

INSPECTION REPORT



For the Property at:
1234 PEACHTREE AVE
ATLANTA, GA 30312

Prepared for: JAMES MCMANN
Inspection Date: Wednesday, March 15, 2023
Prepared by: Steven Fish



SoutheasternPCA, Inc.
315 W. Ponce de Leon Avenue, Suite 559
Decatur, GA 30030
404-218-1040

southeasternpca.com
stevenf@southeasternpca.com



August 30, 2023

Dear James McMann,

RE: Report No. 1041, v.0
1234 Peachtree Ave
Atlanta, GA
30312

The enclosed report has been prepared to provide pertinent technical information about the subject property. This report meets or exceeds the ASTM Standard E2018-08 for Property Condition Assessment. The report is not technically exhaustive and should be considered preliminary.

The entire report must be considered in order to rely on the findings contained within. Sampling information in the report may put it out of context.

The report will not be released to anyone without your permission.

Thank you for giving us the opportunity to be of service. Should you have any questions regarding this report, please contact us.

Sincerely,

Steven Fish
on behalf of
SoutheasternPCA, Inc.

SoutheasternPCA, Inc.
315 W. Ponce de Leon Avenue, Suite
559
Decatur, GA 30030
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AGREEMENT

1234 Peachtree Ave, Atlanta, GA March 15, 2023

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PARTIES TO THE AGREEMENT

Company

SoutheasternPCA, Inc.
315 W. Ponce de Leon Avenue,
Suite 559
Decatur, GA 30030

Client

James McMann

This is an agreement between James McMann and SoutheasternPCA, Inc..

THIS CONTRACT LIMITS THE LIABILITY OF THE INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One owner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Inspection provides you with a basic overview of the condition of the property. Because your Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a building, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Inspection.

If you are concerned about any conditions noted in the Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

An Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on an Inspection because they only happen under certain circumstances. As an example, your Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Using our experience to educate our client.

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Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

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If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Inspector and the Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, James McMann (Signature) _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

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SUMMARY A

SUMMARY B

ELECTRICAL

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OVERVIEW

This report has been prepared in accordance with the accepted proposal. A visual inspection was performed to identify the existing condition of the following building systems: Structure, Electrical, Heating, Air-conditioning, Plumbing, Roofing, Ventilation, Exterior, Interior.

This report exceeds the ASTM Standard E2018-15 in that a five-year time frame for major repairs or replacements of building components has been considered.

This report provides recommendations, preliminary cost estimates and priorities for correcting major deficiencies, updating major components at the end of their life, and undertaking further detailed investigations. Normal building maintenance items are not included. Our inspection was limited to components that were readily visible and not obstructed by equipment, storage, finishes, etc. No comment is offered on code compliance or environmental issues.

Costs are provided for recommendations that are beyond normal maintenance and are expected to exceed \$3000. Any costs below that will be marked as Minor. The costs provide an order of magnitude only, and do not include any design or construction management fees, contingencies or permit fees. Contractors should be contacted for quotations.

The report is preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist perform a detailed condition survey and develop a plan of action.

The report is intended for the exclusive use of our client. Use of the information by any other party is not intended and therefore, we accept no responsibility for such use.

The following defined terms are used to describe the condition of the components and systems reviewed:

Satisfactory - performing its intended function; no major defects noted.

Serviceable - performing its intended function, but has visible defects or is aging. It will require minor to moderate repairs.

Fair - barely performing its intended function. Has visible defects or is aging and will require moderate to major repairs in the short term.

Poor - not performing its intended function. It is at or beyond its useful life. Component requires major repair or replacement.

All building sizes noted here are rough approximations based on site observations, and are for the purposes of this report only.

SIGNIFICANT ITEMS

In our opinion, the following items are likely to require more than \$3000 in remedial action within the next 5 years:

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Air Conditioning

HEAT PUMP SYSTEM \ Unit #1

Condition: • Approaching end of typical life expectancy

Location: Roof Top

Task: Replace

Time: Less than 5 years

HEAT PUMP SYSTEM \ Unit #2

Condition: • Approaching end of typical life expectancy

Location: Roof Top

Task: Replace

Time: Less than 5 years

Plumbing

DOMESTIC WATER HEATING \ Operating status and condition

Condition: • Beyond its expected useful life

Both units are 24 years old

Location: Utility Room

Task: Replace

Time: When necessary

Exterior Components

WINDOWS \ Conditions

Condition: • Cracked pane

Location: Unit# 254 Conference Room

Task: Replace

Time: Immediate

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

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Description

Name of client: • James McMann

Client relationship to this property: • Prospective purchaser

Name of consultant: • Steven Fish

Purpose of the report: • Property Condition Assessment

Date of site visit: • 04/13/2023

General property description: • Commercial • Office

Approximate size of building: • 2500 sq ft

Number of stories: • 2

Attendees: • Buyer • Seller • Buyer's Agent

Document review: • No documents were available for review.

Overall condition: • The building is in satisfactory condition overall. • No major defects were observed.

Occupancy: • There was no one in the building during the inspection. • The building was furnished during the inspection.

Limitations

Areas not inspected:

• The following areas were not accessed or inspected

The building is subdivided into several units and the exterior, structure, roof and parking area are maintained by a Property Management Company (HOA.) Only Units 254 and 255 were assessed for the purpose of this report.

Areas not inspected: • Office

Description

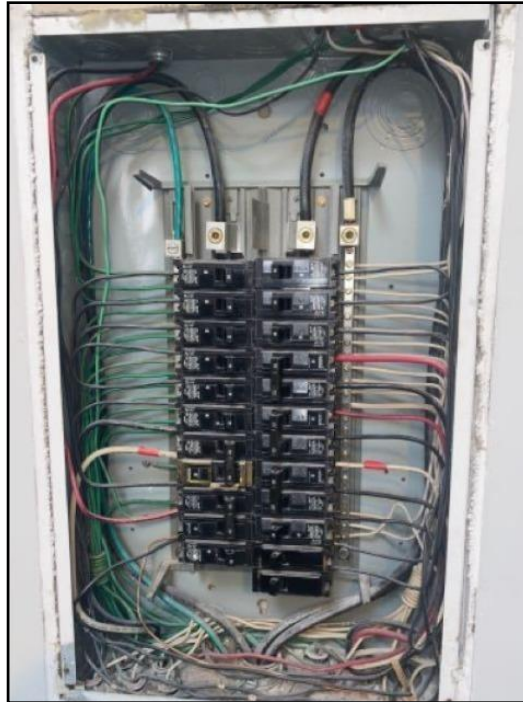
Electrical service size: • Not Determined

Service distribution and metering: • The main service is divided to service several areas

Distribution panels:

• Circuit breakers

Unit 254



1. Unit 254 - Distribution Panel

• Circuit breakers

Unit 255

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2. Unit 255 - Distribution Panel

Predominant wire types: • Copper - armoured cable • Copper - non-metallic sheathed

Lighting fixture types: • Fluorescent

Grounding - electrical system: • Not visible

Limitations

General: • Access to the Electrical Room containing the Main Service Disconnect Equipment was restricted

Electrical service size: • The capacity should be verified by opening the main disconnect switch or contacting the electric utility provider

Supplier of electricity: • Georgia Power

Recommendations

GENERAL \ Overall condition

1. **Condition:** • Satisfactory

GENERAL \ Level of Maintenance

2. **Condition:** • The electrical system has been well maintained for the most part.

DISTRIBUTION EQUIPMENT \ General condition

3. **Condition:** • No major deficiencies noted

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BRANCH CIRCUIT \ General condition

4. Condition: • No major deficiencies were noted

BRANCH CIRCUIT \ Fixture cover plates

5. Condition: • Missing on switches, outlets and junction boxes

Location: Unit# 254 Conference Room

Task: Correct

Time: Immediate



3. Unit# 254 Conference Room

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Description

Heat distribution: • Fan/coil units

Total heating capacity of rooftop units: • Each unit has a 3 Ton Capacity

Heat pumps - general:

- Electric units
- Air-source system



4. Unit#254 Utility Room



5. Unit#255 Utility Room

- Units located in mechanical rooms

Heat pump unit #1 - Age:

- Between 5 to 10 years old

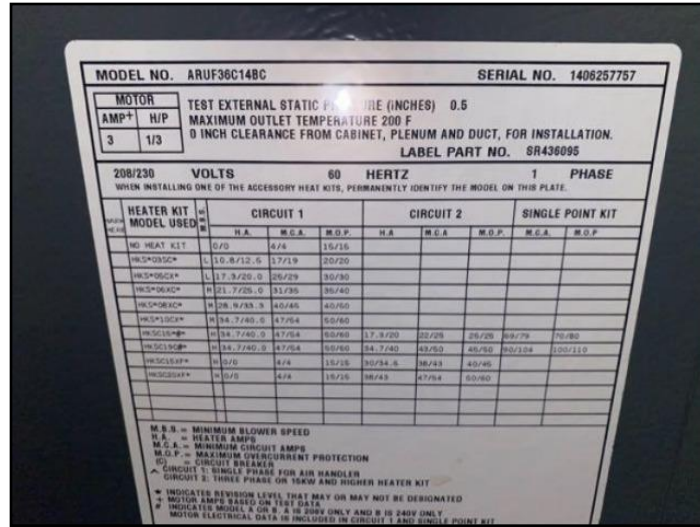
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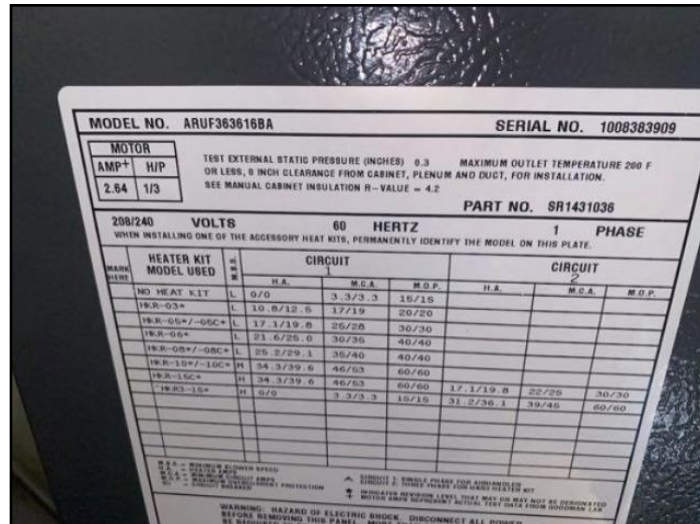
SUMMARY A	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
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6. Unit# 254 Dataplate

Heat pump unit #2 - Age:

- Between 11 to 15 years old



7. Unit# 255 Dataplate

Typical heat pump life expectancy: • Air Source Interior Units - 20-25 years

Forced air heat distribution: • Overhead supply air registers

Forced air return network: • Air return is via grilles in the ceiling

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Limitations

Maintenance contract: • It could not be verified if one is in effect

Recommendations

GENERAL \ Overall condition

6. Condition: • Satisfactory

GENERAL \ Level of Maintenance

7. Condition: • The Heating system has been well maintained for the most part.

AIR CONDITIONING

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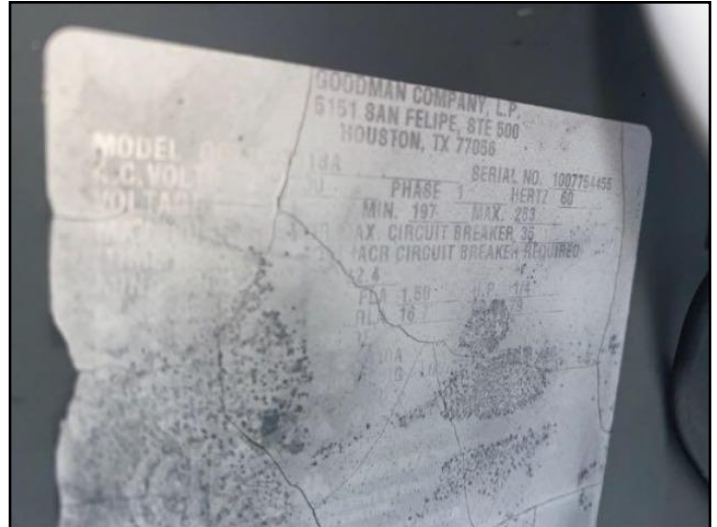
Description

Heat pump #1 - Age:

- Between 11 and 15 years old



8. Unit#254 Heat Pump



9. Unit#254 Dataplate

Heat pump #1 - Cooling capacity: • 3-tons

Heat pump #2 - Age:

- Between 5 and 10 years old



10. Unit#255 Heat Pump



11. Unit#255 Data plate

Heat pump #2 - Cooling capacity: • 3-tons

Typical heat pump life expectancy: • Air-cooled system - 12 to 15 years

Refrigerant type: • R-410A

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Air Distribution: • Same as described in Heating section

Return air arrangement: • Same as described in Heating section

Maintenance contract: • Not determined

Limitations

Operating status: • The system was operating in Heating mode. • The system was operating in Cooling mode.

Recommendations

GENERAL \ Overall condition

8. **Condition:** • Satisfactory

GENERAL \ Level of Maintenance

9. **Condition:** • The Air-conditioning system has been well maintained for the most part.

HEAT PUMP SYSTEM \ Unit #1

10. **Condition:** • Approaching end of typical life expectancy

Location: Roof Top

Task: Replace

Time: Less than 5 years

HEAT PUMP SYSTEM \ Unit #2

11. **Condition:** • Approaching end of typical life expectancy

Location: Roof Top

Task: Replace

Time: Less than 5 years

OPERATING STATUS \ Operating

12. **Condition:** • No major deficiencies

AIR HANDLER / FAN COIL UNIT CONDITIONS \ Overall condition

13. **Condition:** • No major deficiencies

AIR HANDLER / FAN COIL UNIT CONDITIONS \ Condensate collection system

14. **Condition:** • No major deficiencies noted

AIR HANDLER / FAN COIL UNIT CONDITIONS \ Evaporator coil conditions

15. **Condition:** • Not Determined

AIR HANDLER / FAN COIL UNIT CONDITIONS \ Fan / motor

16. **Condition:** • No major deficiencies noted

AIR DISTRIBUTION COMPONENTS \ Supply air distribution

17. **Condition:** • No major deficiencies noted

AIR CONDITIONING

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AIR DISTRIBUTION COMPONENTS \ Return air network

18. Condition: • No major deficiencies noted

VENTILATION

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Description

Individual exhaust fans - areas serviced: • Office kitchen(s) • Bathroom(s)

Recommendations

GENERAL \ Overall condition

19. Condition: • Satisfactory

GENERAL \ Level of Maintenance

20. Condition: • The Ventilation system has been well maintained for the most part.

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Domestic water supply - size and pipe material:

- 1/2-inch diameter Supply
- 3/4-inch diameter Service
- Plastic

Domestic water supply - shutoff: • Utility Room

Water meters: • Not Determined

Backflow prevention device at the main water supply: • Not Determined

Pressure pumps / tanks: • City pressure fills a storage tank • Water drawn from tank for domestic use

Supply plumbing pipe material examined: • Plastic

Drain, waste and vent piping material examined: • PVC plastic

Washroom locations: • Men's and women's in offices

Domestic water heaters:

- Electric



12. Utility Room



13. Utility Room

Domestic water heaters: • One for each unit

Domestic water heater/boiler - approximate age:

- Over 15 yrs old
- Both Units

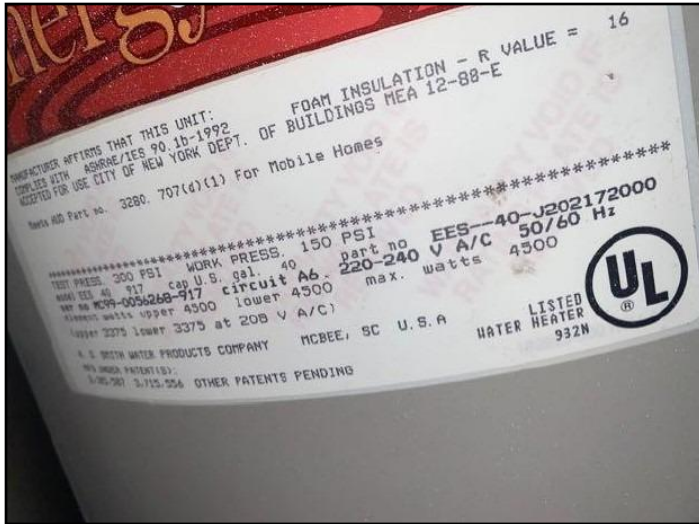
PLUMBING

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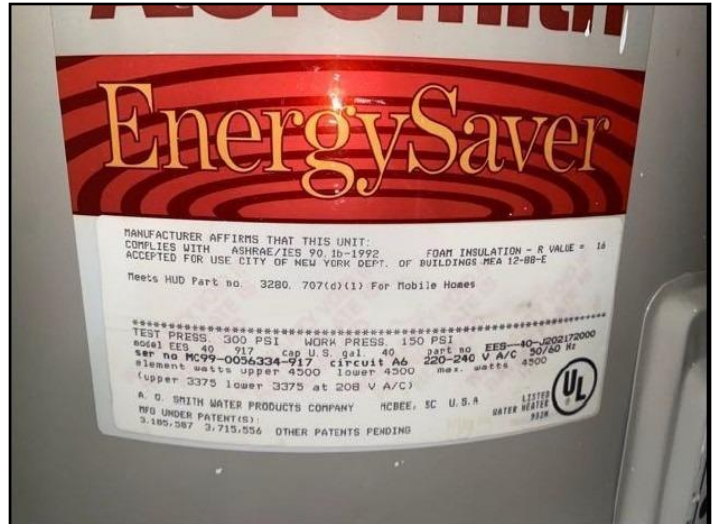
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14. Water Heater Data plate



15. Water Heater Data plate

Typical domestic water heater/boiler life expectancy: • 15 years

Domestic water supplier: • City

Limitations

Appropriate vent piping for waste plumbing: • Could not be verified

Recommendations

GENERAL \ Overall condition

21. **Condition:** • The overall condition of the plumbing system is considered to be satisfactory.

GENERAL \ Level of Maintenance

22. **Condition:** • The Plumbing system has been well maintained for the most part.

SUPPLY \ Pressure and flow

23. **Condition:** • No major deficiencies noted

PIPING \ Supply

24. **Condition:** • No active leaks noted

PIPING \ Drain and waste

25. **Condition:** • No active leaks noted

DOMESTIC WATER HEATING \ Operating status and condition

26. **Condition:** • Beyond its expected useful life

Both units are 24 years old

Location: Utility Room

PLUMBING

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Task: Replace

Time: When necessary

DOMESTIC WATER HEATING \ Domestic hot water pumps

27. Condition: • No major deficiencies noted

FIXTURES \ General

28. Condition: • No major deficiencies noted

ROOFING

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Description

Typical asphalt shingle roof life expectancy: • 10 to 15 years. Roof appears to be approximately 5 years

Roll roofing:

- Office
- Flat roof(s)



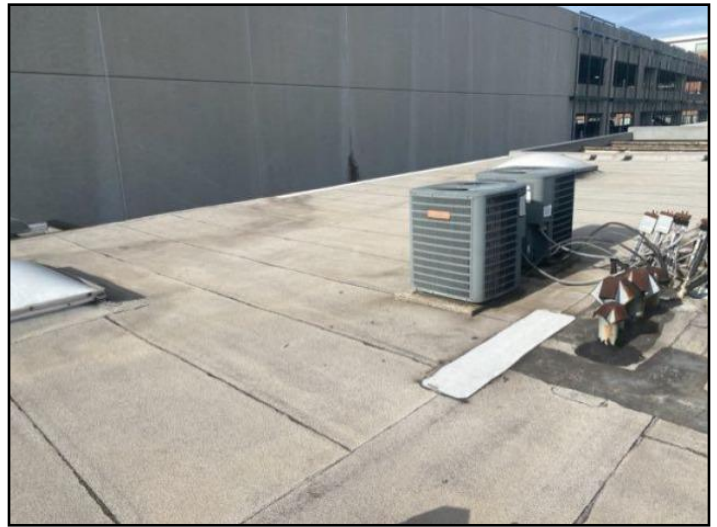
16.



17.



18.



19.

ROOFING

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20.



21.



22.



23.

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24.

25.

- Parapet(s)

Roof warranty or bond: • Not verified

Flat roof drainage: • Scupper drains at the roof perimeter

Skylights - type:

- Aluminum-framed
- Double-glazed
- Acrylic-dome



26.

Skylights - quantity: • Two

ROOFING

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Recommendations

GENERAL \ Overall condition

29. Condition: • The overall condition of the roofing system is considered to be serviceable.

GENERAL \ Level of Maintenance

30. Condition: • The Roofing system has been well maintained for the most part.

FLAT ROOF(S) \ General condition

31. Condition: • No major deficiencies noted

SKYLIGHTS \ General conditions

32. Condition: • No major deficiencies noted

INTERIOR COMPONENTS

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Description

Finished area floor coverings: • Concrete Floor

Wall finishes: • Drywall • Brick

Ceiling finishes: • Suspended tile

Ceiling finishes: • Concrete

Limitations

General: • Storage and furnishings

Recommendations

GENERAL \ Overall condition

33. Condition: • The overall condition of the interior components system is considered to be satisfactory.

GENERAL \ Level of Maintenance

34. Condition: • The Interior Components system has been well maintained for the most part.

GENERAL \ Interior Surfaces

35. Condition: • As is typical, the walls, ceilings, and floors show cosmetic deficiencies due to normal use

INSULATION

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General: • Since access could not be gained, no comment can be offered on the insulation here

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General: • Interior and exterior finishes restricted the evaluation of the structure

EXTERIOR COMPONENTS

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Description

Exterior walls: • Metal siding • Brick veneer

Exterior walls: • Fiber Cement

Main entrance doors: • Steel-framed

Personnel doors: • Wood-framed • Wood

Office windows: • Aluminum-framed • Sashless • Double-glazed • Double-hung

Building windows: • Aluminum-framed • Sashless • Double-glazed • Double-hung

Pavement: • At building perimeter

Parking ramp:

• Asphalt



27. Parking

Sidewalks and walkways: • Poured-concrete

Recommendations

GENERAL \ Overall condition

36. **Condition:** • The overall condition of the exterior system is considered to be satisfactory.

GENERAL \ Level of Maintenance

37. **Condition:** • The Exterior Components system has been well maintained for the most part.

WALLS \ General condition

38. **Condition:** • No major deficiencies noted

WALLS \ Brick veneer

39. **Condition:** • No major deficiencies noted

EXTERIOR COMPONENTS

1234 Peachtree Ave, Atlanta, GA March 15, 2023

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SUMMARY A

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR CO

INSULATION

STRUCTURE

EXTERIOR C

APPENDIX

WALLS \ Metal siding

40. **Condition:** • No major deficiencies

DOORS \ General

41. **Condition:** • No major deficiencies noted

WINDOWS \ Caulking and weather stripping

42. **Condition:** • Loose/ missing/ damaged weather stripping

Location: Unit# 254 Office

Task: Repair or replace

Time: Immediate



28. Unit#254 Office

WINDOWS \ Conditions

43. **Condition:** • Cracked pane

Location: Unit# 254 Conference Room

Task: Replace

Time: Immediate

EXTERIOR COMPONENTS

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APPENDIX



29. Unit# 254 Conference Room

SITE WORK \ Sidewalks and Walkways

44. Condition: • No major deficiencies were noted

SITE WORK \ Asphalt pavement

45. Condition: • Satisfactory overall condition

END OF REPORT

APPENDIX

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SUMMARY A	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



Summary of Preliminary Cost Estimates

Recommendation	Probable Cost	Year					
		0	1	2	3	4	5
Replace Air Handler Units	\$ 7,650						\$ 7,650
Replace Heat Pumps	\$ 6,400			\$ 3,200			\$ 3,200
Replace Water Heaters	\$ 3,450		\$ 3,450				
	Total	2023	2024	2025	2026	2027	2028
	\$ 17,500	\$ -	\$ 3,450	\$ 3,200	\$ -	\$ -	\$ 10,850

APPENDIX

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SUMMARY A	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



Equipment List

Description	Serial Number	Model Number	Capacity	Age/Year	Probability of Failure
Heat Pump #1	1408745904	V6Z130361BE	3 Ton	9	Medium
Air Handler #1	1406257757	ARUF36C14BC	3 Ton	9	Low
Heat Pump #2	1007754455		3 Ton	14	Medium
Air Handler #2	1008383909	ARUF363616BA	3 Ton	14	Low
Water Heater #1	MC99-0056268-917		40 gal	24	High
Water Heater #2	MC99-0056334-917		40 gal	24	High