keeps rodents, birds and insects from entering the attic space. It was noted as displaced or missing.
Suggested Action:	Re-fastening screening or even replacing it is generally inexpensive and easy.
Significance:	Needs Handy Repair

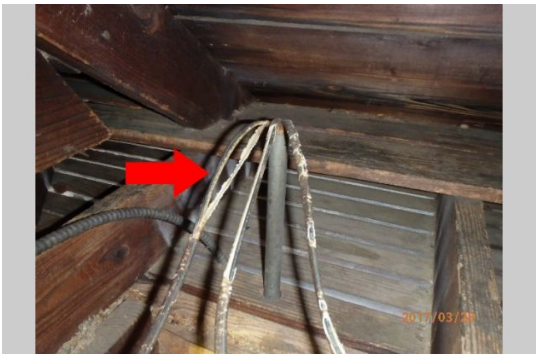
Attic -- Other

CONDITION #2

Condition:	Rodent Access Points Noted/infestation Noted
Explanation:	Gaps in the trim can allow rodent entry into the interior. Droppings and traps were noted, along with gaps between the roof and trim.
Suggested Action:	Consult a pest control contractor for repairs to ensure that no access points exist.
Significance:	Needs Pro Repair

CONDITION #3

Location:	Left Rear, Various
Condition:	Rodent Activity Noted
Explanation:	Rodent tunnels, paths, droppings or nests indicate past or present activity. Rodents can chew wiring and stored items, displace insulation and cause damage to other attic components.
Suggested Action:	Consult a pest control specialist for further evaluation and eradication.
Significance:	Safety Concern



Bathroom

Bathroom -- Commode

CONDITION #4

Location: House Main Floor; Office

Condition: Loose at Floor Bolts

Explanation: A commode may become loose at the bolts, which secure it to the floor flange, allowing leakage, which can lead to visible or hidden rot damage below the toilet.

Suggested Action: Have a plumber properly secure all loose commodes.

Significance: Needs Pro Repair

CONDITION #5

Location: House Main Floor

Condition: Clearance Improper

Explanation: The commode does not meet minimum clearance standards of 15 inches from the center line to the wall.

Suggested Action: Modify the configuration as needed.

Significance: Upgrade Advised

Bathroom -- Tub and Shower

CONDITION #6

Location:	House Upper
Condition:	Tub Disabled
Suggested Action:	Restore as needed.
Significance:	Courtesy Information

Cooling

Characteristics: 96,000+BTU Total ;17-29 Years Old; Electric

Cooling -- Condensing Unit

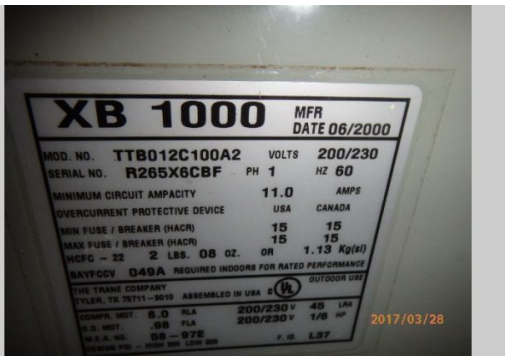
CONDITION #7

Condition: All Advanced Age

Explanation: The National Association of Mechanical Contractors estimates the average life for condensing units to be 8-12 years, although some live longer and some shorter than the range.

Suggested Action: Budget for replacement, maintain a home warranty, or replace in advance of failure.

Significance: Needs Pro Repair



CONDITION #8

Location:	Rear
Condition:	Unit Information Missing or Unreadable
Explanation:	The product information label was missing or unreadable, therefore the exact information on the unit was not available to the inspector. An additional unit appears to have been removed.
Suggested Action:	Contact the owner for unit information including size (number of BTUs) and age.
Significance:	Courtesy Information

CONDITION #9

Location:	Front
Condition:	Damaged / Crimped Cooling Fins
Explanation:	Crimped fins on the unit reduce its efficiency. Most of the fins were badly crimped on both 36K units at the front left of the house.
Suggested Action:	This condition may be straightened with a tool called a radiator fin comb.
Significance:	Needs Pro Repair

Cooling -- Condensation Drain and Pump

CONDITION #10

Location:	House Front Left at AC
Condition:	Drain Termination Too Close to or Below Grade
Explanation:	The termination promotes clogging and is required to be 4-6 inches above the finished grade.
Suggested Action:	Adjust the drain piping to provide suitable clearance above the ground.
Significance:	Needs Handy Repair

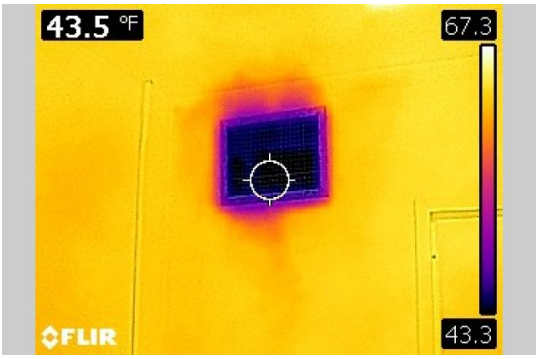
Cooling -- Operation

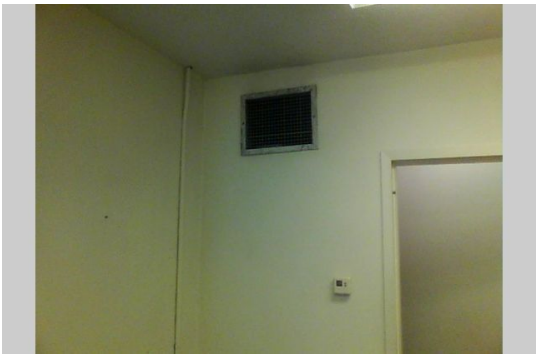
CONDITION #11

Condition:	Did Not Operate When Tested
Explanation:	Using normal homeowner controls, Both house systems and the upper rear office system did not operate when tested.
Suggested Action:	Consult a licensed A/C technician for further evaluation and replacement of all defective components to ensure proper operation.
Significance:	Needs Pro Repair

CONDITION #12

Condition:	Cooling Performing Adequately
Explanation:	Cooling was within normal parameters per temperature readings at returns and registers in the office upper front and lower rear.
Suggested Action:	None.
Significance:	Courtesy Information





Electrical

Amperage: 200 and 100 Amps

Electrical -- Distribution Wiring

CONDITION #13

Location:	House
Condition:	Components Loose
Explanation:	Loose wiring devices and other electrical equipment must be properly assembled, secured to cladding and installed for safety. 1-Loose conduit at front AC. 2- Loose receptacle- Main floor sunroom. 3- Loose cover- upper front. 4- Cover plate missing- lower level.
Suggested Action:	Have an electrician properly secure all loose components, ensuring proper function.
Significance:	Safety Concern

CONDITION #14

Location:	House Upper Bath
Condition:	Wet Locations Missing GFCI Protection
Explanation:	Ground fault devices are required at all electrical devices in close proximity to water, for newer construction. Older homes that upgrade to GFCI devices improve safety and are strongly recommended.
Suggested Action:	Consult an electrician for further evaluation and proper ground fault protection at all wet locations.
Significance:	Safety Concern

CONDITION #15

Condition:	Cover Missing on Light Fixture
Explanation:	1- house attic left. 2- House lower behind furnace
Suggested Action:	Add cover plates where missing.
Significance:	Safety Concern

CONDITION #16

Location:	Office Bath
Condition:	Receptacle Power Off
Explanation:	The receptacle had no power and no breakers were found off.
Suggested Action:	Consult an electrician for further evaluation and repairs to ensure proper operation.
Significance:	Needs Pro Repair

CONDITION #17

Location:	Office Attic
Condition:	Termination Improper
Explanation:	1- The circuit is not properly terminated. 2-A knockout plug is missing. Cover plate is missing.
Suggested Action:	Have an electrician provide further evaluation and properly terminate the circuit inside a junction box, or remove all abandoned wiring.
Significance:	Safety Concern

CONDITION #18

Condition:	Conduit Missing
Explanation:	Conduit is missing at numerous locations. Exposed wiring in the attic left rear is dangerously damaged by rodents.
Suggested Action:	Have an electrician add conduit to all wiring locations where missing.
Significance:	Safety Concern

Electrical -- Main Disconnect

CONDITION #19

Condition:	Information Regarding Main Disconnect and Location
Explanation:	Many insurance companies are requesting a photo of the electrical main disconnect, so it is provided here as a courtesy. This single breaker will cut off all power to the house in case of emergency. 1- House- lower left hall. 2- Office- upper rear.
Suggested Action:	Use as needed.
Significance:	Courtesy Information

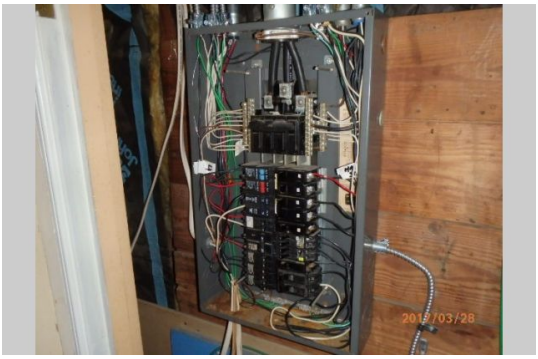
CONDITION #20

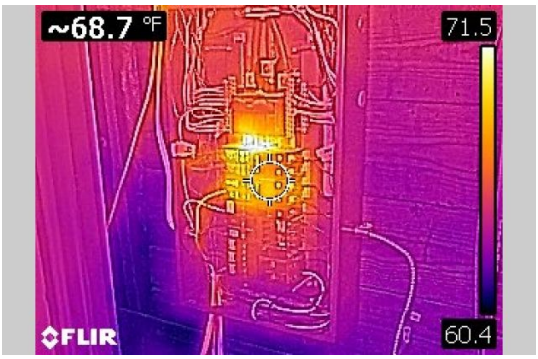
Condition:	Grounding to Piping Inadequate
Explanation:	Electrical system grounding to water piping is sufficient only if the connection is close to where the piping goes underground, and if a continuous path of conduction is assured through metal piping and bonding wires.
Suggested Action:	Have a licensed electrician reconfigure the connections for adequate grounding.
Significance:	Safety Concern

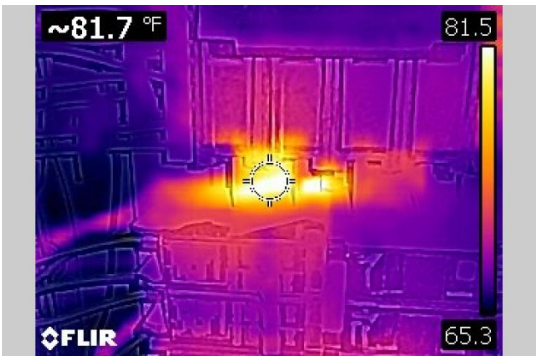
Electrical -- Panel Wiring

CONDITION #21

Location:	House- Lower Left Hall
Condition:	Information Regarding Panel Wiring(Thermal)
Explanation:	Many insurance companies are requesting a photo of the electrical panel interior components, so it is provided here as a courtesy. Bottom photo of thermal scan shows normal conditions.
Suggested Action:	Use as needed.
Significance:	Courtesy Information

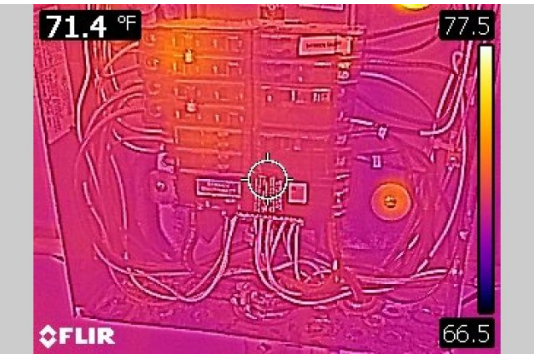






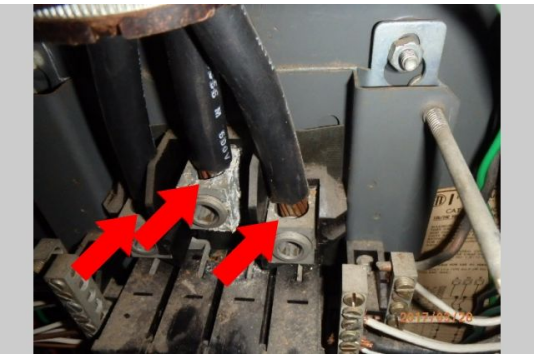
CONDITION #22

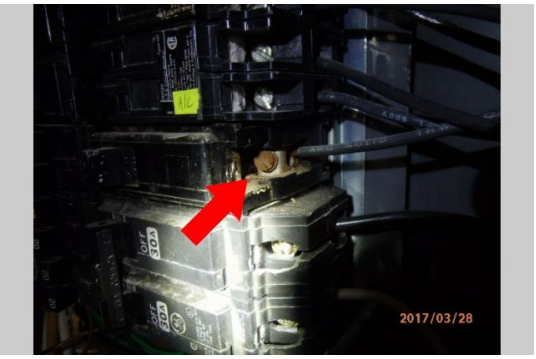
Location:	Office- Upper Rear
Condition:	Information Regarding Panel Wiring(Thermal)
Explanation:	Many insurance companies are requesting a photo of the electrical panel interior components, so it is provided here as a courtesy. Bottom photo of thermal scan shows normal conditions.
Suggested Action:	Use as needed.
Significance:	Courtesy Information



CONDITION #23

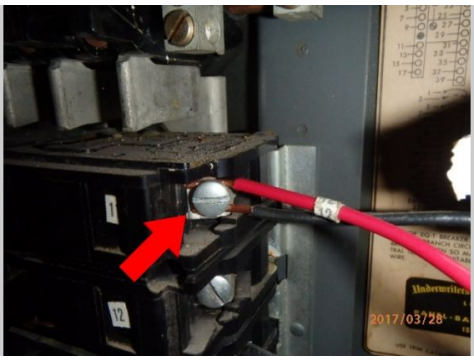
Location:	House
Condition:	Oxide Inhibitor Paste Missing in Panel Connections
Explanation:	An oxide inhibitor applied to the aluminum wire connections reduces or prevents oxidation from occurring and should be applied by a licensed electrician. Corrosion was also noted on some breakers.
Suggested Action:	Have a licensed electrician replace all compromised components and apply oxide inhibitor.
Significance:	Safety Concern

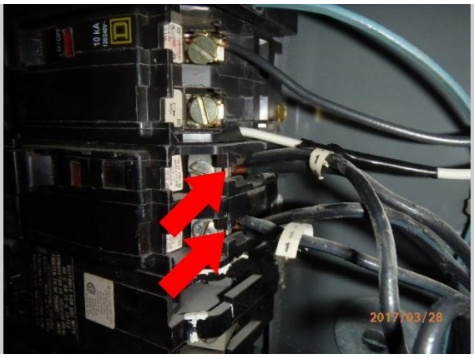




CONDITION #24

Condition:	Double Tapped Breaker
Explanation:	Standard electrical practice prohibits the connection of more than one circuit to each breaker terminal. The 60-amp breaker in photo 2 is oversized for the circuit it protects.
Suggested Action:	Have a licensed electrician properly repair to eliminate all double tapped conditions and oversized breakers.
Significance:	Safety Concern





CONDITION #25

Location:	Office Panel
Condition:	Too Many Circuits for Panel
Explanation:	More circuits appear to have been added to the panel than specified by the manufacturer.
Suggested Action:	Consult a licensed electrician for further evaluation and recommendations to repair.
Significance:	Safety Concern

CONDITION #26

Location:	Both Panels
Condition:	Damaged Breakers
Explanation:	Knobs are broken off of some breakers.
Suggested Action:	Have all damaged breakers replaced,
Significance:	Safety Concern

CONDITION #27

Location:	House Panel
Condition:	Wire Connector(s) Missing
Explanation:	As wire circuits enter the electrical panel, they should be secured to the metal with a connector or clamp to prevent chafing on the metal edges.
Suggested Action:	Have an electrician add connectors (and conduit) to all unsecured wiring at the panel and distribution system.
Significance:	Safety Concern

Electrical -- Accessories

CONDITION #28

Condition:	Smoke Detectors Limited / Removed/ Advanced Age
Explanation:	Newer standards require inter-connected smoke detectors in each sleeping room, along with mechanical rooms and hallways. Installation of both ionization and photo-electric type detectors is recommended to ensure early warning in various types of fires.
Suggested Action:	Ensure that a viable smoke detector is installed at each area as needed. Smoke detectors should be replaced if manufactured 10 or more years ago. The proper placement and operation of smoke detectors should be verified by all home owners prior to occupying a building.
Significance:	Safety Concern

CONDITION #29

Location:	House Upper
Condition:	Device(s) Beeping
Explanation:	The device(s) beeped, indicating improper batteries, or other defects.
Suggested Action:	Replace batteries and re-test. Repair as needed to ensure proper operation.
Significance:	Safety Concern

Electrical -- Other

CONDITION #30

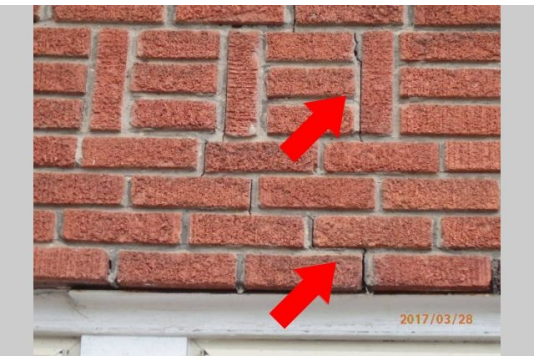
Location:	House Upper
Condition:	Globe Missing at Light Fixtures
Explanation:	The light fixture globe helps to protect the bulb, subdue the heat emanating from the bulb and to more evenly displace the light.
Suggested Action:	Replace light fixture globes where needed.
Significance:	Needs Handy Repair

Exterior

Exterior -- Wall Cladding

CONDITION #31

Description:	Wood Siding and Brick Cladding
Location:	House Rear
Condition:	Abnormal Cracking
Explanation:	Abnormal cracking at the brick was noted.
Suggested Action:	Consult a structural engineer for further evaluation and repair specifications.
Significance:	Needs Pro Repair



CONDITION #32

Condition:	Cracks Noted at Masonry Wall
Explanation:	Cracking was noted and is common with masonry structures. The cracking usually occurs early after construction and subsides over time but not always.
Suggested Action:	Consult brick mason to re-point or re-mortar as needed and monitor for subsequent movement. Obtain second opinion of structural integrity as desired.
Significance:	Needs Pro Repair

CONDITION #33

Condition:	Cracks Noted at Masonry Wall
Explanation:	Cracking was noted and is common with masonry structures. The cracking usually occurs early after construction and subsides over time but not always.
Suggested Action:	Consult brick mason to re-point or re-mortar as needed and monitor for subsequent movement. Obtain second opinion of structural integrity as desired.
Significance:	Monitor

CONDITION #34

Location:	Upper Left
Condition:	Damage Noted - Siding
Explanation:	Damage was noted at areas of the exterior wall cladding.
Suggested Action:	Repair or replace all damaged exterior components as needed.
Significance:	Needs Handy Repair

Exterior -- Windows

CONDITION #35

Description:	Single Pane, Wood Frame with Storm Windows
Location:	House
Condition:	Glazing Cracked and Loose
Explanation:	Window glazing (holds the glass in place at the exterior) is loose, cracked and is and/or becoming defective. The glazing holds the glass panes in place and helps in providing efficiency.
Suggested Action:	Consult a qualified painter to replace all glazing as needed.
Significance:	Needs Pro Repair

CONDITION #36

Description:	Metal Frame
Location:	Office Front
Condition:	Damage Noted
Explanation:	The metal frame is bent with a sharp protrusion presenting a risk of injury.
Suggested Action:	Have a contractor provide repair for safety.
Significance:	Safety Concern

Exterior -- Masonry Porch

CONDITION #37

Location:	House Right
Condition:	Cracking and Settling Noted
Suggested Action:	Have a qualified masonry contractor evaluate the conditions and make recommendations for repair.
Significance:	Needs Pro Repair

CONDITION #38

Location:	House Front
Condition:	Concave Post Bases/ Loose
Explanation:	1-Water is allowed to stand at the post bases resulting in rust and a loosening of the handrails, guardrails, and gate post. At least one post is rusted off. 2- At the right walkway, the concrete is broken loose so the post is insecure.
Suggested Action:	Clean and grout all post bases as needed to achieve a convex surface to drain water. Repair all loose components. for safety.
Significance:	Safety Concern

CONDITION #39

Condition:	Guardrail Height Too Low
Explanation:	Guardrails should be 36 inches high for safety, with gaps no more than 4 inches.
Suggested Action:	Consult iron worker to correct this condition.
Significance:	Safety Concern

CONDITION #40

Location:	Right
Condition:	Riser Height Excessive
Explanation:	Stair riser heights are limited to 7.75 inches.
Suggested Action:	Reconfigure the stairs.
Significance:	Safety Concern

Exterior -- Trim

CONDITION #41

Condition:	Damage Noted
Explanation:	Water damage was noted. 1- upper right from rodents. 2- rear- water damage. 3- left rear- Loose trim.
Suggested Action:	Have a carpenter or qualified contractor evaluate and repair or replace all exterior damage, along with suitable caulking and painting.
Significance:	Needs Pro Repair

Exterior -- Paint

CONDITION #42

Condition:	Lead Based Paint Hazard
Explanation:	Excessive amounts of peeling paint were noted. All contractors working on pre-1978 housing are required to receive training and certification in lead-safe practices, follow strict protocol for testing, containment and clean-up. Soil may not be suitable for growing edible crops.
Suggested Action:	For any painting or repair which disturbs paint, consult a contractor certified by the GA Environmental Protection Division for lead-safe Renovation,Repair and Painting (RRP).
Significance:	Safety Concern

Exterior -- Doors

CONDITION #43

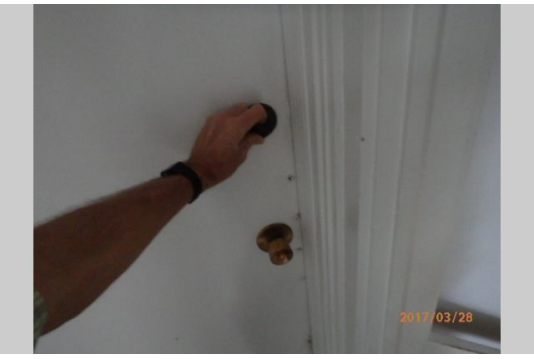
Location:	Office Front
Condition:	Damage Noted on Door(s)
Explanation:	Damage was noted.
Suggested Action:	Have a qualified carpenter replace door(s).
Significance:	Needs Pro Repair

CONDITION #44

Condition:	Weatherstripping Poor
Explanation:	Air gaps were noted at various exterior doors. Mold growth was noted at the front office door- possibly from condensation.
Suggested Action:	Ensure that properly installed weatherstripping is in place and in good condition.
Significance:	Upgrade Advised

CONDITION #45

Location:	House- Main Floor -right Doors
Condition:	Egress Limited
Explanation:	The 2 right doors are inoperable and do not allow emergency egress.
Suggested Action:	Restore operation for safety.
Significance:	Safety Concern



Grounds

Grounds -- Walkways

CONDITION #46

Location:	Right
Condition:	Handrail/Guardrail Missing
Explanation:	Handrails at exterior steps increase safety and are missing at all exterior steps. In addition, the retaining wall created by the steps is missing a guardrail.
Suggested Action:	Add handrails to all exterior stairs and proper guardrails as needed.
Significance:	Upgrade Advised

Grounds -- Retaining Walls

CONDITION #47

Condition:	Leaning
Explanation:	The wall is leaning and some settlement of the concrete walkway was noted.
Suggested Action:	Repair as needed.
Significance:	Needs Pro Repair

Grounds -- Grading and Drainage

CONDITION #48

Location:	Front Center
Condition:	Slope Improper
Explanation:	Soil should slope downward and away from the foundation for proper drainage. New codes require a minimum of six inches per 10 feet. This improper slope contributes to significant moisture issues in the basements.
Suggested Action:	Modify the slope for proper drainage or add drains and underground piping.
Significance:	Needs Pro Repair

Heating -- Distribution

CONDITION #49

Condition:	Gaps at Ductwork
Explanation:	Flex ducts in the house attic are extensively damaged, likely by rodents. Gaps in ductwork and insulation allow escape of conditioned air.
Suggested Action:	Have an HVAC contractor replace all damaged ducts, and add insulation where missing on rigid ducts.
Significance:	Needs Pro Repair

CONDITION #50

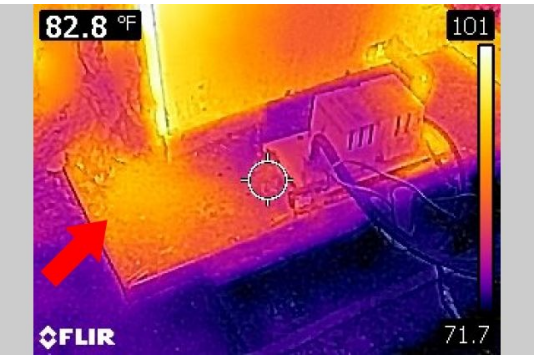
Condition:	Asbestos Material Not Found
Explanation:	Asbestos was used to seal or insulate duct work and flues prior to 1978. We did not find asbestos tape on the house ducts.
Suggested Action:	N/A
Significance:	Courtesy Information

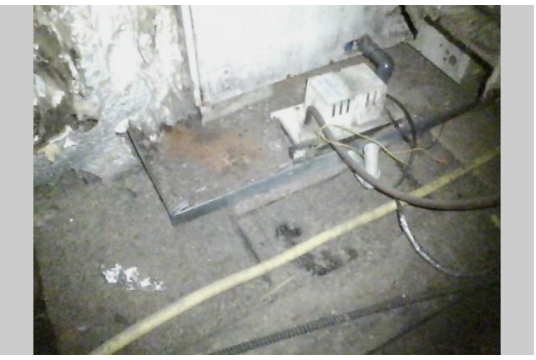
CONDITION #51

Location:	Main Floor -house
Condition:	Register Damaged
Suggested Action:	Have an HVAC contractor repair or replace .
Significance:	Needs Pro Repair

CONDITION #52

Location:	House Attic
Condition:	Plenum Gaps Noted
Explanation:	Excessive gaps at the plenum allow escape of conditioned air and hinder efficiency.
Suggested Action:	Properly seal all gaps with mastic or foil tape.
Significance:	Needs Pro Repair





Heating -- Exhaust

CONDITION #53

Location:	Office Rear
Condition:	Class B Flue Clearance Improper
Explanation:	The flue is too close to combustible components, according to the manufacturer specifications.
Suggested Action:	Consult an HVAC contractor for correction. A 1 inch clearance should be provided.
Significance:	Safety Concern

Heating -- Operation

CONDITION #54

Location:	House Basement
Condition:	Did Not Operate When Tested
Explanation:	The circulating fan is defective, so the heat pump serving the main and lower levels of the house did not operate.
Suggested Action:	Have a mechanical contractor evaluate and repair as necessary restoring intended operating function.
Significance:	Needs Pro Repair

Interior

Interior -- Windows

CONDITION #55

Description:	Single Pane Wood Windows
Condition:	Stuck From Paint
Explanation:	Windows are stuck due to excess paint. One window in the upper left sunroom is stuck open.
Suggested Action:	Properly free up all windows as necessary (ensure a minimum of one operable window in each sleeping room). Replace all defective components.
Significance:	Safety Concern

CONDITION #56

Location:	Upper Rear
Condition:	Cracked Window Pane
Suggested Action:	Properly replace all cracked panes.
Significance:	Safety Concern

CONDITION #57

Location:	House Windows
Condition:	Lead Paint Hazard
Explanation:	Peeling paint was noted, which likely contains lead. Operating windows releases lead dust and paint chips.
Suggested Action:	Consider window replacement. Have the windows repaired and repainted by a contractor certified by the GA Environmental Protection Division, for Lead-safe Renovation, Repair, and Painting.
Significance:	Safety Concern

Interior -- Walls

CONDITION #58

Description:	Plaster and Wallboard
Location:	House
Condition:	Spalling Plaster Wall Areas
Explanation:	Wall damage was noted.
Suggested Action:	Repair all leakage and repair the surface.
Significance:	Needs Pro Repair

CONDITION #59

Location:	Office Lower Level
Condition:	Elevated Moisture
Explanation:	Moisture in the wall measured very high at most areas of the room- over 50% at some locations. Damage and mold is likely present in the wall cavity.
Suggested Action:	Have a mold professional provide further evaluation.
Significance:	Safety Concern

CONDITION #60

Location:	Office Basement
Condition:	Mold Noted
Explanation:	Surface mold was noted, as well as significant moisture damage.
Suggested Action:	Cut out affected sections. Have a waterproofing contractor provide recommendations. Consult a mold specialist for further testing and remediation options.
Significance:	Safety Concern

CONDITION #61

Location:	Office- Main Floor Front Closet
Condition:	Mold Noted
Explanation:	Mold was noted behind the furnace.
Suggested Action:	Consult a mold specialist for further testing and remediation options.
Significance:	Safety Concern

CONDITION #62

Location:	Office Attic Front Wall
Condition:	Mold Noted
Explanation:	Mold was noted on the inside of the front exterior wall.
Suggested Action:	Consult a mold specialist for further testing and remediation options.
Significance:	Safety Concern

Interior -- Ceilings

CONDITION #63

Description:	Plaster and Wallboard
Condition:	Damage Noted
Explanation:	Typical cracks were noted in many plaster areas.
Suggested Action:	Have a contractor repair the damage as needed.
Significance:	Needs Pro Repair

CONDITION #64

Location:	Office Main Floor Ceiling
Condition:	Water Stains Noted
Explanation:	Water stains usually indicate previous roof leaks. Stains were tested with a moisture meter and some were found slightly elevated.
Suggested Action:	Consult a roofer for evaluation and recommendations for the low-slope roof.
Significance:	Needs Pro Repair

CONDITION #65

Location:	Office
Condition:	Possible Asbestos at Ceiling Texture
Explanation:	During the 1960s and 1970s, asbestos was used in sprayed-on ceiling texture, similar in appearance to the upper front ceiling. Older ceiling tiles were noted in the area above the drop ceiling toward the rear.
Suggested Action:	We took a sample of both of these ceiling materials to be tested for the presence of asbestos at the laboratory. Refer to results.
Significance:	Safety Concern

Interior -- Floors

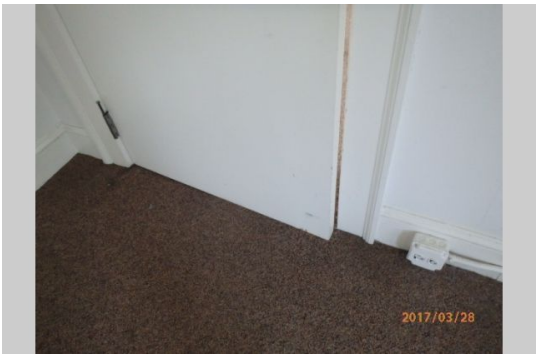
CONDITION #66

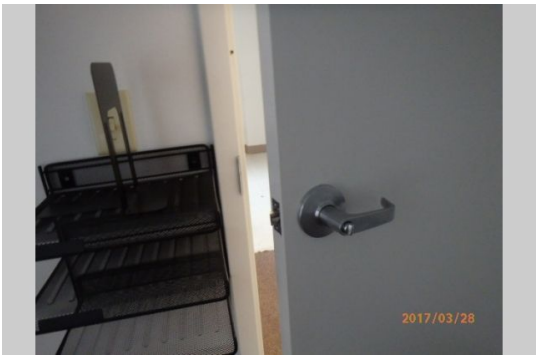
Location:	House
Condition:	Tile Noted
Explanation:	Asbestos is associated with 9 inch by 9 inch tile installed in the 50s and 60s. This tile in the upper bathroom 12x12. The material underneath is ceramic tile. In the main floor bath, underlayment was noted below the tile. A sample of the underlayment and adhesive was taken to the lab for testing.
Suggested Action:	Refer to lab results.
Significance:	Monitor

Interior -- Doors

CONDITION #67

Location:	Various
Condition:	Adjustment Needed
Explanation:	Misaligned latches, binding doors, and loose hinges were noted.
Suggested Action:	Have a handyman provide adjustment as needed.
Significance:	Needs Handy Repair

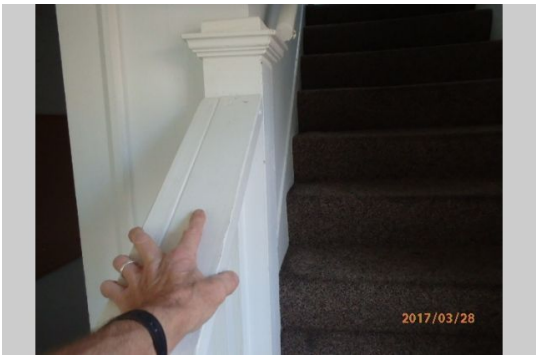




Interior -- Stairs and Handrails

CONDITION #68

Location:	Upper Stair
Condition:	Grip Too Wide
Explanation:	Handrails should not exceed two inches in width.
Suggested Action:	Modify the railing as needed.
Significance:	Safety Concern



CONDITION #69

Location:	Lower Stair
Condition:	Guardrail Missing
Explanation:	The missing guardrail represents a safety hazard.
Suggested Action:	Ensure proper guardrails at all locations.
Significance:	Safety Concern

CONDITION #70

Location:	Office Rear
Condition:	Winder Stair
Suggested Action:	Take caution when trying to navigate these stairs. The stairs would have to be rebuilt to conform to today's standards.
Significance:	Safety Concern

Interior -- Other

CONDITION #71

Location:	House Front Foyer
Condition:	Access Limited
Explanation:	The small entry area of the house is not suitable for wheelchair access.
Suggested Action:	Consider options for compliance.
Significance:	Upgrade Advised

CONDITION #72

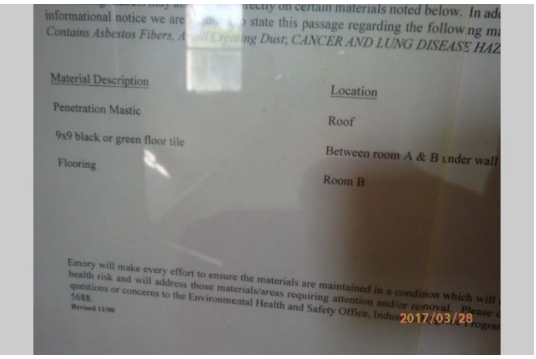
Location: Office

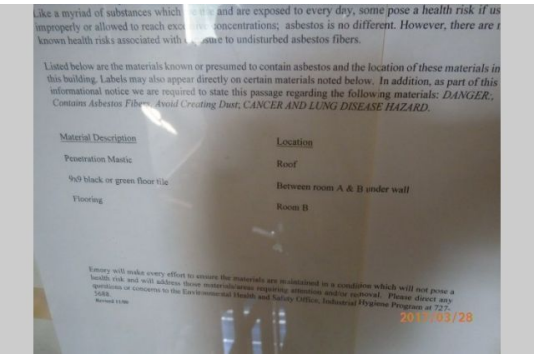
Condition: Asbestos Disclosure Noted

Explanation: Several materials present are known or assumed to contain asbestos. The flooring materials noted are concealed with carpet.

Suggested Action: Follow proper safety protocol for any work which may disturb these materials.

Significance: Safety Concern





Plumbing

Plumbing -- Supply Piping

CONDITION #73

Location: House Front

Condition: Elevated Pressure- 136 PSI

Explanation: The water pressure was measured at more than 80 psi, which is considered maximum. We were unable to determine the routing of this hose bibb in relation to the pressure regulator.

Suggested Action: Have a plumber provide further evaluation and adjust or replace the pressure regulator.

Significance: Needs Pro Repair

CONDITION #74

Location:	House- Lower Furnace Room
Condition:	Galvanized Supply Pipe Noted
Explanation:	Most of the piping appears to be copper, but the underground portion, and this section in the furnace room is galvanized- about to burst. Aged galvanized water supply pipe is prone to deterioration from the inside of the pipe out, increasing potential for leakage.
Suggested Action:	Consult a licensed plumber for recommendations and costs associated with replacement of all galvanized supply pipe.
Significance:	Needs Pro Repair

Plumbing -- Water Shut Off

CONDITION #75

Location:	House at Basement Steps
Condition:	Information Regarding Location of Water Shut-off
Explanation:	The main water valve will shut down the water to all of the interior supply line locations. This valve is used for maintenance and in the event of leakage.
Suggested Action:	Use as needed.
Significance:	Courtesy Information

Plumbing -- Gas Shut Off

CONDITION #76

Location:	Front
Condition:	Gas Shut Off Valve Location Information
Explanation:	In the event of a gas leak or fire, this is where the gas flow may be turned off. Turning the valve so that the holes are aligned will turn the gas supply off.
Suggested Action:	Use as needed.
Significance:	Courtesy Information

Plumbing -- Waste Piping

CONDITION #77

Condition:	Improper Drain Pipe Support
Explanation:	The cast iron vent piping is poorly secured and deflected at the exterior right rear.
Suggested Action:	A licensed plumber can make corrections if the overall piping system has been poorly installed.
Significance:	Needs Pro Repair

CONDITION #78

Condition:	Cast Iron Evaluation Advised
Explanation:	Cast iron piping deteriorates with age, and tree roots can cause clogging. Replacing an underground sewer is expensive.
Suggested Action:	Have a plumber provide further evaluation of the piping with a videoscope.
Significance:	Monitor

Plumbing -- Water Heater

CONDITION #79

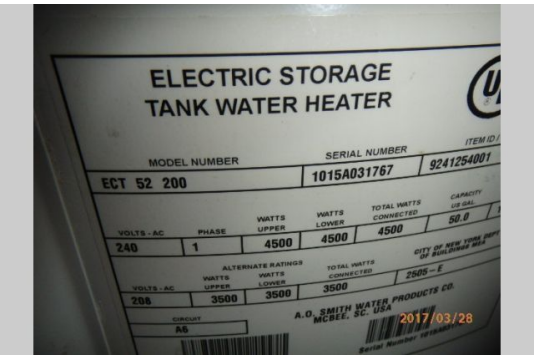
Description: 50 Gallon, 7 Years Old, Electric

Location: House Lower Front

Condition: Data Tag Showing Age and Size

Suggested Action: Use as needed.

Significance: Courtesy Information



CONDITION #80

Condition: Relief Line - Lowest Point Drain Valve Missing

Explanation: The manufacturers of pressure relief valves require that the piping attached to the valve must pitch downward. Georgia Code allows the line to pitch upward only if an openable valve is provided at the lowest point, before turning upward. This prevents rust due to water standing against the PRV continuously and to assure the valve properly performs its safety function.

Suggested Action: Have a plumber reconfigure the piping to comply with manufacturer specifications and/or local jurisdictional requirements.

Significance: Safety Concern

CONDITION #81

Condition: Relief Pipe Undersized

Explanation: The pressure relief pipe is undersized. A reduced diameter pipe can restrict the flow of discharged water, thus the system may not operate safely. The pipe attached to the valve must be no less than 3/4 inch diameter for its entire length.

Suggested Action: Have a plumber replace the piping with copper or CPVC that is 3/4 inch over its entire length.

Significance: Safety Concern

CONDITION #82

Description:	10 Gallon, 17 Years Old, Electric
Location:	Office Upper Rear
Condition:	Advanced Age- 17 Years
Explanation:	Water heaters generally have a life expectancy of 8-12 years.
Suggested Action:	Budget for replacement, maintain a home warranty, or replace in advance of failure.
Significance:	Monitor

CONDITION #83

Location:	Rear
Condition:	Downward Termination Improper
Explanation:	The relief line should terminate facing downward, according to manufacturer specs because the pressurized water when coming out of this location is typically at a scalding temperature.
Suggested Action:	Have a plumber add a proper downward termination.
Significance:	Safety Concern

CONDITION #84

Condition:	Did Not Operate When Tested
Explanation:	No hot water was present at the office bath.
Suggested Action:	Consult a plumber for further evaluation and repairs to ensure proper operation.
Significance:	Needs Pro Repair

Plumbing -- Gas Piping

CONDITION #85

Location:	House Attic
Condition:	CSST Unprotected.
Explanation:	CSST (yellow tubing) is in contact with sharp metal and subject to damage. Lighting strikes pose risk to ungrounded gas piping, can cause small holes in corrugated pipe resulting in gas leakage.
Suggested Action:	Secure the CSST to prevent contact and damage.
Significance:	Safety Concern

CONDITION #86

Location:	House Attic
Condition:	CSST Not Supported
Explanation:	CSST (yellow tubing) should be properly secured to framing.
Suggested Action:	Have a plumber provide securing.
Significance:	Safety Concern

CONDITION #87

Location:	House Attic
Condition:	Flexible Gas Line Inside Furnace
Explanation:	A flexible gas line should connect the furnace to rigid piping, but should only be located outside the furnace housing. Otherwise, the piping can chafe on the furnace and leak gas. Hard pipe should be installed.
Suggested Action:	Have a plumber or HVAC contractor add a short section of hard pipe from the gas valve inside the furnace to outside the furnace housing.
Significance:	Safety Concern

Roof -- Material

CONDITION #88

Location:	House
Condition:	Advanced Age
Explanation:	Fiberglas shingles generally have a life expectancy of 12 to 15 years according to the roofing products industry. The subject roof appears beyond the normal life expectancy.
Suggested Action:	Budget for roof replacement or replace in advance of leakage or deterioration.
Significance:	Needs Pro Repair

CONDITION #89

Condition:	Damaged Roofing
Explanation:	Damaged or missing shingles were noted, which can contribute to leaks.
Suggested Action:	Have a roofing contractor replace the roof.
Significance:	Needs Pro Repair

CONDITION #90

Condition:	Additional Photos
Explanation:	These photos further inform the previous condition.
Suggested Action:	Follow recommendations at the previous item.
Significance:	Needs Pro Repair

CONDITION #91

Location:	Various
Condition:	Overhang Insufficient
Explanation:	Shingles that do not extend sufficiently beyond the edge of the sheathing expose the sheathing to damage.
Suggested Action:	Have a qualified roofer ensure that all roofing has a minimum one inch over hang.
Significance:	Needs Pro Repair

CONDITION #92

Location:	Office- Low-slope Roof
Condition:	Advanced Age
Explanation:	The subject roof appears beyond the normal life expectancy.
Suggested Action:	Budget for roof replacement or replace in advance of leakage or deterioration.
Significance:	Needs Pro Repair

CONDITION #93

Location:	Office
Condition:	Debris Noted
Explanation:	Debris obstructs proper drainage.
Suggested Action:	Clean the roof of all debris.
Significance:	Maintenance Item

Roof -- Gutters

CONDITION #94

Location:	Front at Sunroom; Left Rear of Office
Condition:	Slope Improper
Explanation:	Gutters should slope properly toward the downspouts to prevent premature deterioration, habitat for mosquitoes, clogging and overflowing.
Suggested Action:	Have a gutter contractor remove the affected sections and re-install with proper slope.
Significance:	Needs Pro Repair

CONDITION #95

Location:	Front Left of House
Condition:	Downspouts Discharge at Foundation
Explanation:	This contributes to the extensive moisture issues in the basement. Roof drainage should be discharged well away from the foundation to reduce under structure water entry or undermining of foundation components.
Suggested Action:	Extend all downspouts well away from the foundation with appropriate piping. Make sure the grade slopes downward from the point of discharge.
Significance:	Needs Pro Repair

CONDITION #96

Location:	Rear of House
Condition:	Rust Noted
Explanation:	Rust leads to failure/leakage of the gutters.
Suggested Action:	Replace all deteriorated fasteners and sections.
Significance:	Needs Pro Repair

CONDITION #97

Location:	Rear of Office
Condition:	Disconnected Parts
Explanation:	Disconnected gutter, downspout and piping components can promote foundation leakage and other problems.
Suggested Action:	Reconnect all loose sections of piping and insure proper drainage.
Significance:	Needs Pro Repair

CONDITION #98

Location:	Office Rear
Condition:	Accumulated Debris in Gutters
Explanation:	Leaves and other debris prevent the gutter system from operating properly, and can contribute to gutter deterioration, foundation leakage and other problems.
Suggested Action:	Ensure that all gutter components are free of debris.
Significance:	Maintenance Item

Roof -- Flashing

CONDITION #99

Location:	Lower Rear Hallway
Condition:	Flashing Missing
Explanation:	3- Missing flashing can cause leakage into the structural components or the interior. 1-2
Suggested Action:	Have a roofer or qualified contractor replace flashing where missing.
Significance:	Needs Pro Repair

CONDITION #100

Condition:	Damaged Flashing
Explanation:	Damaged flashing was noted at some areas of the parapet.
Suggested Action:	Consult a roofer for repair of all damaged components.
Significance:	Needs Pro Repair

Roof -- Chimneys

CONDITION #101

Condition:	Leaning/Displacement
Explanation:	The chimney is not plumb and leans toward the roof. Displacement was noted within the masonry structure of the chimney. (as viewed from the attic) The structure may be dangerously compromised.
Suggested Action:	Consult a structural engineer and/or chimney repair contractor for further evaluation and recommendations for shoring or rebuilding.
Significance:	Safety Concern

CONDITION #102

Condition:	Brick Deterioration Noted
Explanation:	A portion of the brick has broken off.
Suggested Action:	Have a mason chip out all spalling/deteriorated brick and replace.
Significance:	Safety Concern

CONDITION #103

Condition:	Rain Cap Missing
Explanation:	Metal rain caps protect the chimney from the effects of weather, along with mechanical systems that vent through chimneys
Suggested Action:	Consult a fireplace specialist for fabrication and installation as desired.
Significance:	Upgrade Advised

Structure -- Floor and Wall

CONDITION #104

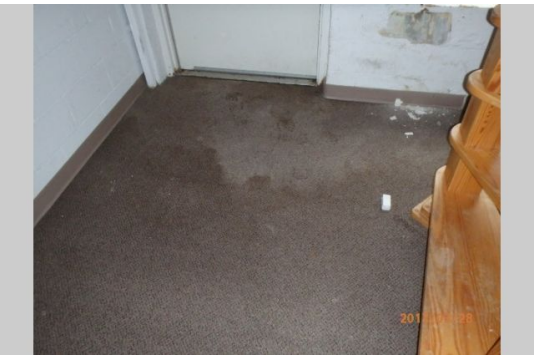
Location:	Office Right Rear
Condition:	Cracking and Settlement Noted
Explanation:	The significant wall cracks appear abnormal.
Suggested Action:	Have a structural engineer provide further evaluation.
Significance:	Needs Pro Repair

CONDITION #105

Location:	Rear
Condition:	Cracks Noted
Explanation:	1-Cracks may be allowing water penetration into 2- the rear wall below. 3-4- additional interior cracks correspond with exterior.
Suggested Action:	Seal all crackes. Monitor for subsequent changes.
Significance:	Needs Pro Repair

CONDITION #106

Location:	Lower Rear Office Door
Condition:	Water Damage Noted
Explanation:	The exterior pad should be lower than the slab. Water permeates the doorway and into the carpet.
Suggested Action:	Modify the exterior slope and grade.
Significance:	Needs Pro Repair



CONDITION #107

Location:	Office- Lower Left Mechanical Closet
Condition:	Water Staining Noted
Explanation:	Staining was noted as a result of water leakage.
Suggested Action:	Ensure operation of the gutter above this area. Consider options for waterproofing.
Significance:	Needs Pro Repair

Structure -- Water Management

CONDITION #108

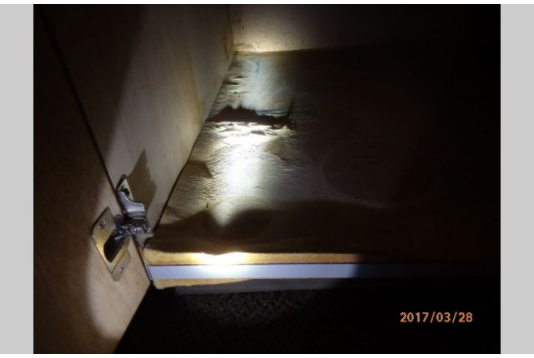
Location:	All Lower Level
Condition:	Elevated Humidity
Explanation:	Maintaining interior relative humidity below 50% minimizes mold growth.
Suggested Action:	Use the HVAC system, and a dehumidifier as needed to control moisture.
Significance:	Maintenance Item

CONDITION #109

Location:	House- at Basement Steps
Condition:	Dampness Noted
Explanation:	Evidence of significant dampness was noted as a result of water penetrating at the foundation. This was the case at all front and left foundation walls. These conditions may have accelerated mold growth in the wall cavity. Repair, remediation and waterproofing could mean major expense.
Suggested Action:	Clean and insure proper gutter function, adjust the grade to accommodate proper slope away from the structure, monitor for subsequent water penetration. Consult a waterproofing contractor for evaluation and remediation options as needed.
Significance:	Safety Concern

CONDITION #110

Location:	Lower Kitchen Cabinet
Condition:	Moisture Damage Noted
Explanation:	Considerable swelling and damage form moisture was noted.
Suggested Action:	Clean and insure proper gutter function, adjust the grade to accommodate proper slope away from the structure, monitor for subsequent water penetration. Consult a waterproofing contractor for evaluation and remediation options as needed.
Significance:	Needs Pro Repair



CONDITION #111

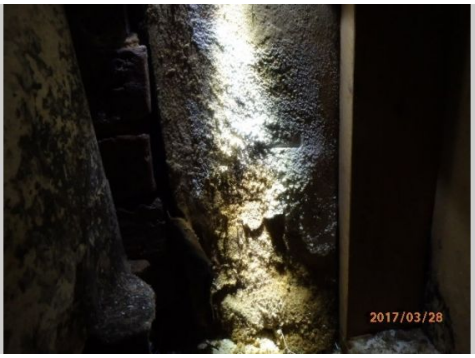
Location:	At Water Heater and Furnace
Condition:	Mold Like Spores Noted
Explanation:	Stains and dampness were noted behind the water heater. Mold like spores were noted on the wallboard. 4- A tape-lift sample was collected and taken to the lab.
Suggested Action:	Consult a mold remediation specialist for further evaluation and treatment as necessary.
Significance:	Safety Concern

CONDITION #112

Location:	Above Furnace
Condition:	Mold-Like Spores Noted
Explanation:	1- Mold like spores were noted on some joists. 2- The open chimney may hinder heating efficiency.
Suggested Action:	Consult a mold remediation specialist for further evaluation and treatment as necessary.
Significance:	Safety Concern

CONDITION #113

Location:	Hall Closet at Electric Panel
Condition:	Mold-Like Spores Noted
Explanation:	Mold like spores were noted on floor and wallboard.
Suggested Action:	Consult a mold remediation specialist for further evaluation and treatment as necessary.
Significance:	Safety Concern



CONDITION #114

Location:	Lower Rear Closet
Condition:	Extreme Mold Noted
Explanation:	Mold was noted on shelves and wall.
Suggested Action:	Consult a mold remediation specialist for further evaluation and treatment.
Significance:	Safety Concern

Structure -- Insulation

CONDITION #115

Location:	Hall Closet at Panel
Condition:	Reversed Vapor Barrier
Explanation:	The insulation is backward, according to the manufacturer label printed on each batt. The exposed facing is also flammable and a fire safety hazard.
Suggested Action:	Reverse the batts so that the vapor barrier is installed against the heated surface.
Significance:	Safety Concern

Items Inspected with No Discernable Visible Defects

Attic

Item Inspected	Description	Location
Attic Access	Scuttle Hole	Upper Hall
Insulation	5 Inches Loose Fill Cellulose, R-17	-
Roof Structure	2x6 Rafters	-

Bathroom

Item Inspected	Description	Location
Sink	-	-
Floors and Walls	-	-
Ventilation	-	-

Cooling

Item Inspected	Description	Location
Evaporator Coil and Refrigerant Line	-	-

Electrical

Item Inspected	Description	Location
Overcurrent Protection	Breakers	-
Service Entry and Main Cable	Overhead Service Drop	Office Front

Exterior

Item Inspected	Description	Location
Wood Structures	N/A	-

Grounds

Item Inspected	Description	Location
Vegetation	-	-

Interior

Item Inspected	Description	Location
Fireplaces	N/A	-

Kitchen

Item Inspected	Description	Location
Sinks	-	-

Structure

Item Inspected	Description	Location
Foundation	House- Brick; Office- Concrete Block	-

skywark
ENGINEERING

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April 7, 2017 Skywark Project No. 17230

Parker Blanchard
Blanchard Real Estate
2970 Peachtree Road NW, Suite 805
Atlanta, GA 30305

Re: 1397 & 1399 Oxford Road
Atlanta, GA 30307

Dear Parker Blanchard,

On April 4th, 2017, I visited the reference properties at your request to offer my opinions on the structural integrity of the buildings. The following report summarizes my findings. No material testing was performed and no finished materials were removed. Location references assume an observer is viewing the front of the buildings from Oxford Road.

1397 Oxford Road consists of a one-level structure above a basement. The foundation walls are CMU (concrete masonry units). The basement floor consists of a concrete slab-on-grade. The 1st floor consists of an elevated slab. The roof consists of wood framing. The building is currently not occupied.

Most of the framing is covered so inspection was limited. The basement slab is extremely deflected in multiple areas. In one room the floor has heaved more than 3". A large diagonal crack was found in the right exterior wall (Figure 1) indicative of significant settlement of the rear right corner. There is evidence of extreme moisture intrusion.

If the building is to be occupied I recommend consulting with a mold expert and a water proofing expert. It is likely that a new membrane will have to be installed on the surface of all foundation walls retaining soil. This would require a significant amount of excavation. Additionally, the 1st floor slab would have to be exposed and inspected to make sure the settlement has not damaged the slab. The basement floor slab would have to be exposed as well and repaired to relevel. Helical peris would need to be added to prevent future settlement and the drainage in the rear of the property would need to be corrected.

1399 Oxford road consists of a two-level structure above a basement. The foundation walls are clay brick. The basement floor consists of a concrete slab-on-grade. The 1st floor, 2nd floor, ceiling, and roof consist of dimensional lumber. The building is currently not occupied.

The basement floor, 1st floor, and 2nd floor is very unlevel. The unlevel floors and cracked brick veneer suggest that this building has also suffered from significant settlement.

Most of the framing and structural components were covered so inspection was limited. The mechanical room (the only room that provided reasonable visibility of 1st floor framing and foundation) revealed that the foundation slab is cracked and deflected (Figure 2). The slab drops approximately 2" over a 4'-0" length in the mechanical room. The 1st floor joists above consist of 2x10 members spaced approximately 16" o.c. The 2nd floor is likely similar.

The span of 1st floor joists could not be determined everywhere, but the joists above the mechanical room appear to span approximately 13'-0". Although 2x10 members spanning this distance are adequate to support a 40 PSF live load (required for single family dwellings), they are not adequate to support a live load greater than approximately 65 PSF, which is required for lobbies and corridors in commercial buildings.

The interior surface of foundation walls was covered in most places. The exposed area at the stair revealed mortar that has severely deteriorated in several bed joints (Figure 3). Large voids were also present in mortar joints (Figure 4).

The exterior surface of the veneer is also in very bad condition. There are significant cracks and voids throughout. There are multiple inadequacies above window and door openings. Some steel lintels are excessively deflecting (Figure 8 & 12). Some openings do not have a continuous lintel (Figure 7). Some openings have no lintel at all (Figure 5 & 6). The brick chimney is severely leaning (Figure 13).

Water intrusion is also evident in this building. A mold expert and water proofing expert should be consulted on this building as well.

Given the brick/mortar damage, settlement, size/span of framing, floor deformation, and water intrusion (all of which were found with minimal inspection because of hidden conditions -- suggesting more damage will be discovered as more structure is exposed) rehabilitating this building to a level that is safe for occupancy would be energy and cost prohibitive in my opinion. I would consider demolishing this building.

Please contact me if you need anything further.

Regards,

Gary Koblasz P.E., M.S.

GEORGIA REGISTERED NO. PE035653 PROFESSIONAL ENGINEER GARY H KOBLASZ

April 7, 2017

Figure 1

Figure 2

Figure 3

Figure 4

Figure 5

Figure 6

Figure 7

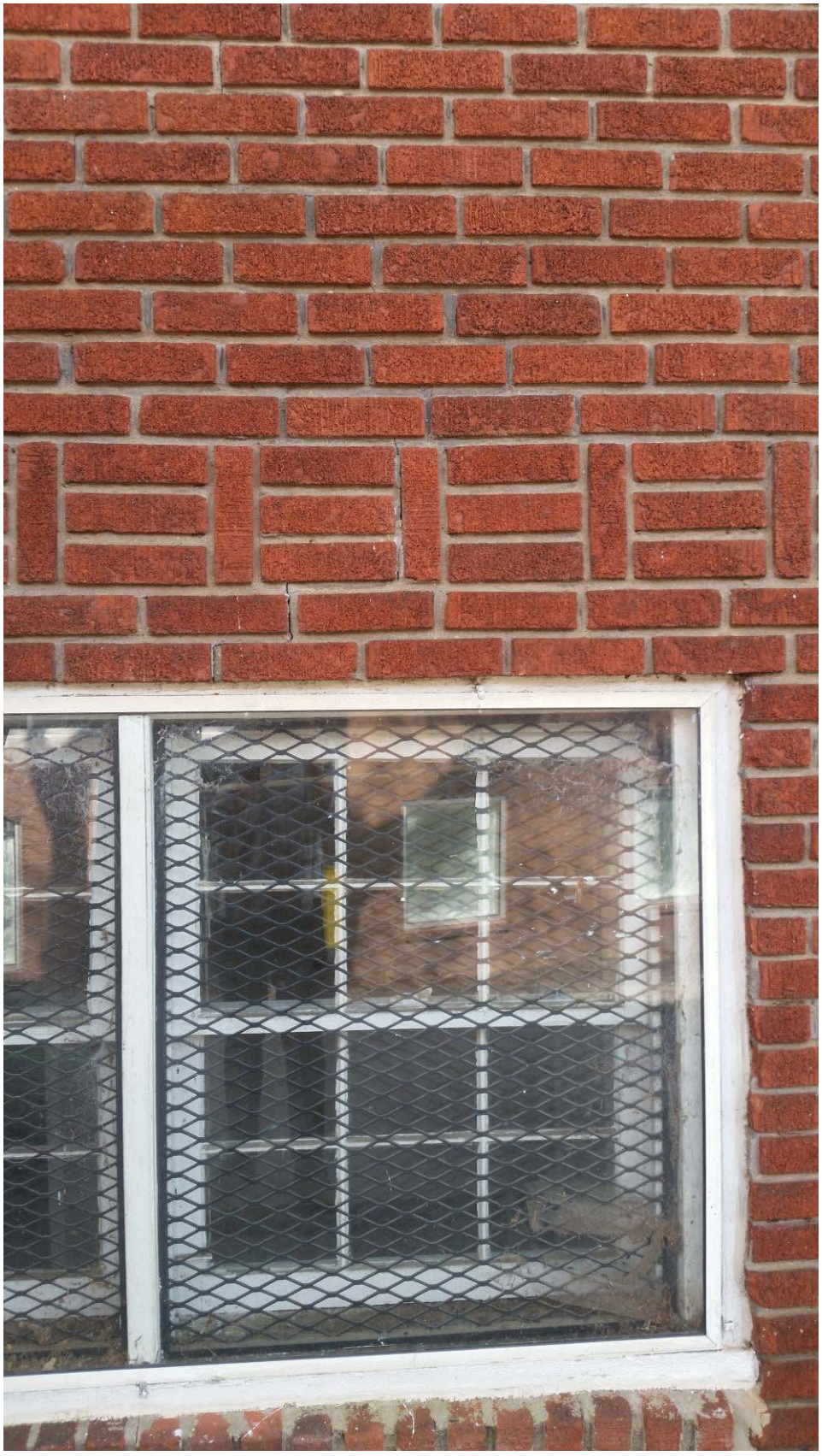

Figure 8

Figure 9

Figure 10

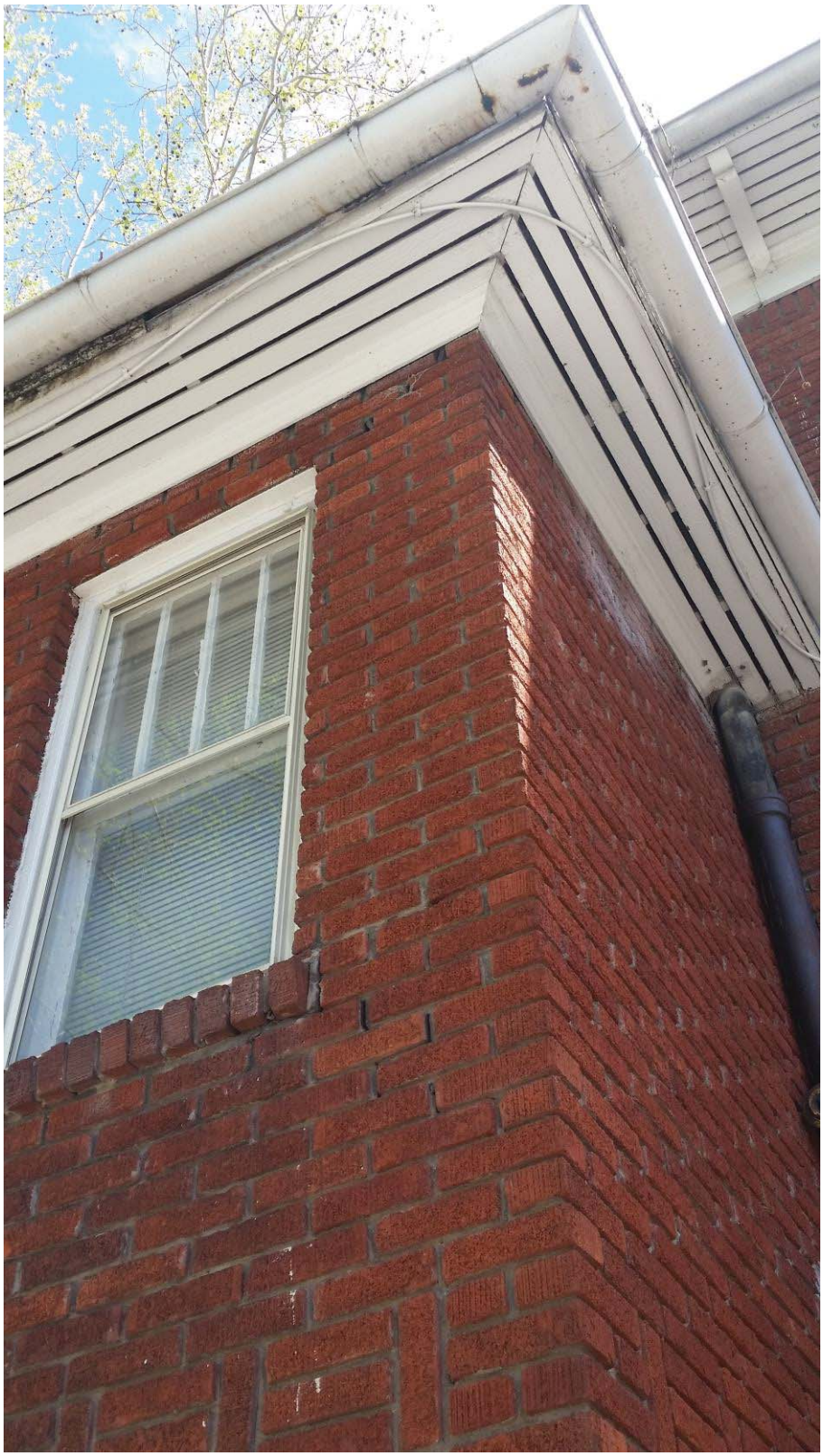

Figure 11

Figure 12

Figure 13

KOBLASZ & KENNISON
ENGINEERING, PC

333 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188
404 | 860 | 2600

December 20, 2024

Re: 1397 & 1399 Oxford Road
Atlanta, GA 30307

To Whom it may Concern,

On April 4th, 2017, I inspected the referenced properties. I provided a report dated April 7th, 2017 outlining my opinion regarding the structural integrity. I recommend demolishing the building in lieu of attempting to rehabilitate.

No structural repairs have been made to the building since my inspection in 2017. My recommendations are still the same today. I recommend demolishing the building in lieu of attempting to rehabilitate.

Regards,

Gary Koblasz M.S., P.E., S.E. December 20, 2024

JOMCO INC.
CONSTRUCTION

Mr. Parker Blanchard
Blanchard Real Estate

RE: 1399 Oxford Road

Mr. Blanchard,

During our visit to the above property on April 25, 2017, Michael Davis and myself inspected the general condition as it relates to meeting codes etc as a commercial space. There were several items noted that would lead us to the conclusion that it would be impractical to repurpose this space for commercial use.

There are multiple cracks in the mortar of the brick showing significant settling. The space is missing lintels over some windows and has a partial lintel over at least one window. The chimney leans significantly as well. The foundation would require more water proofing as there are significant moisture in the basement. There is most likely mold.

The 2x10 floor system would not be able to support the 65 psf load required for commercial buildings. The floor moves quite a bit with just one person walking across the floor with no furniture present. The stairways do not have the required head clearance of 80" from the step tread to the ceiling.

Most notably there is no elevator for ADA access for upstairs or downstairs. There is no ADA access from outside of the space into the basement level. There are no restrooms with the required 60" ADA turn radius on any of the floors.

We would not recommend repurposing this building for commercial use due to the multiple ADA, structural, and safety issues. We would recommend demolition of the structure as far as commercial use is concerned.

Thank You

Wesley Owenby
Partner

JOMCO, INC
808 MAIN STREET
GAINESVILLE, GA 30501