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**Sent:** Thursday, August 19, 2021 9:17 AM  
**To:** Bruce Abraham <[BAbraham@forestparkga.gov](mailto:BAbraham@forestparkga.gov)>  
**Cc:** James Shelby <[jshelby@forestparkga.gov](mailto:jshelby@forestparkga.gov)>  
**Subject:** Re: Dilapidated structure

Good morning Bruce,

Per your request we met at the subject structure to determine the issues that need to be addressed so the structure will be up to current code. I understand this is needed to evaluate whether or not to demolish the structure. My findings are as follows:

The existing wood ramp at the front is rotting, too steep and lacks code compliant handrails.

The existing restroom does not meet Georgia Handicap accessibility code. The door is too small to allow for wheelchair access, the room itself has the same problem: the fixtures are not mounted at the proper height and the toilet does not have grab bars.

There are penetrations around the perimeter of the foundation. The openings need to be sealed or covered to prevent weather, insects and other pests from entering.

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The structure lacks exit signs and emergency lights.

The furnace does not appear to be operable and the air conditioning unit is missing.

The rear stairs need a 3'x3' landing, the step height is in excess of the maximum 7" required by current code. There are no handrails and there is no landing at the bottom of the stairs.

The floor is sagging in some areas. It is likely a structural engineer will be needed to provide corrections.

The water heater exhaust is not connected to the flue.

The dry wall in the room at the right rear is damaged due to what appears to be a previous roof leak.

The front gutter has pulled away from the overhang and is falling.

The siding is damaged at the corner where the front stairs are located.

Due to the age of the house there is a possibility of the structure containing asbestos and lead paint. I recommend the structure be tested for both.

I did not enter the attic or the crawl space but it is unlikely that the existing insulation does not meet current code and will probably need to be upgraded.

Hopefully this will be helpful in deciding the fate of the structure. If you have any questions please let me know.

Lee Peek

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