

ACME AMERICAN, LLC

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August 12, 2017
Mr. Roger Deboy
24 East Main Street
Dahlonega, Georgia

RE: Building Inspection
24 East Main Street
Dahlonega, Georgia

Dear Mr. Deboy:

As per your request on August 12, 2017, we inspected the above referenced structure and find that it does not meet the 2012 International Building Code. This report gives reasons the building should be demolished. The structure is deficient and is unsafe for public use. The mechanical, electrical, and plumbing systems are antiquated and should be replaced. The new electrical code requires ground fault interceptors on all circuits. The structure is a two story with a basement. It has dimensions of 66'x80'.

Structural at Basement

The basement walls have indications of settlement and cracks are found. The slab has cracking in the corners in many places. The basement walls have a height of 7 feet which is too low for any use. Water and mold is visible on exterior walls. There is an inaccessible 12" space between the adjacent building and our building. Insects and rat droppings were seen at time of inspection.

Structure at Floors

The floors are 2x8 at 18 inches on center and span 14'6". They do not meet the code. The allowable span is 9'5" for number 3 lumber. See attached load table. The girders are 8" by 8" and do not meet code. The span is 14' 6". The allowable span is 4' 8". Some girders have been shored, but still do not meet code. The floors are not flat and do not meet the 2010 ADA code and are a trip hazard. The walls are rotten in some locations. Some of the floor joists are rotten. See pictures.

ADA requirements

The handrail in the back of the building is deteriorated and does not meet ADA. The stairs do not meet riser requirements. The pickets are spaced too far apart. The bathrooms on the first floor do not meet ADA either.

Energy Code

The structure does not have any insulation and does not meet the energy code.

Mechanical Systems

The mechanical air handlers were visible, but were not working at the time of our inspection. No compressors were found.

Electrical Systems

The electrical service was not on during our inspection. Wiring was exposed in several locations. It does not meet current codes and should be replaced.

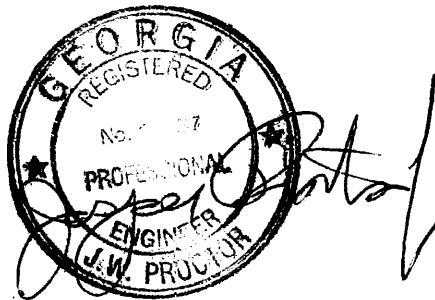
Plumbing Systems

Waste piping is exposed in the basement. It lowers head room which is only 7 feet. The plumbing needs to be reinstalled. The supply plumbing is old and should be replaced.

My qualifications are I am a professional engineer, a Cabo Building Inspector, A Georgia Tech graduate and a former professor at Southern Poly. I graduated with highest honors at Georgia Tech.

Should you have any questions or if I may be of any further service, please do not hesitate to give me a call.

Sincerely,



J. Wayne Proctor, Jr., P.E.#14437
Principal, Director of Engineering Services

Roberta Green Garrett - Dahlongega Hotel Development

Project Summary

Projects consists of both the Parks Building and the Butler Building Properties as surveyed and shown on the site plan. Development of a Hotel consisting of 75 Guestrooms with a fully enclosed Parking Deck that has a capacity of 76 cars.

Project Details

1. The Hotel will be approximately 29,300 Square Feet with an additional 14,080 Square Feet of Parking.
2. The total Building with Hotel and Parking Deck does not cover the entire property, it will cover approximately 70% of both properties leaving approximately 30% for Green Space of which we have proposed 12 Maple Trees and Grass. (It is to be noted that the site plan shows two areas with 15 foot set backs each at approximately 145 lineal feet with an additional 100 lineal feet at 15 feet and another area 66 lineal feet at 15 feet.)
3. The Center Section of the Building Facing East Main will be off set 2 feet, (toward East Main) from both ends of the building.
4. All Canopies on East Main will extend 5'-6'.