



240 Trailmore Ct.
Roswell, GA 30076

Andy Gosch
770-301-2700

Community: Dunwoody Glenn

Inspected: 03/14/2011 - 03/21/2011

Units Selected: 462

Comment Summary

Wrong Count of 2 - 4 2303 Mandatory repairs

Mandatory repairs are listed in bold type. They must be repaired as part of the city inspections.

Apt #

- A01 ☒ Toilet loose; guest bathroom. *now right of sink no power*
☒ GFCI faulty at kitchen ; won't trip with button or tester.
☒ The light switch cover is missing at furnace closet.
☒ Hand rail is loose at stairs;
- A03 ☒ Smoke detector needs batteries at downstairs hall, upstairs hall. *Both faulty*
☒ Water on the floor at guest bathroom, caused by possible leak in wall. Sheetrock showed high moisture..
☒ Wires exposed and need a connector at the garbage disposal.
☒ Protective globe missing from light at guest bathroom. This leaves live electrical wires exposed over the shower and can be hazardous.
☒ GFCI needed at kitchen sink wall GFCI's are currently installed here throughout the property..
- A04 ☒ Smoke detector needs batteries at upstairs hall.
☒ GFCI faulty at half bathroom ; won't trip with button or tester.
☒ Gas grill and propane tank, Propane tank and cooking tools found at porch. This is considered a fire hazard. Recommend it be removed.
- A05 ☒ GFCI faulty at kitchen right of sink; won't reset after tripping. *no power*
☒ Gas powered equipment stored in the unit. Equipment containing flammable liquids can not be stored in units.
- A06 ☒ Gas powered equipment stored in the unit. Equipment containing flammable liquids can not be stored in units.
- A07 ☒ Toilet loose; master bathroom, guest bathroom.
☒ GFCI faulty at kitchen sink wall;
☒ GFCI faulty at half bathroom ; won't reset after tripping.
- A09 *NK* - Stored items to close to in closet.
 Smoke detectors are missing at downstairs, upstairs.
 GFCI faulty at entrance. Needs cover and won't trip.
 Extermination needed, heavy infestation.
- A10 ☒ Smoke detector needs batteries at upstairs hall. *HUR*
☒ GFCI faulty at kitchen sink wall, stove wall; won't trip with button or tester. *Hall*
☒ GFCI is loose at front door and needs cover.
- A11 ☒ Water drips constantly - wasting water at master bathroom shower valves.
☒ GFCI faulty at half bathroom ; won't trip with button or tester.
☒ GFCI faulty at kitchen sink wall, stove wall; won't trip with button or tester. - *missing L&R of sink.*
- A13 ☒ Smoke detector needs batteries at downstairs hall.
- A15 ☒ GFCI faulty at front door; open ground & won't trip with tester.
☒ GFCI faulty at kitchen ; won't trip with button or tester.
☒ GFCI needed at kitchen sink wall.

Printed: 6/17/2011 4:19:28 PM

1 of 35

PLAINTIFF'S
EXHIBIT

6

ClearView Inspections

Community: Dunwoody Glenn

Inspected: 03/14/2011 - 03/21/2011

Comment Summary

Mandatory repairs

Apt #

- A16 ☒ GFCI faulty at kitchen sink wall, at corner; won't trip with button or tester.
☒ GFCI needed at master bathroom.
☒ GFCI needed at half bathroom.
☒ Gas powered equipment stored in the unit. Equipment containing flammable liquids can not be stored in units.
- A17 ☒ Smoke detectors are missing at downstairs.
☒ GFCI faulty at kitchen sink wall, stove wall; won't trip with button or tester.
☒ Gas powered equipment stored in the unit. Equipment containing flammable liquids can not be stored in units.
- A18 ☒ Smoke detectors are missing at downstairs.
☒ Water drips constantly - wasting water at master bathroom shower.
☒ Wires exposed and need a connector at the garbage disposal.
☒ Hand rail is loose at top section, bottom section;
☒ Gas grill and propane tank found at living room. This is considered a fire hazard. Recommend it be removed.
- A19 ☒ Smoke detectors are missing at downstairs.
☒ Hand rail is missing at stairs;.
- A20 ☒ Smoke detectors are missing at downstairs, upstairs.
☒ The bathroom fan is faulty at half bathroom.
☒ GFCI faulty at kitchen right of sink; won't trip with button or tester.
☒ Light at upstairs hall is hanging by wires.
- AA1 ☒ Leak at guest bathroom sink.
☒ Wires exposed and need a connector at the garbage disposal.
☒ Receptacle at left bedroom, guest bedroom left wall shows hot neutral reverse.
- AA2 ☒ Smoke detectors are missing at downstairs hall, upstairs hall.
☒ Toilet loose; half bathroom.
☒ Wires exposed and need a connector at the garbage disposal.
☒ The breaker box cover is loose at laundry.
☒ Receptacle at living room exterior wall won't work consistently.
☒ GFCI needed at throughout unit.
- AA3 ☒ Wires exposed and need a connector at the garbage disposal.
☒ GFCI needed at kitchen sink wall, stove wall.
☒ Light is faulty at porch shows no power. No bulb
- AA4 ☒ Smoke detector needs batteries at downstairs hall.
☒ Smoke detectors are missing at upstairs hall.
☒ Leak at kitchen sink and dishwasher.
☒ GFCI needed at throughout unit.
☒ Subfloor felt soft or loose at toilet base; master bathroom.
- AA5 ☒ Smoke detector needs batteries at downstairs hall.
☒ Wires exposed and need a connector at the garbage disposal.
☒ GFCI needed at kitchen sink wall, stove wall.
☒ Gas can stored in the unit at upstairs bedroom. Equipment containing flammable liquids can not be stored in units.

New P-Clamp pipes broken
 water in walls & on floor
 2Porch Door won't open

ClearView Inspections

Community: Dunwoody Glenn

Inspected: 03/14/2011 - 03/21/2011

Comment Summary**Mandatory repairs**

Apt #

AA6

✓ Leak at kitchen sink.

☐ The shower head is missing at guest bathroom. Contributes to water on bathroom floor.

☐ Wires exposed and need a connector at the garbage disposal.

✓ Receptacle at dining room right wall shows hot neutral reverse.

✓ Stained sheet rock at living room ceiling shows high moisture - from bathroom overhead. Appeared to be water spilling out of shower onto floor.

AA7

✓ Toilet loose; guest bathroom.

✓ Receptacle at right bedroom, guest bedroom exterior wall, front side shows open ground.

AA8

☐ Smoke detectors are missing at downstairs hall.

☐ Toilet loose; half bathroom.

☐ Toilet loose; master bathroom.

☐ Receptacle at right bedroom exterior wall pulls off wall exposing the wires, shows hot neutral reverse.

☐ GFCI needed at throughout unit.

B01

✓ Toilet loose; master bathroom.

✓ Wires hanging out of wall in furnace closet.

✓ GFCI needed at throughout unit.

*Roof Leak in LR corner walls
saturated. Floods back to*

B02

Wires exposed and need a connector at the garbage disposal.

GFCI faulty at half bathroom; won't reset after tripping.

The receptacle cover is missing at 1st hall bedroom exterior wall.

Receptacle at 1st hall bedroom front side shows hot neutral reverse.

☐ GFCI needed at kitchen sink wall.

Gas powered equipment stored in the unit. Equipment containing flammable liquids can not be stored in units.

B04

Toilet loose; master bathroom.

Water on the floor at master bathroom, caused by leak.

Wires exposed and need a connector at the garbage disposal.

The water heater cover is loose at. This leaves live electrical wires exposed and can be hazardous.

GFCI needed at throughout unit.

Stained sheet rock at master bathroom is very moldy.

Subfloor felt soft or loose at; master bathroom.

B06

Wires exposed and need a connector at the garbage disposal.

GFCI needed at kitchen sink wall.

GFCI needed at half bathroom.

B07

Wires exposed and need a connector at the garbage disposal.

B08

Wires exposed and need a connector at the garbage disposal.

GFCI needed at throughout unit.

B09

Smoke detectors are missing at upstairs.

Toilet loose; master bathroom.

GFCI needed at master bathroom.

GFCI needed at kitchen sink wall.

B10

GFCI needed at throughout unit.

Printed: 6/17/2011 4:19:28 PM

3 of 35

ClearView Inspections

Community: Dunwoody Glenn

Inspected: 03/14/2011 - 03/21/2011

Comment Summary

Mandatory repairs

Apt

- B11 Smoke detectors are missing at upstairs hall, main floor.
Toilet loose; guest bathroom.
Wires exposed and need a connector at the garbage disposal.
GFCI faulty at half bathroom; hot-neutral reverse and won't trip with tester.
GFCI needed at kitchen sink wall.
GFCI needed at master bathroom.
- B14 GFCI needed at throughout unit.
Hand rail is missing at stairs, top section;.
- B16 Smoke detectors are missing at downstairs.
Receptacle at 1st hall bedroom throughout room shows open ground.
Receptacle at 2nd hall bedroom left wall shows open ground.
GFCI needed at throughout unit.
Hand rail is loose at stairs, bottom section, top section;.
- BB1 ☒ Toilet loose; half bathroom.
☒ GFCI faulty at kitchen sink wall, stove wall; won't trip with button or tester.
☒ The wall receptacle cover plate is missing/broken at guest bathroom
☒ Mud on basement floor from ongoing leak. *upstairs*
- BB2 *Needs to be fixed*
☒ Smoke detector needs batteries at upstairs hall.
☒ Smoke detectors are missing at downstairs hall.
☒ Leak at kitchen sink.
☒ Toilet at master bathroom is leaking at.
☒ Light is faulty at basement utility closet, is hanging by wires.
☒ Light is faulty basement clothes closet; improper wiring.
☒ Walls damaged at kitchen ceiling caused by toilet leak.
☒ Walls damaged at basement ceiling caused by kitchen leak.
☒ Subfloor felt soft or loose at toilet base; master bathroom.
- BB3 ☒ Smoke detector needs batteries at upstairs, hall basement.
☒ Smoke detector hanging out of ceiling or wall at downstairs hall.
- BB4 ☒ GFCI needed at kitchen sink wall, stove wall won't trip with button or tester.
- BB5 ☒ Toilet loose; master bathroom.
☒ Fixtures loose in wall at guest bathroom shower.
☒ Gap or no sealant at guest bathroom shower valves will allow water to leak by causing damage.
☒ Hand rail is missing at top section;.
☒ Second exit door at basement is blocked and hard to use.
- BB6 ☒ Filler plate is missing at panel box.
- C01 Smoke detector needs batteries at downstairs hall.
Wires exposed and need a connector at the garbage disposal.
GFCI needed at throughout unit.
Carpet is wet at porch door from exterior leak.

*Roof leak floods LR
& basement. Wall moldy
& wet.*

ctions Comm. City: Dunwoody Glenn

Inspected: 03/14/2011 - 03/21/2011

Comment Summary

Mandatory repairs

Apt #

- C10 Smoke detectors are missing at downstairs.
Toilet loose; master bathroom.
Water drips constantly - wasting water at master bathroom shower valves.
GFCI faulty at kitchen sink wall;
The breaker box cover is missing at. This leaves live electrical wires exposed and can be hazardous.
The water heater cover is missing at.
Hand rail is loose at stairs;.
- C11 Smoke detector needs batteries at downstairs hall.
Toilet loose; master bathroom.
Wires exposed and need a connector at the garbage disposal.
- C12 Toilet loose; master bathroom.
The light switch cover is missing at furnace.
- C13 Smoke detector needs batteries at upstairs hall.
Smoke detectors are missing at downstairs.
Wires exposed and need a connector at the garbage disposal.
Gas powered equipment stored in the furnace closet. Equipment containing flammable liquids can not be stored in units.
- C14 Smoke detector needs batteries at upstairs hall.
Smoke detectors are missing at downstairs.
Leak at washing machine connections will damage the wall.
Leak at kitchen ceiling from shower overhead.
Wires exposed and need a connector at the garbage disposal.
GFCI needed at throughout unit.
- C15 Remove flammables from closet with furnace.
Wires exposed and need a connector at the garbage disposal.
GFCI needed at kitchen right of sink hot-neutral reverse and won't trip with tester.
- C16 Leak at bathroom sink.
GFCI needed at kitchen sink wall, stove wall.
Walls damaged at kitchen sink cabinet open to wall of adjoining room or unit.
- CC1 ☒ Smoke detector needs batteries at downstairs hall.
☒ Smoke detectors are missing at basement.
☒ Toilet loose; ~~guest~~ bathroom. → *upstairs*
☒ The bathroom fan is faulty at guest bathroom.
☒ Receptacle at dining room right wall is going bad; shows inconsistent wiring at top vs bottom of receptacle.
☒ GFCI needed at throughout unit.
- CC2 ☒ Smoke detector needs batteries at upstairs hall. *✓*
☒ Smoke detectors are missing at basement. *✓*
☒ Toilet loose; master bathroom.
☒ Wires exposed and need a connector at the garbage disposal.
☒ GFCI needed at throughout unit.
- CC3 ☒ Smoke detector needs batteries at downstairs hall.
☒ Smoke detectors are missing at upstairs hall.
☒ Wires exposed and need a connector at the garbage disposal.
☒ GFCI needed at kitchen, master bathroom, guest bathroom.

Printed: 6/17/2011 4:19:28 PM

6 of 35

ClearView Inspections

Community: Dunwoody Glenn

Inspected: 03/14/2011 - 03/21/2011

Comment Summary**Mandatory repairs**

Apt #

CC4 ✓ Floor destroyed at half bathroom by pet.

☒ Smoke detectors are missing in all bedrooms.

CC6 Smoke detectors are missing at upstairs hall and basement.

☒ Wires exposed and need a connector at the garbage disposal.☒ GFCI needed at throughout unit.☒ Step tread is broken at stairs, top section.

*Vent in furn
Water runs consistently @ us both
Flooded basement tub.
Need cleanup & water fix.*

D01 GFCI faulty at half bathroom ; hot-neutral reverse and won't trip with tester.
GFCI needed at kitchen sink wall.

D02 Door is faulty at half bathroom;
Smoke detector needs batteries at downstairs hall.
GFCI needed at throughout unit.

D03 Wires exposed and need a connector at the garbage disposal.
Wires exposed and need a connector at the water heater.
GFCI needed at throughout unit.

D05 Smoke detectors are missing in all bedrooms.
The bathroom fan is faulty at half bathroom.
GFCI needed at throughout unit.

D06 Wires exposed and need a connector at the garbage disposal.
Receptacle at kitchen stove wall shows hot neutral reverse.
GFCI needed at throughout unit.

D07 Toilet loose; master bathroom.
Wires exposed and need a connector at the garbage disposal.
GFCI needed at throughout unit.
Hand rail is missing at stairs;

D09 Cover plate missing on the water heater.
Smoke detector needs batteries at dining room.
GFCI needed at throughout unit sink wall.

E01 Smoke detectors are missing at downstairs hall.
GFCI needed at throughout unit.

E03 Smoke detector needs batteries at downstairs hall, upstairs hall.
Leak at kitchen sink.
Propane tank found at porch, laundry. This is considered a fire hazard. Recommend it be removed.

E04 Smoke detectors are missing at downstairs hall.
Stained sheet rock at master bathroom ceiling shows high moisture at vent from apparent roof leak.

E05 The wall receptacle cover plate is missing/broken at dining room
Gas grill and propane tank found at porch. This is considered a fire hazard. Recommend it be removed.
Gas powered equipment stored in the unit. Equipment containing flammable liquids can not be stored in units.

E06 Smoke detector needs batteries at upstairs hall.
Smoke detectors are missing at downstairs hall.
Wires exposed and need a connector at the garbage disposal.

E07 GFCI faulty at master bathroom ; hot-neutral reverse and won't trip with tester.
GFCI needed at kitchen sink wall.

Printed: 6/17/2011 4:19:28 PM

7 of 35