



Facility Condition Assessment Report

Assessment Date:

06/18/2025

Assessment Detail:

Site description: Residential Home

Inspection purpose: Home inspection

Key areas of focus: Damages and deficiencies requiring repairs on a home inspection report.

Task description: Safety, damage, and repairs estimate report

1. Property Inspection Report

Property Address: 3394 Beech Dr Decatur GA 30032

Inspection Purpose: Home inspection focused on damages and deficiencies requiring repairs.

Key Areas of Focus: Safety, damage assessment, and repair needs.

2. Executive Summary

The property, a single-family house, exhibits severe and extensive damage, rendering it uninhabitable in its current state. The primary cause of damage appears to be a significant event, likely a storm or tree fall, resulting in a catastrophic roof collapse over a large portion of the structure. The carport has also suffered a major structural failure. Interior spaces, including the kitchen/dining area, hallway, and at least one bedroom, have extensive ceiling collapse, exposed insulation, and debris accumulation. Immediate professional intervention is critical.



Key Critical Issues:

- * Major roof damage and collapse, with a blue tarp providing temporary and likely inadequate protection. [00:00][vid#1], [00:21][vid#1], [00:59][vid#1]
- * Complete structural failure of the carport. [00:10 - 00:19][vid#1]
- * Extensive interior ceiling collapse in multiple rooms, exposing roof trusses, insulation, and creating significant debris. [00:59 - 01:23][vid#1], [01:28 - 01:31][vid#1], [01:49 - 02:05][vid#1]
- * Fallen trees or large branches impacting or immediately adjacent to the structure, contributing to damage. [00:34 - 00:37][vid#1], [00:40][vid#1]
- * Broken windows, compromising the building envelope. [00:55 - 00:58][vid#1]
- * Potential widespread water intrusion and mold growth (not visually confirmed for mold, but highly probable given conditions).

Summary of Assessment:

- * **Areas Assessed:** 4 (Kitchen/Dining Area, Hallway, Bedroom 1, Bedroom 2)
- * **Issues Logged:** 17
- * **Asset Inventory Items:** 0

Urgent Concerns and Recommended Actions:

1. **Secure the Property:** Ensure the building is secured against unauthorized entry and further weather damage if possible, though the current tarping is a temporary measure for a severely compromised roof.
2. **Comprehensive Structural Engineering Assessment:** A qualified structural engineer must assess the full extent of damage to the roof, walls, foundation, and carport to determine structural integrity and necessary repairs.
3. **Professional Debris Removal and Remediation:** The interior is heavily contaminated with insulation and debris. Professional hazardous material assessment and removal may be required.
4. **Mold Assessment:** Given the exposed interior and likely water intrusion, a professional mold inspection and remediation plan is highly recommended.
5. **Roofing Contractor Assessment:** Immediate evaluation by a roofing contractor is needed for complete roof replacement.
6. **Safety Hazard:** The property is unsafe for entry without proper safety precautions and professional assessment.



3. Property Overview

This report details the inspection of a residential home located at 3394 Beech Dr, Decatur GA 30032. The structure is a single-family house that has sustained significant and widespread damage. The inspection was conducted to assess safety concerns, document existing damages, and identify deficiencies requiring repair. The assessment covered accessible exterior and interior areas of the property. A total of four distinct interior areas were assessed: the Kitchen/Dining Area, Hallway, Bedroom 1, and Bedroom 2. The findings indicate the property is currently uninhabitable.

4. Exterior Assessment

The exterior assessment reveals a single-story house with substantial visible damage to multiple components. The roof is severely compromised, the carport has collapsed, and there is evidence of tree impact. Siding is damaged, and at least one window is broken. The surrounding landscaping is overgrown and impacted by fallen trees/branches.

. Roof

The roof is in extremely poor condition, having suffered extensive damage and partial collapse across a significant portion. A blue tarp has been placed over a large area [00:00][vid#1], [00:21][vid#1], [00:40][vid#1], indicating a major breach of the roofing system. Daylight is visible through this tarp from the interior, confirming the severity of the damage [00:59][vid#1].

* **Roofing material:** Largely obscured by a blue tarp [00:00][vid#1], [00:21][vid#1], [00:40][vid#1]. Where visible beneath damage, it appears to be shingle type, but is torn and dislodged [00:23][vid#1].

* **Soffits:** Severely damaged and missing in multiple areas, particularly on the side with the carport and where treefall impact is suspected [00:09][vid#1], [00:18][vid#1], [00:22][vid#1]. Some soffit panels appear



to be wood or a composite material.

* **Vents:** A roof vent is visible on a damaged section of the roof [00:22][vid#1]. Its condition is poor, consistent with surrounding damage.

* **Gutters:** Not clearly visible in most areas due to damage and tarping. Likely damaged or missing, especially along the heavily damaged eaves [00:21 - 00:28][vid#1].

* **Downspouts:** Not clearly visible. Likely damaged or detached corresponding to gutter damage.

* **Flashing:** Not visible due to extensive damage and tarping.

* **Chimneys:** A small metal chimney pipe is visible on the roofline [00:36][vid#1]. Appears relatively intact from a distance, but its base and flashing cannot be assessed.

. Walls

The exterior walls are a combination of red brick on the lower portion and light-colored (beige/light yellow) siding on the upper portion and some sides. Significant damage is noted to the siding in areas, particularly where the carport was attached and where a tree appears to have impacted the house.

* **Siding:** Light-colored siding is damaged, pulled away, or missing in several sections, exposing underlying structure [00:20 - 00:27][vid#1], [00:30][vid#1]. The brick veneer appears mostly intact from a distance where visible [00:00][vid#1], [00:38][vid#1]. Potentially exposed or damaged electrical wiring was noted on an exterior wall where siding is damaged [00:30][vid#1].

* **Paint/Finish:** The paint on the siding is generally weathered. The brick does not appear painted. Ornate metal supports for the carport are painted white, with paint flaking and rust visible [00:16][vid#1].

* **Trim:** Exterior trim around windows and doors is basic. Some trim is damaged or missing corresponding to wall damage [00:06][vid#1].

* **Foundation:** Not clearly visible for detailed inspection, but the house appears to be on a slab or crawl space foundation based on ground level [00:01][vid#1]. No obvious major cracks seen from a distance in the visible portions.

* **Weatherproofing:** Compromised in multiple areas due to siding damage and broken windows [00:20][vid#1], [00:55][vid#1].



. Windows (Exterior)

Windows appear to be older, possibly aluminum frame, single-pane units. One large window is catastrophically damaged [00:55 - 00:58][vid#1], and others may have sustained damage not clearly visible.

- * **Frames:** Metal frames are visible [00:00][vid#1], [00:55][vid#1]. Condition varies; some appear intact, while the frame of the broken window may be bent.

- * **Glass:** One large window has completely shattered glass [00:55 - 00:58][vid#1]. Other windows appear intact from a distance [00:00][vid#1], [00:42][vid#1].

- * **Screens:** Present on some windows [00:00][vid#1]. Screens are damaged or missing on the broken window [00:56][vid#1].

- * **Weather stripping:** Not visible for detailed assessment, but likely aged or compromised given the age and condition of windows.

- * **Exterior trim:** Basic trim, condition consistent with the overall state of the windows.

. Carport/Garage

A carport structure is located to the side of the main house entrance. It originally featured a roof supported by ornate metal posts. The carport is now in a state of complete structural failure, with the roof collapsed and support elements severely damaged.

- * **Structural Integrity:** The carport has suffered a catastrophic collapse [00:05 - 00:19][vid#1], [00:10 - 00:19][vid#1]. The roof structure is broken and fallen.

- * **Damage:** Ornate metal support posts are bent, and at least one is detached from the house wall [00:07][vid#1], [00:16][vid#1]. The carport roof material and underlying wood structure are destroyed [00:11][vid#1]. Debris and stored items are present under the collapsed structure [00:05][vid#1], [00:12][vid#1].

. Landscaping

The property has a grass lawn at the front and is surrounded by mature trees. There is significant overgrowth



of vegetation and evidence of fallen trees or large branches, particularly along one side of the house, which have likely contributed to the structural damage.

* **Fallen trees:** A large fallen tree or substantial branches are observed resting against or very close to the side of the house [00:34 - 00:37][vid#1], [00:40][vid#1]. This is a major concern and likely a primary cause of damage.

* **Overgrown vegetation:** Bushes and plants near the front of the house are somewhat overgrown [00:02][vid#1]. The side yard is heavily overgrown with foliage and debris [00:37 - 00:54][vid#1].

* **Obstructions:** Fallen tree limbs and debris obstruct access and pose a safety hazard around the damaged side of the house [00:23][vid#1], [00:35][vid#1].

. Exterior Lighting

Exterior lighting is minimal and its functionality could not be assessed due to the daytime inspection and lack of power testing.

* **Functionality:** No exterior lights were observed to be on. Power status to the property is unknown but likely off given the damage.

* **Condition of individual fixtures:** No specific exterior light fixtures were clearly identified or assessed for condition, other than an electrical utility box on the wall [00:32][vid#1].

5. Interior Assessment

The interior of the property is severely damaged, primarily due to extensive roof and ceiling collapse in multiple areas. Debris, insulation, and exposed structural elements are prevalent.

. Kitchen/Dining Area

* **Description:** > Viewed from exterior, then interior ([00:58 - 01:11][vid#1], [01:59 - 02:05][vid#1]). This



area has suffered catastrophic ceiling collapse. It is filled with debris, fallen insulation, and exposed roof trusses. The blue tarp covering the roof is visible from inside [00:59 - 01:09][vid#1], [02:00 - 02:05][vid#1], indicating a complete breach.

* **Flooring:** - Not clearly visible due to extensive debris coverage [01:00][vid#1].

* **Walls:** - Partially visible, likely drywall. Covered in debris and insulation [01:05][vid#1]. Some sections show impact damage or holes [02:00][vid#1].

* **Ceiling:** - Extensively collapsed, almost entirely missing in large sections. Exposed roof trusses, damaged sheathing, and insulation (blown-in type) are visible. The blue tarp is the only overhead covering in parts [00:59 - 01:09][vid#1], [02:00 - 02:05][vid#1].

* **Windows:** - The window through which initial interior views are seen is completely broken [00:55 - 00:58][vid#1]. Torn white curtains hang from this window [00:57][vid#1]. Another window in the kitchen area has a window AC unit; its condition is obscured [02:00][vid#1].

* **Doors:** - A wooden interior door, possibly to a pantry or closet, is visible [01:08][vid#1]. Appears intact but access is blocked.

* **Electrical:** - A recessed light fixture housing is detached and hanging [01:06][vid#1], [02:00][vid#1]. Other fixtures are likely destroyed. Electrical outlets not clearly visible, likely compromised. A ceiling fan base is visible, detached and fallen [01:07][vid#1].

* **Cabinets/Countertops:** - Wooden cabinets (upper and lower) are visible [01:04][vid#1], [01:07][vid#1], [02:00][vid#1]. They appear structurally intact but are covered in debris and insulation, likely contaminated. Countertops are visible, but entirely covered in debris and insulation [01:05][vid#1], [02:01][vid#1].

* **Appliances:** - A white refrigerator is visible, covered in debris [01:05][vid#1], [02:00][vid#1]. A window air conditioning unit is installed in one kitchen window [02:00][vid#1].

* **Plumbing:** - Sink and faucet not clearly visible.

* **HVAC:** - Flexible silver ductwork is visible, dislodged and damaged [01:00][vid#1]. Ceiling vents are likely destroyed or buried in debris.

. Hallway

* **Description:** > ([01:11 - 01:23][vid#1], [01:32 - 01:41][vid#1], [01:47 - 01:59][vid#1]). The hallway also exhibits severe ceiling collapse, with exposed roof structure, insulation, and the blue tarp visible overhead [01:12 - 01:17][vid#1], [01:33][vid#1], [01:50 - 01:57][vid#1]. Debris covers the floor.



- * **Flooring:** - Not clearly visible due to heavy debris and poor lighting [01:34][vid#1].
- * **Walls:** - Drywall, damaged where the ceiling has collapsed. Sections are covered in insulation and debris [01:19][vid#1], [01:34][vid#1], [01:50][vid#1].
- * **Ceiling:** - Large sections missing, exposing attic space, roof trusses, insulation, and the blue tarp overhead [01:12 - 01:17][vid#1], [01:33][vid#1], [01:50 - 01:57][vid#1].
- * **Windows:** - Not applicable/Not visible in hallway section.
- * **Doors:** - Doorways to other rooms are visible. One door has louvered panels [01:11][vid#1], [01:38][vid#1]. Door frames are visible [01:50][vid#1].
- * **Electrical:** - Lighting fixtures not clearly visible, likely damaged or destroyed. Flashlight is primary illumination. One electrical outlet is partially visible on a wall section [01:58][vid#1].
- * **HVAC:** - Exposed and damaged ductwork visible in the ceiling cavity [01:13][vid#1], [01:54][vid#1].

. Bedroom 1

- * **Description:** > ([01:27 - 01:31][vid#1]). This bedroom has significant ceiling collapse, with exposed roof structure and scattered insulation. Furniture is covered in debris.
 - * **Flooring:** - Dark colored, possibly wood or laminate, heavily covered in debris and insulation [01:28][vid#1].
 - * **Walls:** - Drywall. Some sections appear intact but are likely damaged near the ceiling collapse. Covered in insulation [01:28][vid#1].
 - * **Ceiling:** - A significant portion has collapsed, exposing the attic space, roof trusses, insulation, and the blue tarp above [01:28 - 01:31][vid#1].
 - * **Windows:** - A window is visible with light-colored curtains [01:28][vid#1]. Condition of glass and frame not clear. Blinds/Window Treatments: Light-colored curtains present [01:28][vid#1].
 - * **Doors:** - Doorway to the room is visible but the door itself is not clearly shown [01:27][vid#1].
 - * **Electrical:** - Lighting fixtures not clearly visible, apart from the ceiling fan. Electrical outlets not visible. A ceiling fan is present; blades appear intact but the unit is amidst the collapsed ceiling and likely non-functional [01:29][vid#1].
 - * **HVAC:** - A circular ceiling HVAC vent is visible, likely dislodged or damaged due to ceiling collapse [01:29][vid#1].
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. Bedroom 2 (Master Bedroom?)

- * **Description:** > ([01:41 - 01:47][vid#1]). This bedroom shows ceiling damage, including cracks and a fallen section near the ceiling fan. The room is generally dark.
- * **Flooring:** - Appears to be carpet, dark color. Some debris visible [01:44][vid#1].
- * **Walls:** - Appear mostly intact from what is visible in the dim light [01:44][vid#1]. Wall color is dark (maroon/red).
- * **Ceiling:** - White ceiling with large cracks visible [01:44][vid#1]. A section appears to have fallen near the ceiling fan [01:45][vid#1]. Possible water staining.
- * **Windows:** - A window with light-colored curtains is visible [01:44][vid#1]. Blinds/Window Treatments: Light-colored curtains present [01:44][vid#1].
- * **Doors:** - Doorway visible [01:43][vid#1]. The door itself is not clearly shown.
- * **Electrical:** - Lighting fixtures not clearly visible beyond the ceiling fan. A ceiling fan is present. A dark green shirt or piece of cloth is draped over one of the blades [01:44][vid#1]. Its operational status is unknown. Electrical outlets not visible.
- * **HVAC:** - HVAC Vents not visible.

6. Asset Inventory Log

. Electrical Equipment

No Electrical Equipment Documented During Assessment

. HVAC/Mechanical Equipment

No HVAC/Mechanical Equipment Documented During Assessment



. Plumbing Equipment

No Plumbing Equipment Documented During Assessment

. Kitchen/Laundry Equipment

No Kitchen/Laundry Equipment Documented During Assessment

. Other Equipment

No Other Equipment Documented During Assessment

7. Issues Log

. Structural

- * **Description:** Extensive roof damage and temporary tarping.
- * **Timestamp:** [00:00 - 02:05][vid#1]
- * **Details:** Blue tarp covering large sections of the roof, indicating significant underlying damage [00:00][vid#1], [00:21][vid#1], [00:40][vid#1]. Exposed and damaged roof structure visible where tarp is not present or from interior [00:23][vid#1], [00:28][vid#1], [00:59][vid#1].
- * **Location:** Roof, various sections.
- * **Severity:** Critical
- * **Recommended Action:** Immediate comprehensive assessment by a structural engineer and roofing contractor for complete roof replacement.
- * **Description:** Carport structural failure.



* **Timestamp:** [00:05 - 00:19][vid#1], [00:10 - 00:19][vid#1]

* **Details:** Carport roof has collapsed [00:11][vid#1]. Ornate metal support posts are bent and detached [00:07][vid#1], [00:16][vid#1].

* **Location:** Carport.

* **Severity:** Critical

* **Recommended Action:** Assessment by a structural engineer. Removal or complete reconstruction required.

* **Description:** Detached and bent carport support column.

* **Timestamp:** [00:07][vid#1]

* **Location:** Carport.

* **Severity:** High

* **Recommended Action:** Part of the overall carport structural failure; address with carport reconstruction/removal.

* **Description:** Damaged and missing exterior wall siding.

* **Timestamp:** [00:20 - 00:27][vid#1], [00:30][vid#1]

* **Details:** Siding pulled away, exposing underlying structure.

* **Location:** Exterior walls, various sections.

* **Severity:** High

* **Recommended Action:** Repair/replacement of damaged siding and underlying weather barrier. Inspect exposed structure for damage.

* **Description:** Extensive interior ceiling collapse in multiple rooms (Kitchen/Dining, Hallway, Bedroom 1).

* **Timestamp:** [00:59 - 01:23][vid#1], [01:28 - 01:31][vid#1], [01:33 - 01:40][vid#1], [01:49 - 02:05][vid#1]

* **Details:** Exposed roof trusses, insulation, and blue tarp visible from interior. Significant debris accumulation from collapsed materials.

* **Location:** Kitchen/Dining Area, Hallway, Bedroom 1.

* **Severity:** Critical

* **Recommended Action:** Structural assessment, debris removal, and complete ceiling/roof system repair.



- * **Description:** Cracked and partially fallen ceiling in Bedroom 2.
- * **Timestamp:** [01:44 - 01:45][vid#1]
- * **Location:** Bedroom 2.
- * **Severity:** High
- * **Recommended Action:** Assess extent of damage, potential water intrusion, and repair/replace ceiling.

. Electrical

- * **Description:** Potentially exposed or damaged electrical wiring on exterior wall.
 - * **Timestamp:** [00:30][vid#1]
 - * **Location:** Exterior wall where siding is damaged.
 - * **Severity:** High
 - * **Recommended Action:** Immediate inspection and repair by a qualified electrician. Ensure power is off to affected circuits.
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- * **Description:** Detached and hanging recessed light fixture in Kitchen/Dining area.
 - * **Timestamp:** [01:06][vid#1], [02:00][vid#1]
 - * **Location:** Kitchen/Dining Area.
 - * **Severity:** Moderate
 - * **Recommended Action:** Inspection and repair/replacement by a qualified electrician.

. Mechanical

- * **Description:** Dislodged and damaged HVAC ductwork in ceiling.
 - * **Timestamp:** [01:00][vid#1], [01:13][vid#1], [01:54][vid#1]
 - * **Location:** Ceiling cavities of Kitchen/Dining Area and Hallway.
 - * **Severity:** High
 - * **Recommended Action:** Inspection, repair, or replacement by an HVAC technician.
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- * **Description:** Detached ceiling fan base in Kitchen/Dining area.
 - * **Timestamp:** [01:07][vid#1]



- * **Location:** Kitchen/Dining Area.
- * **Severity:** Moderate
- * **Recommended Action:** Removal or replacement by a qualified individual.
- * **Description:** Dislodged/damaged ceiling HVAC vent in Bedroom 1.
- * **Timestamp:** [01:29][vid#1]
- * **Location:** Bedroom 1 ceiling.
- * **Severity:** Moderate
- * **Recommended Action:** Repair or replacement by an HVAC technician.
- * **Description:** Ceiling fan in Bedroom 1 amidst collapsed ceiling.
- * **Timestamp:** [01:29][vid#1]
- * **Location:** Bedroom 1.
- * **Severity:** Moderate
- * **Recommended Action:** Assess for damage and functionality; likely requires replacement.

. Safety

- * **Description:** Fallen tree/large branches impacting or near the house.
- * **Timestamp:** [00:34 - 00:37][vid#1], [00:40][vid#1]
- * **Location:** Side of the house.
- * **Severity:** Critical
- * **Recommended Action:** Immediate removal of fallen trees/branches by a professional tree service. Assess structure for further impact damage.
- * **Description:** Broken window with shattered glass and torn curtains.
- * **Timestamp:** [00:55 - 00:58][vid#1]
- * **Location:** Kitchen/Dining Area (exterior view).
- * **Severity:** High
- * **Recommended Action:** Board up opening immediately to secure property and prevent weather/pest intrusion. Replace window.
- * **Description:** General unsafe condition of the property due to extensive damage and debris.



- * **Timestamp:** [00:00 - 02:05][vid#1]
- * **Location:** Entire property.
- * **Severity:** Critical
- * **Recommended Action:** Restrict access until deemed safe by professionals. Comprehensive stabilization and repair required.

. Maintenance

- * **Description:** Damaged and missing soffits.
- * **Timestamp:** [00:09][vid#1], [00:18][vid#1], [00:22][vid#1]
- * **Location:** Exterior eaves, particularly near carport and tree impact area.
- * **Severity:** Moderate
- * **Recommended Action:** Repair/replacement of soffits to prevent pest intrusion and protect roof structure.
- * **Description:** Overgrown landscaping and debris in yard.
- * **Timestamp:** [00:37 - 00:54][vid#1]
- * **Location:** Yard, particularly side yard.
- * **Severity:** Moderate
- * **Recommended Action:** Clear overgrowth and debris to allow for proper inspection, access, and to improve property condition.

8. Recommendations

The property requires extensive and immediate professional intervention to address critical safety hazards and structural failures.

Immediate Actions (Within 24-72 Hours):

- * **Secure Property:** Ensure the property is secured against unauthorized entry. Enhance temporary weather protection if feasible, though the existing tarp over the roof ([00:00][vid#1]) is a stop-gap for major damage.



- * **Structural Engineering Assessment:** Engage a qualified structural engineer to conduct a thorough assessment of the entire structure, including the roof ([00:00 - 02:05][vid#1]), carport ([00:05 - 00:19][vid#1], [00:10 - 00:19][vid#1]), walls, and foundation to determine the full extent of damage and develop a repair plan.
- * **Tree Removal:** Contract a professional tree service to remove fallen trees/branches impacting or threatening the structure ([00:34 - 00:37][vid#1], [00:40][vid#1]).
- * **Hazard Assessment:** Address exposed electrical wiring ([00:30][vid#1]) immediately with a qualified electrician.
- * **Board Up Openings:** Secure broken windows ([00:55 - 00:58][vid#1]) to prevent further weather intrusion and unauthorized access.

Short-Term Actions (Within 1-4 Weeks):

- * **Professional Debris Removal:** Engage professionals for the removal of extensive interior debris and collapsed ceiling materials ([00:59 - 01:23][vid#1], [01:28 - 01:31][vid#1], [01:49 - 02:05][vid#1]). This may require hazardous material assessment for insulation.
- * **Mold Assessment:** Conduct a professional mold inspection due to high probability of water intrusion from roof and window damage.
- * **Roofing Contractor Assessment & Replacement:** Obtain detailed quotes for complete roof replacement and structural repairs following the engineer's report.
- * **Carport Demolition/Assessment:** Based on structural engineer's report, proceed with demolition or planning for reconstruction of the collapsed carport ([00:05 - 00:19][vid#1]).

Long-Term Actions (1 Month Onwards):

- * **Full Interior and Exterior Restoration:** This includes repairing/replacing damaged siding ([00:20 - 00:27][vid#1], [00:30][vid#1]), soffits ([00:09][vid#1], [00:18][vid#1], [00:22][vid#1]), interior walls, ceilings ([01:44 - 01:45][vid#1]), flooring, electrical systems ([01:06][vid#1], [01:07][vid#1]), and HVAC systems ([01:00][vid#1], [01:13][vid#1], [01:54][vid#1], [01:29][vid#1]).
- * **Landscaping Restoration:** Address overgrown vegetation and yard debris ([00:37 - 00:54][vid#1]) once major structural work is complete.



9. Professional Services Required

A coordinated effort by multiple qualified professionals is essential to address the severe damage and safety concerns at this property.

- * **Structural Engineer:** (Critical) For comprehensive assessment of roof, carport, and overall structural integrity.
- * **Licensed Roofing Contractor:** (Critical) For roof replacement and repairs.
- * **Licensed General Contractor:** (High Urgency) To oversee and manage the extensive repair and restoration work.
- * **Professional Tree Removal Service:** (Urgent) To remove fallen trees and branches.
- * **Hazardous Material Remediation Service:** (Urgent) For safe removal of debris, particularly insulation, and potential asbestos/lead testing if applicable given age.
- * **Mold Inspection and Remediation Specialist:** (Urgent) Due to likely water intrusion.
- * **Licensed Electrician:** (High Urgency) To address exposed wiring and repair/replace damaged electrical systems.
- * **Licensed HVAC Technician:** (High Urgency) To repair/replace damaged ductwork and systems.
- * **Window and Siding Contractors:** (Medium Urgency) For exterior envelope repairs.
- * **Landscaping Services:** (Medium Urgency) For yard cleanup.

10. Cost Estimations

The following are preliminary, broad estimates for repairs. Detailed quotes from qualified contractors are necessary. The property has suffered catastrophic damage, and costs will be substantial.

- * **Structural Engineering Assessment:** \$1,500 - \$3,500 (Priority: Critical)
- * **Professional Tree Removal:** \$2,000 - \$6,000 (Priority: Urgent)
- * **Emergency Securing (enhanced tarping, board-up):** \$1,000 - \$2,500 (Priority: Immediate)
- * **Complete Roof System Replacement (including structural repairs):** \$30,000 - \$70,000+ (Priority: Critical)



- * **Carport Demolition & Debris Removal (or Rebuild):** \$5,000 - \$15,000 (for demo/rebuild extra) (Priority: High)
- * **Interior Debris Removal & Demolition (ceilings, damaged drywall):** \$8,000 - \$15,000 (Priority: Urgent)
- * **Hazardous Material Testing/Abatement (if needed):** \$3,000 - \$10,000 (Priority: Urgent)
- * **Mold Remediation (contingent on assessment):** \$5,000 - \$15,000+ (Priority: High)
- * **Exterior Wall Siding & Trim Repair/Replacement:** \$5,000 - \$12,000 (Priority: Medium)
- * **Window Replacement (multiple units, including broken one):** \$3,000 - \$8,000 (Priority: High)
- * **Interior Rebuild (drywall, insulation, flooring, painting, fixtures for damaged areas):** \$50,000 - \$100,000+ (Priority: High)
- * **Electrical System Repairs/Upgrades:** \$4,000 - \$10,000 (Priority: High)
- * **HVAC System Repairs (ductwork, potentially units):** \$5,000 - \$12,000 (Priority: High)
- * **Landscaping and Yard Cleanup:** \$1,000 - \$3,000 (Priority: Medium)

Subtotal Estimated Range: \$118,500 - \$272,000+

Contingency (20% for unforeseen issues): \$23,700 - \$54,400+

Total Estimated Cost Range for Restoration: \$142,200 - \$326,400+

These costs are highly variable and depend on the final scope determined by professional assessments.

11. Additional Notes

* **Assessment Limitations:** This inspection was limited by the extensive damage and safety hazards present. A full assessment of all systems and areas was not possible. Power was assumed to be off; no systems were tested for functionality. Some areas were inaccessible due to debris or structural compromise. The inspection was conducted during daylight hours.

* **Special Considerations:** The property is currently uninhabitable and poses a significant safety risk. Entry should be restricted to authorized personnel with appropriate safety equipment. The extent of water damage and potential mold growth requires immediate professional investigation. Hidden damages are highly probable.



* **Documentation:** The video recording serves as primary documentation for the observed conditions at the time of inspection.

12. Conclusion

The property at 3394 Beech Dr, Decatur GA 30032, has suffered catastrophic damage, rendering it unsafe and uninhabitable in its current condition. The most significant issues include a major roof collapse ([00:00 - 02:05][vid#1]), structural failure of the carport ([00:05 - 00:19][vid#1]), extensive interior ceiling collapse in multiple rooms ([00:59 - 01:23][vid#1], [01:28 - 01:31][vid#1], [01:49 - 02:05][vid#1]), and impact from fallen trees ([00:34 - 00:37][vid#1]).

Immediate and comprehensive action by qualified professionals, including structural engineers, roofing contractors, and hazardous material removers, is paramount. The property must be secured, hazards mitigated, and a detailed plan for demolition, repair, or complete rebuilding must be developed. Due to the severity and widespread nature of the damage, restoration will be a complex and costly undertaking. Safety must be the foremost priority in all subsequent actions related to this property.