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: 02/12/26 Date Received: _____

Address of Subject Property: 1080 Clifton Road NE, Atlanta, GA 30307

Applicant: Robert H. Buckler C/O Brian Daughdrill of Giacoma, Roberts & Daughdrill, LLC E-Mail: [redacted]

Applicant Mailing Address: 114 Telford Lane, St. Simmons, GA 31522

Applicant Phone: [redacted]

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

****

Owner(s): Robert H. Buckler Email: [redacted]

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 114 Telford Lane, St. Simmons, GA 31522

Owner(s) Telephone Number: [redacted]

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

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:

Removal/demolition of a severely dilapidated single-family 2,184 sq. ft. residence. Photographic images of the structure to be removed are attached hereto in support of this Application. Basement to be removed during demolition.

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: Robert H. Buckler

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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: Robert H. Buckler

being owner(s) of the property at: 1080 Clifton Road NE, Atlanta, GA 30307

hereby delegate authority to: Brian Daughdrill of Giacoma, Roberts & Daughdrill, LLC

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

Signature of Owner(s): Robert H. Buckler

Date: 02/12/26

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.

Giacoma Roberts & Daughdrill LLC

Brian E. Daughdrill
[redacted]

Patrick Doyle Dodson
[redacted]

February 13, 2026

VIA EMAIL TO: plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov
Dekalb County Georgia
Department of Planning and Sustainability
178 Sams Street
Decatur, GA 30030

RE: 1080 Clifton Road NE, Atlanta, GA – Application for Certificate of Appropriateness

Dear Ms. Jennings:

As you know, we have been retained to assist Robert H. Buckler (the "Applicant" or "Property Owner") in obtaining a Certificate of Appropriateness for the removal/demolition of the severely dilapidated single-family 2,184 sq. ft. home located at 1080 Clifton Road NE, Atlanta, Georgia (the "Property"). We are enclosing herewith the completed Application for Certificate of Appropriateness and supporting documents for your review and consideration (the "Application"). We are also enclosing herewith preliminary site plans for a Tudor style residence representative of a home with the same style and characteristics of the current severely dilapidated structure which could potentially be built on the Property. We are available to discuss with the County the inspection by the County-engaged engineers. The Property is located within the Druid Hills Historic District therefore a Certificate of Appropriateness is required for removal/demolition of the dilapidated residence on the Property.

As you are aware, the Code of Dekalb County mandates:

> "Owners of historic property or of property in a historic district, or their duly authorized agents, must make application for a certificate of appropriateness on forms and according to procedures promulgated by the preservation commission for such purpose. The Georgia Department of Transportation and contractors performing work funded by the Georgia Department of Transportation are exempt from provisions of this chapter. Local governments are also exempt from obtaining certificates of appropriateness but shall notify the preservation commission at least forty-five (45) days prior to beginning or undertaking any work that would otherwise require a certificate of appropriateness, so as to allow the preservation commission an opportunity to comment. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Written authorization of the property owner shall be required if the applicant is not the owner of record."

See Code of Dekalb County Chapter 13.5, § 13.5-8 (1). When reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood, and when considering applications for existing buildings, the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be used as a guideline. *See* Code of Dekalb County Chapter 13.5, § 13.5-8 (3). Importantly, the preservation commission is authorized to approve a certificate of appropriateness for the demolition of buildings, structures, sites or objects, and the preservation commission *shall approve* the application and issue a certificate of appropriateness if it finds that that the "proposed material change(s) in appearance would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district." *See* Code of Dekalb County Chapter 13.5, § 13.5-8 (5) and (7).

I. Impact Analysis:

The Structure Is Severely Dilapidated And Beyond Economically Viable Repair.

In the instant Application, the dilapidated single-family residence suffers from more than 20-years of acute neglect which occurred prior to the present owner's acquisition of the Property. The Property is a 1920's era brick structure in a state of advanced disrepair incapable of rehabilitation in any meaningful economically-viable repair which would cause significant financial hardship to the Property Owner which outweighs preservation, notwithstanding the opinions of the County-engaged engineers. *See* Figure 1 below.

Figure 1

The house is two stories with a basement and partial crawl space, an attic, an open front porch, and an enclosed side porch. The house was constructed on a continuous spread shallow footing foundation on compacted earth with a partial basement/crawl space. The basement wall is multi-wythe load bearing brick and block masonry, with multiple areas of cracks and loose mortar joints, and indications of water intrusion from the exterior, there is no exterior waterproofing and no drainage on the exterior. In our engineer's opinion any attempt to fix the unsafe structural components of the house would almost certainly result in a failure of the brick façade. The basement slab itself is uneven, has settlement due to erosion of the earth base below it, and has an existing drain which is blocked with an unknown outlet. The crawl space is exposed earth with high levels of moisture and no vapor barrier. Standing water has been observed in areas of the basement and crawl space. The interior basement columns are rusted steel pipe columns embedded in the failing concrete slab, the depth and dimensions of the supports under the columns are unknown. Vertical displacement of the columns has been observed, and a temporary screw jack column has been installed adjacent to one of the failed steel columns. Asbestos and high levels of mold were identified in the structure which itself would require advanced mitigation.

Years of exposure to water with no maintenance and no ventilation caused extensive deterioration to the structural elements of the house. The 2018 International Existing Building Code with Georgia Amendments, Chapter 2, Definitions (pages 12 and 13), states that if more than 33 percent of the vertical elements of the lateral load resisting system is reduced from its pre-damage condition, the structure has Substantial Structural Damage. Our engineer, William S. Train, has determined that approximately seventy-five (75) percent of all exterior walls would need to be removed and rebuilt due to the condition of the sill plates and studs, and approximately fifty (50) percent of all interior walls would need to be removed and rebuilt. *See* William S. Train, P.E., Structural Analysis Summary attached hereto (previously provided). The wall plates, wall studs and floor and ceiling joists are essential elements of the structural frame of the residence. Repair of these elements, even if possible, if practically impossible because it would result in the failure of the cracked and settling brick façade.

Water intrusion has been observed in the ceiling and exterior walls in the main floor kitchen, breakfast room, living room, dining room, stair landing, side porch, and the upstairs bedrooms. The plaster and lath has been removed in the areas with water stains, and the joists, wall studs, subfloor, wall plates, and sheathing that were exposed have extensive rot and deterioration and mold. Where the sheathing was rotted, no brick ties were observed for the brick. Indications of past termite damage has also been observed. Roof leaks have caused rot and mold in the decking, the exterior and interior walls, the ceiling joists of the upstairs bedrooms and the stair hall. In addition, water has penetrated the roofing material and several areas of the wood is completely destroyed. *See* Figure 2 below depicting various elements of damage to the structure.

Figure 2

Mr. Train has determined that the structure in its present condition is uninhabitable and is likely unsafe and unsanitary with extensive areas of mold. The structure as it exists presents life safety concerns due to mold exposure and defective and rotted structural framing. Despite the opinions of the County-engaged engineers, to rehabilitate the house to current code requirements would not be an economically-viable possibility. Given the state of dilapidation, disrepair and structural deficiencies that existed at the time the current owner acquired the property, it is Mr. Train's recommendation that the structure be completely removed including the foundation. *See* William S. Train, P.E., Structural Analysis Summary attached hereto.

While The Structure Is Considered A Contributing Structure **There Is No Particular or Special Historical Or Architectural Value To The Residence.**

The residence was constructed sometime in 1929. It is of common construction for the time period featuring regular brick and mortar construction but having none of the various architectural elements or styling characteristics of the contributing structures in the neighborhood. Neither its materials, scale, height or setback match the overall layout of Druid Hills properties and there is nothing that commends it to preservation. The home is not an "outstanding example of a structure representative of its era" and certainly is *not* "one of the few remaining examples of past architectural style", nor is the home "a place or structure associated with an event or person of historic or cultural significance to Dekalb County, the State of Georgia, or the nation." *See* Code of Dekalb County Chapter 13.5, § 13.5-7 (3) a. 1, 2, and 3. Likewise, the structure has *not* been declared eligible for listing on the National Register of Historic Places or Georgia Register of Historic Places. *See* Code of Dekalb County Chapter 13.5, § 13.5-7 (3) a. 5. There is simply nothing historic, or of historic significance, about the residence such that there is any basis for preservation.

As the front façade is the only portion visible from the street, demolition of the structure will not have a substantial adverse effect on the aesthetic, historical or value of the District or the Property. To the contrary, the cost to rehabilitate the house to current code requirements substantially outweighs any purported historic value of the Property; to reject this Application

would result in undue burden and hardship upon the property owner. As such, the Application should be granted in its entirety.

II. LEGAL AND CONSTITUTIONAL OBJECTIONS

The portions of the Code of Dekalb County, Georgia including, but not limited to, Chapter 13.5 *et seq.,* facially and as applied to the Property, which restrict the Property to any conditions (current or otherwise) or development standards that do not permit demolition/removal of the structure are unconstitutional in that they destroy Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. The application of the Code of Dekalb County, Georgia, facially and as applied to the Property, which restricts the Property to any conditions or development standards, other than in accordance with the Application is unconstitutional, illegal, null and void, constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying Applicant of an economically viable use of its land while not substantially advancing legitimate state interests.

Additionally, denial of the Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States. A refusal by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) to grant the Application as requested would constitute a taking of the Applicant's Property. Because of this unconstitutional taking, Dekalb County would be required to pay just compensation to Applicant.

Likewise, denial of the Application would constitute an arbitrary and capricious act by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. On behalf of the Owner it is asserted that members of the public and any potential opponents who speak in opposition to the Application lack standing to oppose the Application or to seek review of any decision by the Preservation Commission.

A refusal by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious, and

unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application subject to conditions to the extent such different conditions would have the effect of restricting Applicant's utilization of the Property would also constitute an arbitrary, capricious, and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove. In addition, denial of the Application would be clearly erroneous and a gross abuse of discretion because it depends on facts which do not exist and because it violates the Georgia and United States Constitutions, violates due process, and equal protection.

III. CONCLUSION

For the above and foregoing reasons, Applicant respectfully requests that the Application be approved in its entirety without any limiting conditions. Thank you for your assistance with this matter. Should you have any questions about this matter, please contact us at your earliest convenience.

Sincerely,

GIACOMA ROBERTS & DAUGHDRILL, LLC

/s/ Brian E. Daughdrill
Brian E. Daughdrill
/s/ Patrick Doyle Dodson
Patrick Doyle Dodson

PDD

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING INFORMATION:

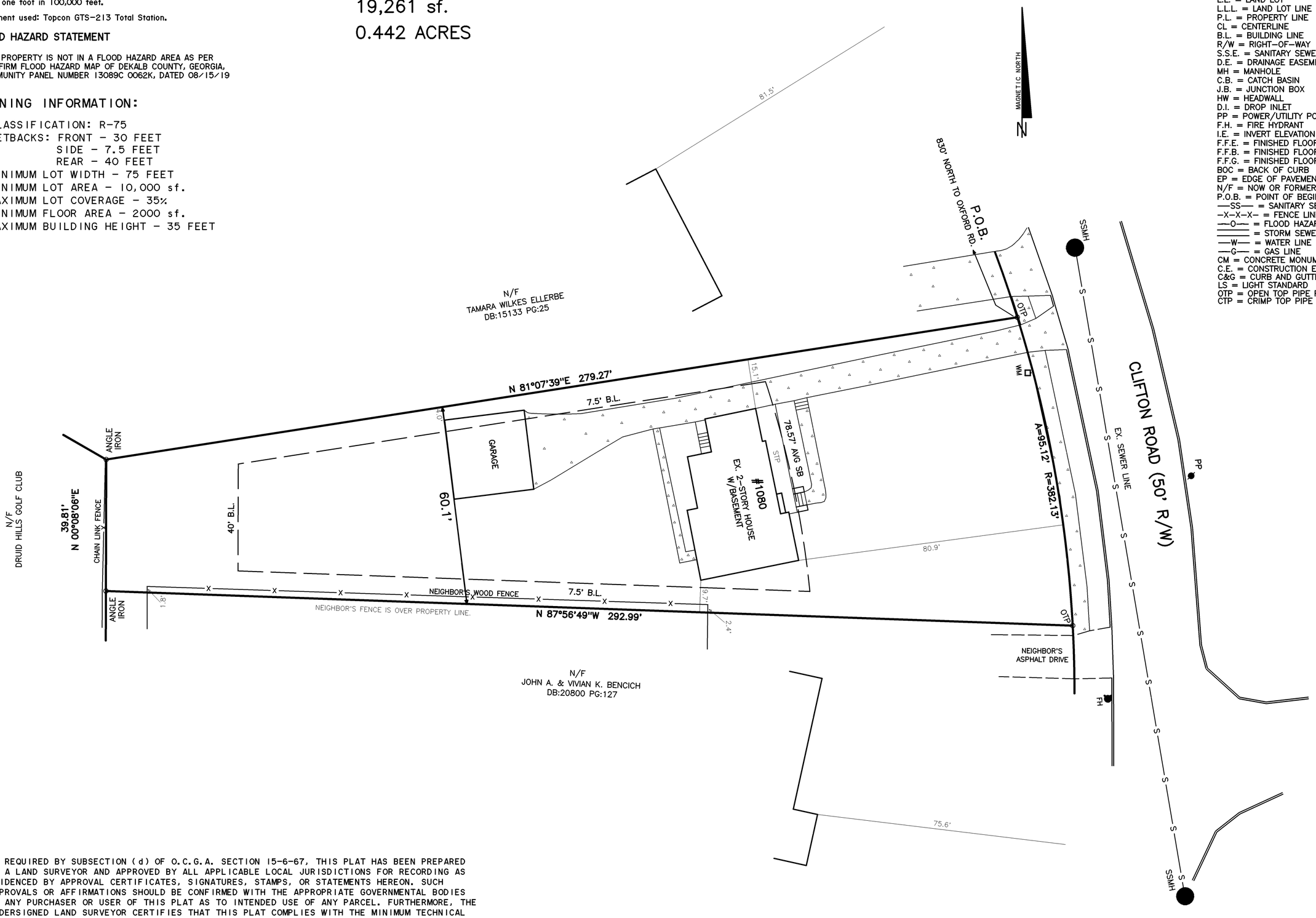
CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 40 FEET
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:

19,261 sf.
0.442 ACRES

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
———— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ROBERT W. RICHARDSON, GA RLS #3419

10/15/24
DATE

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

20 0 20 40 60
GRAPHIC SCALE - FEET

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE,GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SURVEY FOR:
1080 CLIFTON ROAD
TAX PARCEL# 18 003 01 039

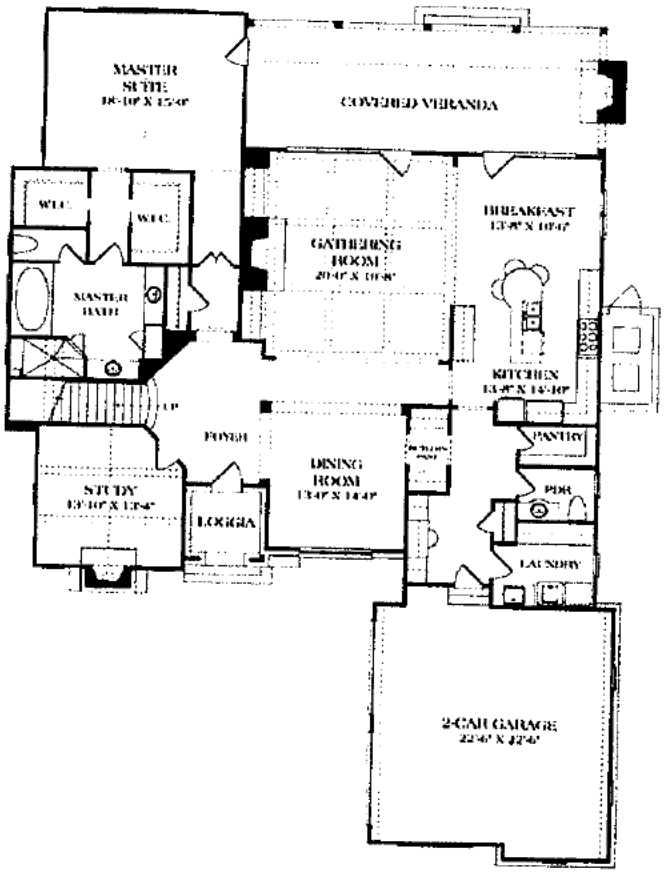
REVISION:
REF. PLAT: PB. P.

LAND LOT: 3
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 10/10/24
PLAT DATE: 10/15/24

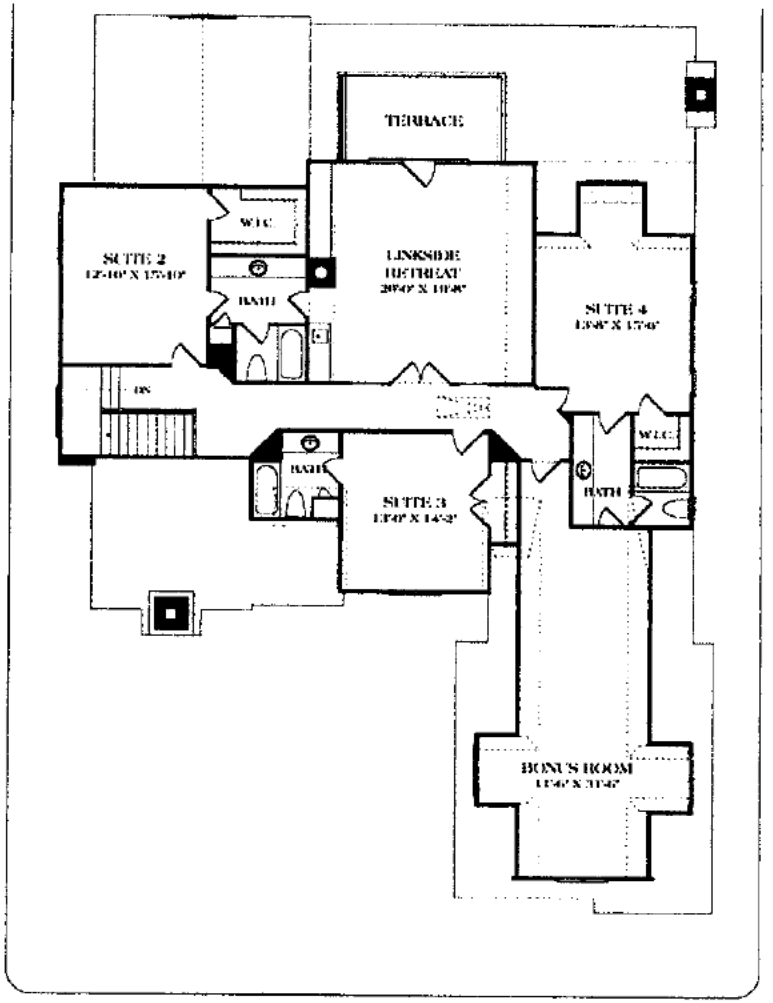
LOT: 20 BLOCK: 48
SUB: DRUID HILLS
AREA = 0.442 ACRES
JOB No. 24-10-479


1102
042
343.9'
1096
18 003 01 041
1088
18 003 01 040
277.6'
(19)
1080
18 003 01 039
(20)
293'
40'
95'
(21)
1072
18 003 01 038
295.7'
(22)
18 003 01 037
1064
331'
1058
18 003 01 036
356.7'
003 01 035
70'
80'
Clifton Rd
18 003 04 028
18 003 04 029
1093
260'
(27)
1087
18 003
04 030
1079
18 003 04 031
(28)
198'
E Clifton Rd
190'
1069
18 003 03 042
197.2'
1063
18 003 03 041
(41)
217.6'
18 003 03 040

MAIN FLOOR PLAN



UPPER FLOOR PLAN



HEATED SQ FT

TOTAL HEATED AREA:	**4,219 sq. ft.**
FIRST FLOOR:	**2,485 sq. ft.**
SECOND FLOOR:	**1,734 sq. ft.**
BONUS ROOM:	**462 sq. ft.**

UNHEATED SQ FT

TOTAL UNHEATED AREA:	**562 sq. ft.**
GARAGE:	**562 sq. ft.**

BEDROOMS:	**4**
FULL BATHS:	**4**
HALF BATHS:	**1**
FLOORS:	**2**
GARAGE SIZE:	**2 car**

WIDTH:	**59ft.**
DEPTH:	**81ft.**
FOUNDATION:	**Crawlspace Foundation**
EXTERIOR FRAMING:	**2x4 Wood**

CEILING HEIGHTS

FIRST FLOOR:	**10 feet**
SECOND FLOOR:	**9 feet**

Review of Structural Assessment Reports

1080 Clifton Rd, Atlanta, GA

Report 1 – Prepared by William S Train, PE

Report 2 – Provided by Kenneth A. Fluker. PE with Sykes's structural Assessment.

Summary of Foundation / Basement/Crawlspace

Description	Report 1	Report 2
Crawlspace	- House was constructed with continuous spread shallow footing with partial basement/crawl space. - Crawl space with high level of moisture and no vapor barrier. - Standing water was observed in areas of the basement and crawl space.	- Unknow foundation: at exterior multi-wythe brick, required excavation to expose. - Crawl Space: foundation unknown, could not access from crawlspace – only exterior observation. **Exception**: Accessible crawlspace: Black plastic sheeting/ vapor barrier (*item 7-Existing Structural System*) - Dry at time of Sykes's visit. Localized water stains on exterior brick walls (*item 2f/iv - Structural Assessment*) - Exterior Entrance (basement) where allows water to enter
CMU walls	- Basement wall: multi-wythe load bearing and block masonry with areas of cracks & loose mortar joints, and indications of water intrusion from exterior. - No exterior waterproofing, no drainage.	- Basement walls: 8" CMU retaining / load-bearing walls on the East & South sides, separating the full height basement from the crawlspace. (*item 7-Existing Structural System)* - Localized water stains at the interior CMU (*item 2f/iv - Structural Assessment*)
Brick walls		- Brick walls below grade: adequate condition. **Exceptions**: Stair-step crack under window adjacent to driveway. (sunroom/enclosed porch) – Loss of mortar in some locations. – Evidence of Water leaks primarily at windows and piping, some other locations with water intrusion/stains due to inadequate ext. waterproofing (*2b – Structural assessment)*

Brick Veneer	On the front brick veneer: there are mortar separations and cracks, permitting water intrusion. - Stair-step crack pattern in the brick mortar joints indicated a degree of foundation settlement. (*Framing*)	- Brick veneer above grade: Good overall condition. **Exceptions**: - Some locations: loss of mortar / cracked mortar: Ivy/vines growing can cause damage. - Stair step crack in South-East corner indication possible foundation settlement. - Steel lintels above windows: rusts but not damage to brick (*item 2a - Structural Assessment*)
Slab on grade	Slab on grade: Uneven - Slab has settlement due to erosion of earth base, has an existing drain which is blocked with an unknown outlet.	Slab on grade: unknow thickness - No standing water at the time of site visit, but there is damage to the slab due to continuous water intrusion and prior patching. (*Item 2f/v - Structural Assessment*)
Interior structures	- Interior basement columns: rusted steel column embedded in slab - Depth & dimensions of supports under column: unknown - A temporary screw jack column was installed adjacent to failed one.	- Steel columns: Bottoms are rusted. Tops have separated caps. - Column foundation: unknown. - 1 column has 1 shoring post. (*Item 2f/iii - Structural Assessment*)

Summary of FLOOR FRAMING & ROOF FRAMING

Description	Report 1	Report 2
1st floor	- Water intrusion: in ceiling and exterior walls in the main floor kitchen, breakfast room, living room, dining room, stair landing, side porch, upstairs bedrooms. - Joists, wall studs, subfloor, wall plates, and sheathing were exposed had extensive rot and deterioration and mold. - No brick ties were observed at rotten sheathings. - Indications of past termite damage was observed. - Nails in ledger board have slipped due to wood shrinkage, age & activity. - Ledger boards are pried apart. - Crushed woods where wood beams bear on the steel columns.	- First Floor framing wall: Dining room: good condition; however, recommend a mold assessment. (*Item 2e – struct. assessment)* - Wall & 1st floor framing damage at Northwest corner of Breakfast Nook: severe damage from water intrusion, due to Roof leaks or leaks from the pipe. Roof damage, 2nd floor damage and extension to basement at this location. - 1st floor is relatively level floor - testing of floor slope at stairstep crack. - A few joists at 1st floor framing are cracking at notches. - Some ledgers have slight separations, observed from the basement - Beam ends at supporting members: no metal connectors, some beams at columns have been crushed. Stair beam has been cut for piping.
2nd floor		Second Floor: limited areas were visible (*Item 2e – struct. assessment)* - Sloping of floor in the *Southeast* bedroom near the entry. No obvious structural failures when observed in this area. Wall framing: in good condition. - Damage to the 2nd floor at lower landing of stair. A bathroom and building corner are in the vicinity.

Main Roof & low slope roof	- Roof leaks have caused rot and mold in the decking, exterior, interior walls, ceiling joists of the upstairs bedrooms and stair hall. - Flat roof above the side porch was a granular felt on 1x decking on 2x8 @16" o.c. The framing was rotted with mold and several areas the wood was completely deteriorated.	- Roof framing was visible from the attic and the existing clay tile of roof was observed from the ground. - Water intrusion was observed around openings, the chimney, low slope portions and the perimeter. - one rafter at valley was dislodged - No venting. No metal connectors for woof framing. - Sunroom / enclose porch: water intrusion with damaged and rotten with joists. - Wall in the Northeast corner has extensive damage and rot (*Pictures 43-45*). Floor shows signs of water, but framing appear sound. (*Pictures 46-47*)

Strong & weakness	- A detailed report outlining the damage of cracks & water stains and its location, and its severity should be provided for the concerned areas. The extent of the damage whether it will be worsened over time and result in unstable of the existing foundation or just localized settlement of foundation which is able to rehab / renovate. - Foundation systems included spread footings & CMU walls are lacking the dimensions and locations, height of retaining if any/occurs. It is recommended to have a structure analysis of the current foundation to evaluate the strength and stability of foundations and assessment of the cracks on the foundation walls. It should be inspected and addressed the current degree of settlement and cracks to determine how severity of structure wall that cannot repair and maintain in place. - Findings in report contradict to the other's ones at basement where occurs standing water in areas, and high moisture in crawl space. The cause of water intrusion cannot be determined solely by the underground water or combined of standing water & pipe leaking from the structure above. A soils report is required to verify the present of standing water in the property. Also, the evaluation of soils condition is required to verify if the existing foundation continues to sink/settle due to the soil issues or other matters such as plumbing leaking, soil erosion, pour construction foundation, etc. - Conclusion with 75% of all exterior walls 50% of interior wall would need to be removed and rebuilt, which are not based on any number of observed damage of walls per the assessment provided. The rotted floor joists can be replaced / uninstalled / reinstalled with like-a-like as	+ Reports with supporting floor plans in appendix A, showing that CMU walls are interior bearing walls and partial crawl space. It could be more useful if the key map of photos evidence will be provided on the plans as well to determine the locations with water stains/cracks. + Improve report by define the unbalanced retained height of CMU, unable to access the crawl space to examine the depth and width of existing current exterior footing/ foundation. Show the accessible crawlspace on plan for clarify. + Add notes on plans to show the locations of cracked in brick walls at sunroom corner and S-E corner, East wall and South wall. Also determine how width of the cracks was spreading on walls, how it will be affect on the stability of the structure in the whole. + Agree with the recommendation of complete analysis of the existing framing or for any proposed renovations / modification of current framing to assist in pricing for rehabilitation. + Agree with the recommend of roof assessment for the main building that need to re-framing and re-roofing of the main building roof. Same recommendation to the Sunroom / enclose porch above the basement level will require the most demolition / rebuilding. + Agree with the propose to repoint the bricks to fill the cracks in brick veneer walls. Underpinning at corners of concerns and used of "helities" to support brick. + The report indicates the local damage of the floor & framing, which is feasible to repair locally and recommends the rebuilt of the northwest corner of the breakfast including 1st floor framing & 2nd floor framing.

	well as the floor sheathing. A complete structural framing analysis is required to justify the amount of damage of the current framing of 1st, 2nd floor and roof. The analysis should address the stability of the current floor systems, checking for deflection limits, vibration, joist bridging etc. at serviceability state and construction state, since the current report only stating the status of the framing joists and connections, which is not enough to determine the demolishing of the whole framing plans. Re-framing at roof & re-roofing are allowed to rebuild and redone. - Stating that technically infeasibility to replace partial elements of the stud walls w/o replacing entire framing, which is contradict with the argument by others where only required to replace at locally areas of rot and damage. - Facing the difficulties with temporary shoring of the structure would be addressed by the mean and methods of structural design and construction method if the renovation will carry out at specific location in the renovation approval.	+ Value suggestion to have water-detention remedy at basement entry. + Agree on the statement that cannot make determination if the rehabilitation is feasible from an economic standpoint.
	+ Agree on reframing and reroofing of the main house and sunroom. + Agree on Asbestos / mold assessment is recommended, provide Water-roofing around the foundations and moisture control in the crawl space, replace the rotten post in the basement.	- This report does not mention about the method to prevent water intrusion in the long run after renovation, to prevent future damage and property's stability and safety.

	- This property includes the main house structure and sunroom structure with the observed deficiencies in localized water stains and local crack / settlement at foundation. These reports cannot assume the percentage of the damage / the severity and deficiencies of current structure leading to the requirement for demolition of foundation footings & CMU walls. - It is recommended to considerate the local renovation of Main house, the sunroom could be redone the framing above grade and reroofing. - None of these reports mention about the leaning of wall and foundation walls, therefore cannot assess the structural damage of the foundation or it might not occur yet, which is related to the strength and serviceability / durability of existing foundation. - It is feasible to replacing Interior rot columns, framing members, floor sheathings / interior walls with alike or better materials.

January 14, 2026

DeKalb County Government
Department of Planning and Sustainability
178 Sams St
Decatur, GA 30030

Attention: Ms. Rachel Bragg
Current Planning/Zoning Manager
470-371-1494 rlbragg@dekalbcountyga.gov

Subject: **Structural Assessment**
1080 Clifton Rd
Atlanta, GA
CERM Project No. 2025-0862F-017F

Dear Ms. Bragg:

Corporate Environmental Risk Management, LLC is pleased to submit the Structural Assessment Report develop by Sykes for the referenced project. This report was accomplished in general accordance with CERM Proposal No. 1225-01478 dated December 12, 2025.

Should you have any questions regarding the items discussed in this report, please do not hesitate to contact me.

Best regards,

Corporate Environmental Risk Management

Kenneth A. Fluker, PE
Vice President of Quality
and Technical Director

Attachment: Sykes' Structural Assessment

CORPORATE HEADQUARTERS
2800 Century Parkway, Suite 750 • Atlanta, GA 30345
Phone: 678-999-0173 • Fax: 678-999-0186
cerm.com

STRUCTURAL ASSESSMENT

1080 Clifton Road, NE

EXECUTIVE SUMMARY

Sykes Consulting, Inc. was retained to perform a structural assessment of the structure on Clifton Road. Overall, the primary structural framing of the house appears to be generally sound with most of the observed deficiencies attributable to long-term water intrusion. Based solely on structural considerations, Sykes does not believe the building is incapable of rehabilitation.

CONTENTS

Structural Assessment for
1080 Clifton Road, NE
Atlanta, GA 30307
Prepared for CERM
ATTN: Kenneth A. Fluker, PE

January 14, 2026

GENERAL

Sykes Consulting, Inc. (Sykes) was retained by CERM to provide:

1. Structural assessment of existing structure
2. Opinion regarding the feasibility of rehabilitation
3. Alternatives to demolition, including stabilization
4. Public safety considerations
5. Preliminary recommendations for salvageable material (Sykes recommends a preservation architect to provide expert recommendations)

Documents Received from CERM include:

1. Engineering report (with photos) from Applicant's structural engineer dated December 1, 2025
2. DeKalb County Guideline from the Druid Hills Local Historic District Design Manual
3. DeKalb County Property Appraisal dated December 8, 2025
4. Property Survey and supporting documents dated October 15, 2024

Site Visit

1. Sykes representatives visited the site on December 16, 2025.
2. Selective demolition of wall / floor / ceiling finishes had already been performed prior to Sykes' visit. See **Appendix A** for locations. No additional demolition was done by Sykes.
3. Sykes representatives visually reviewed the exterior walls of the building, noting areas of staining, distress, loss of mortar, and other structural issues.
4. Sykes representatives did not visually inspect the roof beyond what could be observed from the ground. Please see **Rehabilitation Feasibility Section 1.b.** for recommendations.

5. The interior of the building was visually reviewed for indications of damage and distress. Where applicable, a scratch awl was used to investigate the extent of rotten / damaged wood.
6. See **Photos 1 through 4** for exterior views and **Appendix A** for Floor Plans. See **Appendix B** for additional Photos.

Photo 1
Front of House (East Façade)

Photo 2
Rear of House (West Façade)

Photo 3
North Side of House

Photo 4
Sunroom / Enclosed Porch (North Façade)

EXISTING STRUCTURAL SYSTEM

1. Existing two-story building with partial basement / crawlspace built circa 1929
2. Brick veneer on 2x4 studs @ 16" on center (typical) exterior bearing walls with 5/8"x8" diagonal wood sheathing (first and second floors) with wood lath and a plaster finish and multiwythe brick masonry exterior bearing walls in basement / crawlspace either painted or unfinished
    a. Brick pilasters in crawlspace at the east side
    b. Ivy covering a portion of the east façade (Ivy had been trimmed back from the first floor at the time of our visit). See **Photo 1**.
3. One chimney / fireplace. **See Photo 3**.
4. Wood stick framed roof
    a. Clay tile roof over main house
        i. Low slope portion of main roof over the private bathroom on the second floor does not appear to have clay tile
        ii. Flat roof over sunroom with parapet on 3 sides (fourth side is the second story of the house)
    b. Felt paper
    c. 5/8" x 12" deck boards orthogonal to rafters
    d. 2x6 rafters @ 21" on center (typical)
    e. Single 2x valley beams, ridge boards
    f. Strongback with kickers to bearing walls below
    g. 2x6 ceiling joists @ 16" on center (typical)
    h. 7/16" plywood on ceiling joists in center of attic space
5. Second floor framing
    a. Only visible through small holes cut in the finish ceiling below
    b. 2x10 floor joists @ 16" on center (typical)
    c. Exterior and interior bearing walls
6. First floor framing
    a. Visible from basement (some framing visible from partial crawlspace)
    b. 2x10 floor joists @ 16" on center (typical)
    c. Exterior multiwythe brick bearing walls
    d. 4x10 or (2) 2x10 beams under interior bearing walls above (presumed they align)
    e. 4" diameter pipe columns with cast cap plates supporting beams

7. Foundations / Basement / Crawlspace
    a. Unknown foundations under exterior multiwythe brick walls and 8” CMU retaining / bearing walls defining the crawlspace
        i. 8” CMU load bearing / retaining walls separate the full height basement from the crawlspace on the east and south sides
    b. Unknown foundations under columns
    c. Slab on grade with unknown thickness in full height basement
    d. Black plastic sheeting / vapor barrier at accessible crawlspace
8. Detached garage (not in scope of this assessment)

STRUCTURAL ASSESSMENT

1. General
    a. Much of the existing structural framing appears sound
        i. The overall adequacy of the existing framing and connections was not addressed since a structural analysis of existing framing is not included in Sykes' scope of work
        ii. Most of the damage observed was due to water leaks (from roof / pipes / poor grading / lack of waterproofing)
        iii. Limited cracking was observed in the plaster finish
        iv. Beyond the areas of water damage, there was limited peeling paint
2. Observed deficiencies
    a. The brick veneer above grade appears to be in good overall condition (**Photos 1 through 4**) with the following exceptions:
        i. Stair-step crack in southeast corner indicating possible foundation settlement. See **Photos 5 through 7**.
            1. Could not access from crawlspace so only observed from exterior

Photo 5
Stair-Step Crack (South Wall)

Photo 6
Stair-Step Cracks (SE Corner)

Photo 7
Stair-Step Crack (East Wall)

ii. Loss of mortar / cracked mortar in some locations
    1. Ivy / vines growing on the wall can cause damage
iii. Steel lintels supporting brick above windows show signs of rust, but no significant deflection or damage to adjacent brick

b. The brick walls below grade appear to be in adequate condition with the following exceptions
    i. Stair-step crack under window adjacent to driveway. See **Photo 8**.
    ii. Loss of mortar in some locations. See **Photo 9**.
    iii. Evidence of water leaks, primarily at windows and piping but some water intrusion / stains at other locations could be due to inadequate exterior waterproofing. See **Photos 10 through 12**.

Photo 8
Stair-Step Crack at Basement

Photo 9
Loss of Mortar at Brick

Photo 10
Water Leak Staining / Damage

Photo 11
Water Leak Staining / Damage

Photo 12
Water Leak Staining / Damage

c. Roof
    i. Sykes was only able to observe the top side of the roof from the ground and recommends a specialist be engaged to inspect the existing clay tile roof for missing / damaged tiles and any other deficiencies.
    ii. The roof framing was visible in the attic and water intrusion was observed at the roof specifically around openings, the chimney, the low slope portions, and the perimeter. **See Photo 13**. Containers were placed in some locations presumably to collect water. See **Photo 14**.
    iii. At least one rafter at a valley was dislodged. **See Photo 15.**

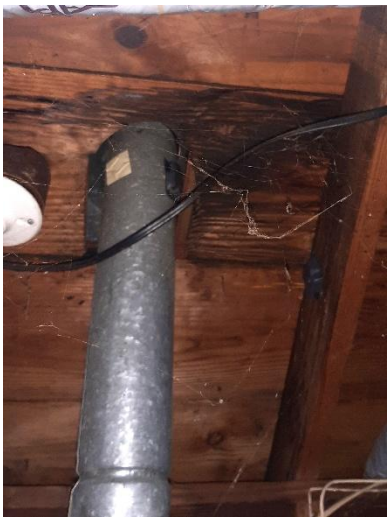


Photo 13
Water Damage at Vent

Photo 14
Containers to Collect Water

Photo 15
Dislodged Roof Rafter

iv. Some areas of mold / mildew were observed (further investigation is recommended). See **Public Safety Consideration Section 1**.
v. No venting was observed (e.g. ridge vents, soffit vents, gable vents)
vi. No metal connectors for wood framing were observed

d. Second Floor
   i. Limited areas of the second-floor framing were visible. See **Appendix A** for locations.
   ii. Sloping of floor in the southeast bedroom near the entry door. A limited area floor framing was visible where the finish ceiling below was removed. No obvious structural failures of the floor framing were observed in this area.
   iii. Damage to the second-floor framing was observed from the lower landing of the stair. **See Photo 16**. A bathroom and building corner are in the vicinity. Damage at the roof framing was also observed in this location (see **Appendix A**).

Photo 16
Damage at 2nd Floor Framing

Photo 17
Second Floor Wall

Photo 18
Second Floor Wall

iv. Second floor wall framing was visible in the southeast bedroom. See **Photos 17 and 18.** The framing appeared to be in good condition; however, Sykes recommends a mold assessment. See **Public Safety Considerations** section.

e. First Floor
   i. First floor wall framing was visible in the Dining Room, Breakfast Nook, and the Sunroom / Enclosed Porch. See **Appendix A** for locations.
      1. See **Structural Assessment Section g** for the Sunroom / Enclosed Porch comments.
      2. The wall framing visible in the dining room appeared to be in good condition; however, Sykes recommend a mold assessment. See **Public Safety Considerations** section.
      3. The wall framing at the northwest corner of the Breakfast Nook has severe damage from water intrusion. This could be due to a roof leak and / or leaks from the pipe in the vicinity. There is also damage to the roof and the second floor in this location. The framing away from this corner appeared to be sound.

4. See **Photos 19 through 24.**
    a. **Photo 21** is in the same corner as the stairstep crack in **Photos 5 through 7**. A small ball placed on the floor of the dining room to test for floor slope did not roll toward this corner indicating a relatively level floor.

Photo 19
Dining Room Wall Framing

Photo 20
Dining Room Wall Framing

Photo 21
Dining Room Wall Framing

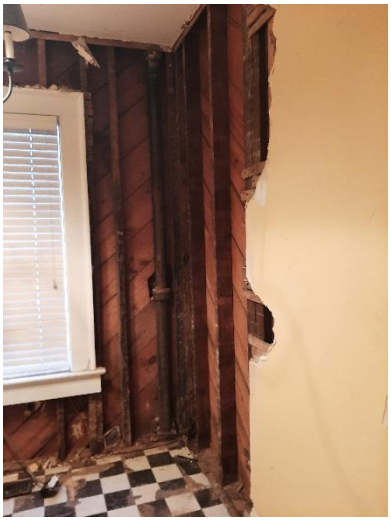


Photo 22
Breakfast Nook Wall Framing

Photo 23
Breakfast Nook Wall Framing

Photo 24
Breakfast Nook Wall Framing

ii. First floor framing was visible from the basement. See **Photo 25**.
    1. Floor joists are supported by wood ledgers. A few joists show cracking at the notch.
    2. The ledgers are nailed to beams / rim joists. Some ledgers have slight separation from the support member.
    3. There is floor damage directly below the northwest corner of the Breakfast Nook. See **Photo 26**. This damage extends from the roof to the basement in this location.
    4. Beams are supported by multiwythe brick or CMU walls, by other beams, or on columns.
        a. No metal connectors were observed
        b. The header beam at the stairs has been cut to allow for piping. See **Photo 27**.
        c. Some beams at the columns show signs of crushing at the column caps. See **Photos 28 and 29**.

Photo 25
First Floor Framing

Photo 26
Floor Damage below Breakfast Nook

Photo 27
Header Beam at Stair Opening

iii. Columns
    1. The top of the pipe columns have separate cast caps with two holes for nails to be fastened to the beams above. See **Photos 28 through 30**.

2. One column has an adjacent shoring post. The bottom of the beam is at least 1/2 inch above the column cap, so the column is no longer load bearing. A slight indentation is visible where bearing occurred indicating compression of the wood possibly due to inadequate bearing area. See **Photos 29 and 30**.

Photo 28
Top of Pipe Column

Photo 29
Top of Pipe Column

Photo 30
Top of Pipe Column
With Adjacent Shoring Post

f. Foundations / Basement / Crawlspace
   i. Foundations could not be assessed since they are below grade and would require excavation to expose them.
   ii. See **Structural Assessment Section 2.b** for exterior multiwythe brick walls below grade.
   iii. Columns
      1. The bottoms of the columns are rusted. Some are in extremely poor condition with signification loss of section. See **Photos 31 and 32**.
      2. The column foundations are unknown.
      3. One column has an adjacent shoring post. See **Photos 30 and 32.**

Photo 31
Rusted Bottom of Column

Photo 32
Rusted Bottom of Column at Adjacent Shoring Post

iv. Crawlspace

1. The accessible portion of the crawlspace (under the front patio) was dry at the time of Sykes' visit. Some localized water stains were observed on the exterior brick wall and the interior CMU wall. See **Photos 33 through 35**.

Photo 33
Crawlspace

Photo 34
Brick Pilaster at Crawlspace

Photo 35
Exterior Wall at Crawlspace

v. Slab on Grade
    1. The thickness of the slab on grade is unknown.
    2. No standing water at the time of Sykes' site visit; however, there is damage to the slab on grade due to continuous water intrusion and prior patching. See **Photos 36 and 37.**

vi. Exterior Entrance
    1. There is an exterior entrance to the basement that allows water to enter. **See Photo 38.**

vii. A mold assessment is recommended. See **Public Safety Considerations** Section

Photo 36
Slab on Grade

Photo 37
Slab on Grade

Photo 38
Exterior Basement Entrance

g. Sunroom / Enclosed Porch
    i. This area shows the most damage to the structure.
    ii. The roof over the Sunroom / Enclosed Porch shows extensive signs of water intrusion with damaged and rotten roof joists. The framing over the window on the north side is damaged and rotten with mold growing. See Photos **39 through 42**.

Photo 39
Roof of Sunroom / Enclosed Porch

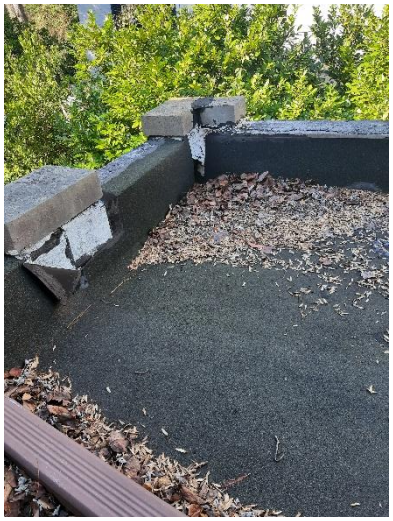


Photo 40
Roof of Sunroom / Enclosed Porch

Photo 41
Mold / Rot over North Window at Sunroom / Enclosed Porch

Photo 42
Rotten Framing over North Window at Sunroom / Enclosed Porch

iii. The wall in the northwest corner has extensive damage and rot. Some of the wall studs and exterior diagonal sheathing have partially rotted away and the exterior brick veneer is visible. See **Photos 43 through 45**.

iv. The floor shows signs of water damage but most of the framing below appears sound. **See Photos 46 and 47.**

Photo 43
Northwest Corner Framing
At Sunroom / Enclosed Porch

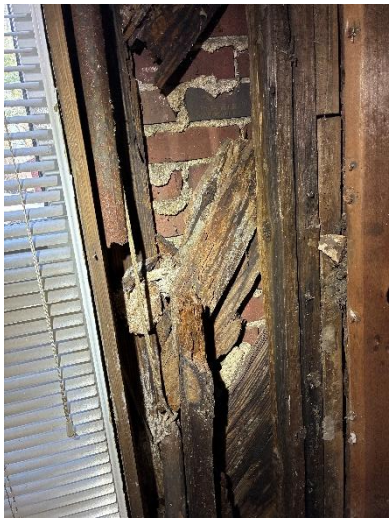


Photo 44
Northwest Corner Framing
At Sunroom / Enclosed Porch

Photo 45
Northwest Corner Framing
At Sunroom / Enclosed Porch

Photo 46
Water Damage at Floor of
Sunroom / Enclosed Porch

Photo 47
Basement Below Sunroom / Enclosed Porch
Showing Floor Framing

REHABILITATION FEASIBILITY

1. Sykes does not believe that this house is unable to be rehabilitated from a strictly structural point of view.
    a. The sunroom / enclosed porch above the basement level is the portion of the house that will require the most demolition / rebuilding.
        i. Roof over sunroom would need to be completely redone. There is significant damage to the wood where the roof has leaked
    b. Sykes recommends a roof assessment for main building. The corner of the roof over the private bathroom on the second floor and the breakfast nook on the first floor shows signs of significant water leaks. This low slope portion of the high roof does not appear to have the typical clay tile that was observed on the rest of the high roof. Damage to the framing from water leaks was also observed at framing near the chimney.
2. Sykes cannot make a determination if rehabilitation is feasible from an economic standpoint.
    a. Structural analysis of the existing framing is not in the scope of this report. If all or a portion of the existing building is to remain, Sykes recommends a complete analysis for the current framing or for any proposed renovations that may modify the current framing to assist in pricing for rehabilitation / renovation.
    b. Sykes recommends additional investigations or assessments by specialists for the following issues to determine if remediation of hazardous conditions / materials is economically feasible.
        i. Mold / mildew assessment
        ii. Asbestos / lead paint assessment

DEMOLITION ALTERNATIVES

1. Viable alternatives to demolition, including stabilization include:
    a. Underpinning at SE corner to mitigate additional settlement
    b. Waterproofing / upgraded drainage
        i. The basement wall adjacent to the driveway, the rear of house at basement windows, and the exterior basement entry require particular attention
    c. Updating first floor framing at posts (replace damaged column and add larger column caps), additional attachments at ledgers, repair at overcut joists
        i. Need to verify framing is adequate or if beam reinforcing / replacement is necessary. See **Rehabilitation Feasibility Section 2.a**.
    d. Clean brick and repoint where necessary
    e. Provide ventilation for the attic and basement
    f. Helities could be used to secure brick veneer to back-up framing. Published literature does not address helitie capacity in diagonal plank wood sheathing, but adding helities would provide a connection from the brick veneer to the back-up wall since one does not appear to currently exist.

PUBLIC SAFETY CONSIDERATIONS

1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
    a. There are locations of potential black mold where water intrusion has damaged the wood.
    b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears mostly sound and not in danger of imminent collapse.
3. The most extensive damage to the framing occurred at the Sunroom / Enclosed Porch and at the northwest corner of the Breakfast Nook.
    a. The floor appears sound, but the roof over this area may be severely compromised.

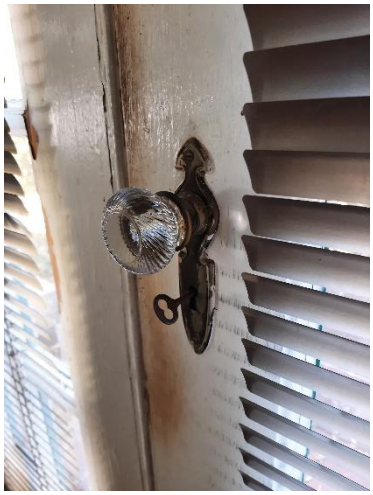
HISTORIC CONSIDERATIONS

1. Degree of remaining architectural / historic integrity
    a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
    a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation architect or other qualified professional.

SALVAGEABLE MATERIAL

1. Sykes recommends all Items listed in this section be reviewed by a preservation architect to determine historical relevance.
    a. Doors / door hardware





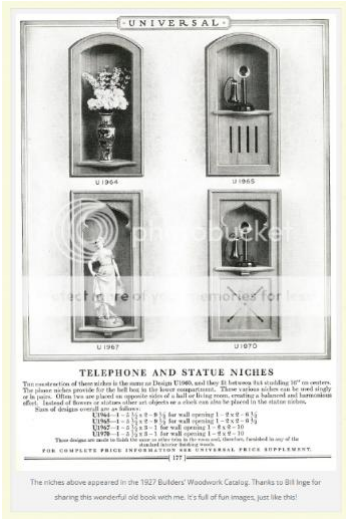
    b. Windows


c. Light fixtures



d. Coal chute doors


e. Phone niche



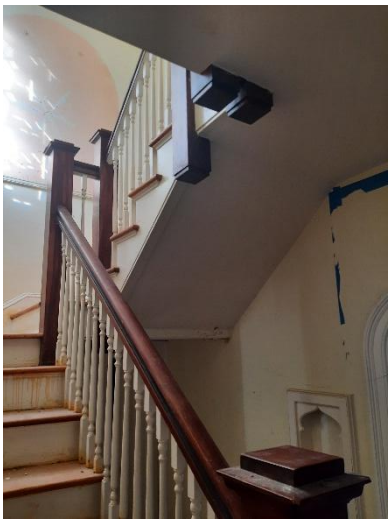
The niches above appeared in the 1927 Builders' Woodwork Catalog. Thanks to Bill Inge for sharing this wonderful old book with me. It's full of fun images, just like this!

f. Tile

g. Fireplace

h. Molding / picture rail (see **Appendix B** Living Room and Dining Room Photos.)

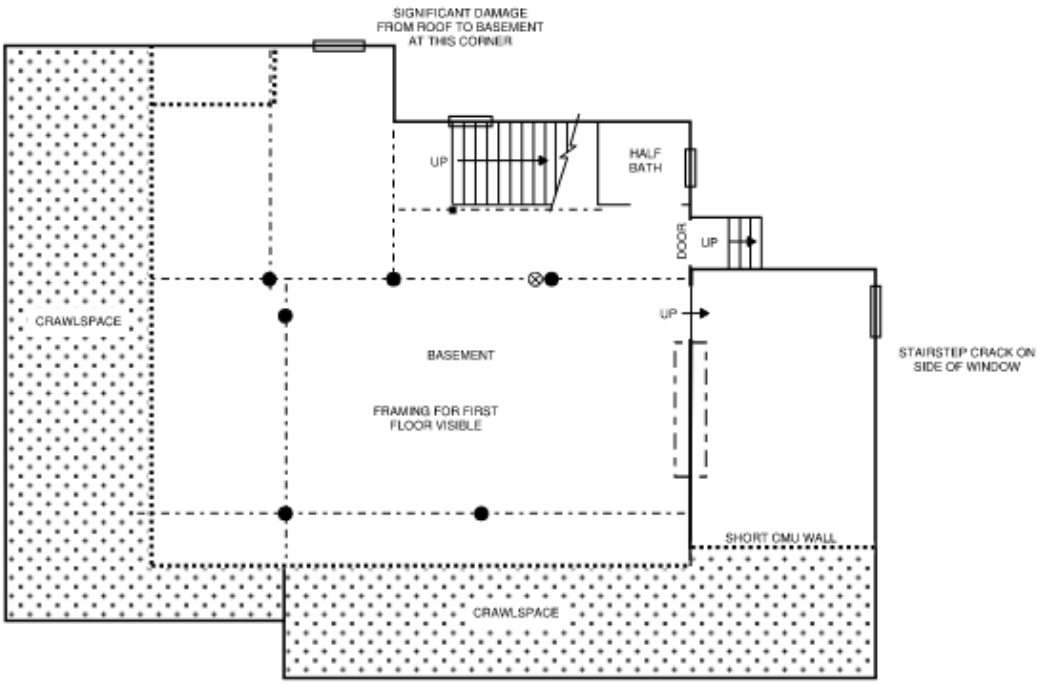
i. Stair



j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)

INDICATES COLUMN

INDICATES WINDOW

INDICATES SHORING POST

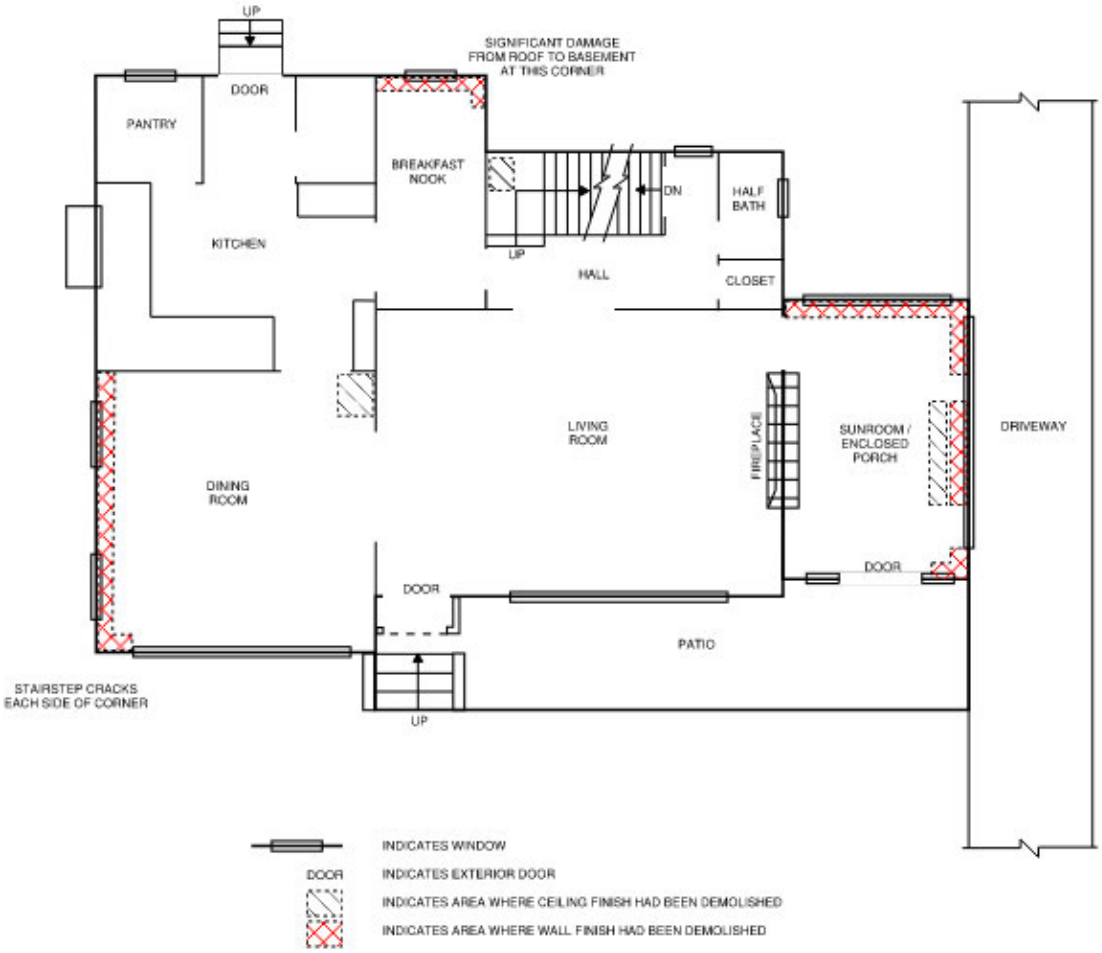
DOOR INDICATES EXTERIOR DOOR

INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN
(NOT TO SCALE)

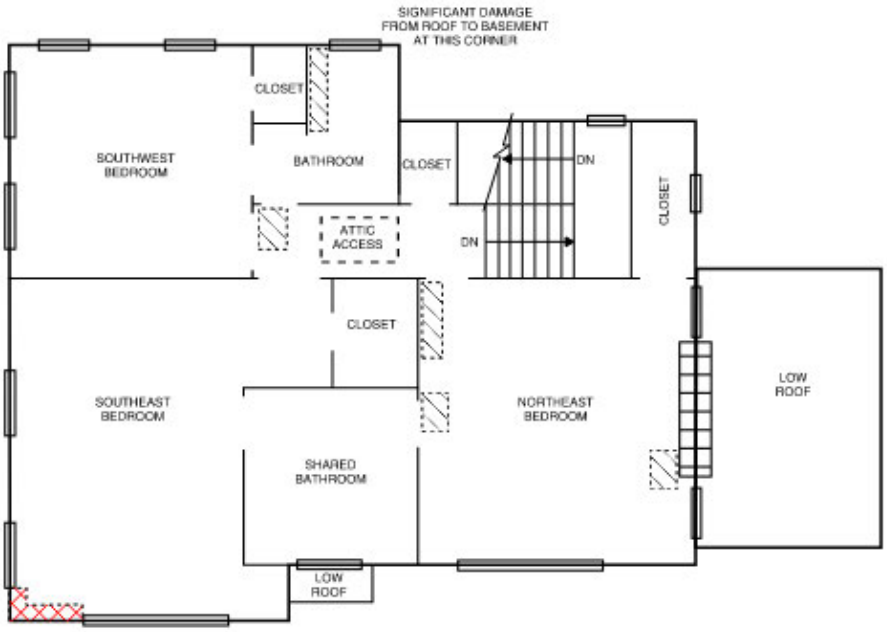
NORTH



ALL LOCATIONS / SIZES ARE APPROXIMATE

FIRST FLOOR PLAN
(NOT TO SCALE)

NORTH



INDICATES WINDOW

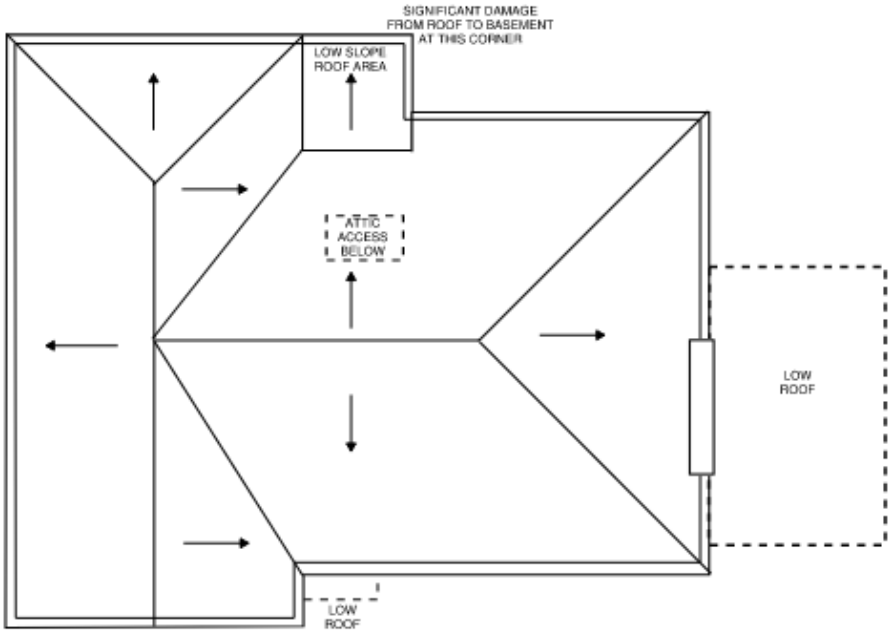
INDICATES AREA WHERE CEILING FINISH HAD BEEN DEMOLISHED

INDICATES AREA WHERE WALL FINISH HAD BEEN DEMOLISHED

ALL LOCATIONS / SIZES ARE APPROXIMATE

SECOND FLOOR PLAN
(NOT TO SCALE)

NORTH



INDICATES SLOPE OF ROOF (DOWN)

ALL LOCATIONS / SIZES ARE APPROXIMATE

ROOF PLAN
(NOT TO SCALE)

NORTH

APPENDIX B

ADDITIONAL PHOTOS

Living Room

Living Room

Living Room View into Dining Room

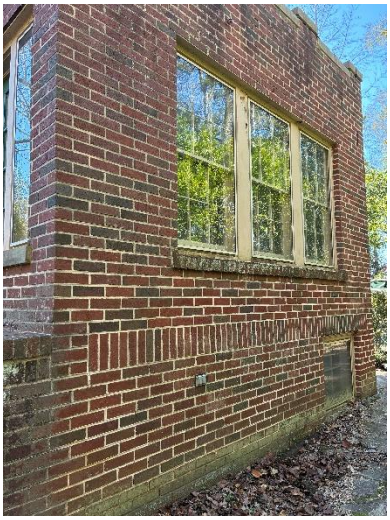
Dining Room

Sunroom / Enclosed Porch

Northeast Bedroom

Southeast Bedroom

Northeast Corner of Exterior Patio



North Exterior Wall of Sunroom / Enclosed Porch

Kitchen

Kitchen

Basement

Basement

Framing Under Hearth

Downspout Near Basement Window

Doorstops