



INSPECTION REPORT

735 North Greenwood Street,
LaGrange, Georgia 30240

Prepared for
Uncommon
Date Inspected
Sep 30, 2024



INSPECTED BY

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Descriptions

Square Footage:	1000	Foundation Design:	Crawl Space
Cooling System:	Central	Bedrooms:	3 (1 bedroom has doors removed but stored in the attic)
Bathrooms:	1	# Of Stories:	1
Occupancy:			Occupied

Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.



SAFETY CONCERNS

1. Stair: Handrail is missing
2. Stair: Handrail is damaged



ITEMS NOT OPERATING

None



MAJOR CONCERNS

3. Floor: Unlevel



MODERATE CONCERNS

4. Foundation Wall: Exhibits moderate step cracks
5. Ductwork: Contains debris
6. Driveway: Asphalt is cracking
7. Floor: Tile is loose



MINOR CONCERNS

8. Fence: Leaning
9. Attic Ladder: Damaged
10. Exterior door: Damaged
11. Interior Trim: Caulking or sealant deteriorated



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

None



ITEMS TO MONITOR

12. Ceiling: Crack from possible previous water leak.

MAINTENANCE ITEMS

13. Light Fixture: Rusted light fixture

14. Interior Door: Paint damage

15. Wall: Paint damage

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Not working

Was not working at the time of the inspection.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Poor

Is operating, but has at least one major concern with its operation.



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.



Not Inspected

Was not inspected. The reason is typically indicated.

1. Building Structure

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FOUNDATION WALL

Exterior: Ground View

MODERATE CONCERN

Exhibits moderate step cracks

IMPACT	The cracking may allow moisture intrusion
SUGGESTED ACTION	Have epoxy injected into the crack by a licensed waterproofing contractor

PHOTOS



2. Electrical

✓ LIGHT FIXTURE

COSMETIC

Rusted light fixture

PHOTOS



3. HVAC



AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

PHOTOS





DUCTWORK



Attic

MODERATE CONCERN

Contains debris

IMPACT

The debris could affect air flow potentially causing poor air quality

SUGGESTED ACTION

Have cleaned by a ductwork cleaning technician

PHOTOS



4. Landscaping and Hardscaping

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DRIVEWAY

Exterior: Ground View

MODERATE CONCERN

Asphalt is cracking

IMPACT

The crack allows water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement

SUGGESTED ACTION

Sealcoat the driveway with an oil-based asphalt sealer and consult with a seal coating contractor for a regular maintenance program based on the traffic and weather conditions

INFORMATION

All asphalt surfaces, that are not regularly seal-coated, dry out and fissure

PHOTOS





FENCE



Exterior: Ground View

MINOR CONCERN

Leaning

IMPACT

If not addressed, over time, portions of the fence may fall

SUGGESTED ACTION

Have the fence repaired by a fence contractor

PHOTOS



5. Room Components

✓

ATTIC LADDER

MINOR CONCERN

Damaged

IMPACT	The damage may render the ladder unusable
SUGGESTED ACTION	Either repair the damage or replace it with a new ladder

PHOTOS





CEILING

OBSERVATION TO MONITOR

Crack from possible previous water leak.

PHOTOS





EXTERIOR DOOR



Exterior: Ground View

MINOR CONCERN

Damaged

SUGGESTED ACTION

Repair the damage or replace the door depending on your preference

PHOTOS



FLOOR

MODERATE CONCERN

Tile is loose

SUGGESTED ACTION

Replace the loose tile

PHOTOS



MAJOR CONCERN

Unlevel

IMPACT

The structural integrity of the entire home is in question

SUGGESTED ACTION

Have the home evaluated by a structural engineer

INFORMATION

An unlevel floor is an indication that the support structure of the affected area is insufficient or is failing

PHOTOS



✓ INTERIOR DOOR

COSMETIC

Paint damage

PHOTOS





INTERIOR TRIM

MINOR CONCERN

Caulking or sealant deteriorated

IMPACT

Without consistent weather-tight sealant, moisture intrusion may occur causing long-term damage to surrounding trim and structure

SUGGESTED ACTION

Remove deteriorated caulking and replace with a weather-resistant color-matched flexible sealant

PHOTOS



! STAIR

SAFETY CONCERN

Handrail is missing

IMPACT

A missing handrail could hinder the stair user an opportunity to stop or reduce the extent of a fall

SUGGESTED ACTION

Install a handrail

PHOTOS



SAFETY CONCERN

Handrail is damaged

IMPACT

A damaged handrail could hinder the stair user an opportunity to stop or reduce the extent of a fall

SUGGESTED ACTION

Replace the railing

PHOTOS



✓ WALL

COSMETIC

Paint damage

PHOTOS

