



INSPECTION REPORT

301 Satellite Circle,
Fortson, Georgia 31808

Prepared for
Uncommon
Date Inspected
Oct 4, 2024



INSPECTED BY

Brandon Crittenden

Table of Contents

- Descriptions 3
- Summary 4
- Definitions.....5
- Detailed Report 6
 - Balconies, Decks and Porches.....6
 - Building Exterior.....9
 - Building Structure 12
 - Electrical 13
 - HVAC.....14
 - Plumbing..... 15
 - Room Components..... 17

Descriptions

Square Footage:	1296	Foundation Design:	Crawl Space
Cooling System:	Central, Room	Bedrooms:	3
Bathrooms:	2	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. Balcony, Deck or Porch: Deck board damaged
2. Foundation Wall: Foundation is not properly covered
3. Smoke Alarm: Missing



ITEMS NOT OPERATING

4. Sink: Faucet handle is missing



MAJOR CONCERNS

None



MODERATE CONCERNS

5. Balcony, Deck or Porch: Boards are deteriorated
6. Siding: Material is damaged
7. Siding: Has moss growth on the brick
8. Interior Trim: Damaged
9. Wall: Drywall has damage



MINOR CONCERNS

10. Balcony, Deck or Porch: Decking is showing wear
11. Shower / Tub: Caulking is deteriorated



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

12. Ceiling: Damaged



ITEMS TO MONITOR

13. Ceiling: Crack from possible previous water leak.

14. Floor: Squeaking

MAINTENANCE ITEMS

15. Floor: Showing signs of wear

16. 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. Balconies, Decks and Porches



BALCONY, DECK OR PORCH



Exterior: Ground View

SAFETY CONCERN

Deck board damaged

PHOTOS



MODERATE CONCERN

Boards are deteriorated

IMPACT

The splintering diminishes the structural integrity of the planking

SUGGESTED ACTION

Replace the deteriorating boards

PHOTOS



MINOR CONCERN

Decking is showing wear

IMPACT

If not protected from the elements, the decking may prematurely wear

SUGGESTED ACTION

Paint, stain and/or seal with a weatherproof product

PHOTOS



2. Building Exterior



SIDING



Exterior: Ground View

MODERATE CONCERN

Material is damaged

IMPACT

With damaged siding, the home lacks protection from insects, animals and the elements and it may negatively affect the thermal boundary of the home

SUGGESTED ACTION

Replace the damaged area

PHOTOS



MODERATE CONCERN

Has moss growth on the brick

IMPACT

It may lead to deterioration of the brick or mortar

SUGGESTED ACTION

Have a qualified mason assess for the source of moisture intrusion and recommend repairs

PHOTOS



3. Building Structure



FOUNDATION WALL



Exterior: Ground View

SAFETY CONCERN

Foundation is not properly covered

PHOTOS



4. Electrical

!

SMOKE ALARM

SAFETY CONCERN

Missing

IMPACT

Without one, smoke that may be an indicator of a fire can not be detected

SUGGESTED ACTION

Install a smoke detector

INFORMATION

Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

PHOTOS



5. HVAC



AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

PHOTOS



6. Plumbing

✓

SHOWER / TUB

📍

Bathroom

MINOR CONCERN

Caulking is deteriorated

IMPACT

Without the seal that caulk provides, moisture may leak into surrounding areas causing damage to floors and walls

SUGGESTED ACTION

Clean out the existing caulk and re-caulk the seams

PHOTOS



⚡ SINK

NOT WORKING

Faucet handle is missing

PHOTOS



7. Room Components

! CEILING

POSSIBLE CONCERN

Damaged

PHOTOS



OBSERVATION TO MONITOR

Crack from possible previous water leak.

PHOTOS





FLOOR

OBSERVATION TO MONITOR

Squeaking

SUGGESTED ACTION

Depending on the cause and the access to the joists or subfloor from the floor below, a number of solutions are available, including inserting shims into gaps, filling gaps with construction adhesive, sistering a joist for additional support, and securing the subfloor with screws or nails to eliminate squeaks or flexing.

INFORMATION

Squeaky floors may be caused by a number of different situations including gaps between the subfloor and the joist, warped joists, noisy joists, and the floor rubbing against the sub-floor.

PHOTOS



COSMETIC

Showing signs of wear

SUGGESTED ACTION

Consider repairing or replacing the flooring

PHOTOS



! INTERIOR TRIM

MODERATE CONCERN

Damaged

IMPACT

The damage may allow for moisture or insect intrusion which if not corrected provides an environment for mold growth or structural damage

SUGGESTED ACTION

Replace the damaged trim

PHOTOS



! WALL

COSMETIC

Paint damage

PHOTOS



MODERATE CONCERN

Drywall has damage

IMPACT	Beyond being an aesthetic issue, the lack of the gaps in the wall affect the thermal boundary of the home
SUGGESTED ACTION	Replace the damaged areas of the wall
INFORMATION	The finished aspect of the wall is a component in creating a thermal boundary of a home which controls the transfer of energy (heat) between the interior and the exterior

PHOTOS

