

From: Lee Peek <leepeek@caa.inc>
Sent: Friday, June 11, 2021 11:24 AM
To: Bruce Abraham <BAbraham@forestparkga.gov>
Cc: James Shelby <jshelby@forestparkga.gov>; Ken Fleming <kfleming@forestparkga.gov>
Subject: 770 Main St.

Good morning Bruce,

On Friday June 4, 2021 I met with you to evaluate the subject structure. My findings are as follows:

Primarily at the front entry and in other portions of the structure there is evidence of fungal growth. The evidence is a black film covering wall surfaces and a scent generally associated with such growth.

The structure is not secured; there are a number of windows, some already broken, that can be used to gain entry.

There is significant deterioration of the wood roof due to openings in the roof. This is the most severe at the front where it appears the roof may be separating from the front entryway/facade. Daylight is visible along almost this entire intersection. There are openings in other areas allowing weather entry allowing the wood roof to rot and deteriorate. There were limited areas where the roof was visible as the ceiling is intact for most of the structure so there is a possibility there are other that were not visible at the time of the inspection.

There is a steel I beam at the front of the structure that is obviously intended to support a significant amount of a masonry/block wall above. The block is not supported by the I beam and there is no other visible means of support. It is quite reasonable to expect this masonry to collapse.

The roof covering the stair toward the rear of the structure is in a state of collapse. The roof has pulled away from the supporting main structure and is failing. There is also significant rusting of the stairs. The rust is extensive and the stairs are likely irreparable.

Section 110 of the 2018 International Property Maintenance code - adopted by the State of Georgia - authorizes the code official to order the owner to demolish any structure that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy provided it is evident that it is unreasonable to repair such structure.

In my opinion it is unreasonable to assume this structure can be repaired and I am recommending demolition. I am also recommending that all access to the structure be secured by boarding up the openings to prevent access until such time as the structure can be demolished.

If I can be of further service please let me know.

Lee Peek,
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