



INSPECTION REPORT

5221 Thomason Avenue,
Columbus, Georgia 31904

Prepared for
Uncommon
Date Inspected
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INSPECTED BY

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Descriptions

Square Footage:	1112	Foundation Design:	Crawl Space
Cooling System:	Room	Bedrooms:	3
Bathrooms:	1	# Of Stories:	1
Occupancy:			Vacant

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: Handrail is missing



ITEMS NOT OPERATING

None



MAJOR CONCERNS

None



MODERATE CONCERNS

2. Balcony, Deck or Porch: Shows signs of moisture damage
3. Siding: Paint or stain is peeling, worn or faded
4. Siding: Material is damaged
5. Attic Ventilation: Damaged
6. Driveway: Concrete pavement has low spots which are causing puddles / ponding
7. Driveway: Asphalt is cracking
8. Ceiling: Multiple cracks in the ceiling
9. Wall: Shows signs of settling cracks
10. Window: Glass pane is cracked



MINOR CONCERNS

11. Balcony, Deck or Porch: Concrete has settling cracks
12. Eave: Wood soffit is damaged
13. Landscape Feature: Shrubbery is in contact with home or siding
14. Cabinet: Door is missing
15. Ceiling: Paint is bubbling, possibly due to moisture intrusion
16. Floor: Floor boards are loose
17. Screen: Torn or damaged
18. Window: Paint or stain is peeling, weathered or faded



BUDGET TO REPLACE

- 19. Roof Material: Shows signs of excessive wear



NEEDS FURTHER EVALUATION

- 20. Ceiling: No drywall. Roof structure is exposed.
- 21. Floor: Shows sign of potential mold



ITEMS TO MONITOR

- 22. Ceiling: Crack from possible previous water leak.
- 23. Floor: Squeaking



MAINTENANCE ITEMS

- 24. Ceiling: Panel not fully secured in place.
- 25. Ceiling: Paint damage
- 26. Floor: Damage
- 27. Floor: Showing signs of wear
- 28. Interior Door: Damaged
- 29. Wall: Paint damage
- 30. Window: Frame show sign of previous moisture intrusion

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

MINOR CONCERN

Concrete has settling cracks

IMPACT	The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete replacement
SUGGESTED ACTION	Seal the crack(s) with weather-resistant pliable concrete sealer

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

MODERATE CONCERN

Shows signs of moisture damage

IMPACT	If the problem is not repaired, the water damage could cause the boards to deteriorate
SUGGESTED ACTION	Repair the source of the moisture damage to prevent further deterioration. Once complete, repair the damaged boards.

2. Building Exterior



EAVE



Exterior: Ground View

MINOR CONCERN

Wood soffit is damaged

IMPACT

With damaged fascia, the home lacks protection from animals entering

SUGGESTED ACTION

Replace the damaged area



SIDING



Exterior: Ground View

MODERATE CONCERN

Paint or stain is peeling, worn or faded

IMPACT

This makes the siding at risk of premature aging due to exposure to the elements

SUGGESTED ACTION

Repaint or reseal

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

3. Insulation and Ventilation

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ATTIC VENTILATION

Attic

MODERATE CONCERN

Damaged

IMPACT

This may have compromised ventilation

SUGGESTED ACTION

Replace the vent

4. Landscaping and Hardscaping



DRIVEWAY



Exterior: Ground View

MODERATE CONCERN

Concrete pavement has low spots which are causing puddles / ponding

IMPACT

Since the water in the low spots dries slower, the surface of the driveway will deteriorate faster

SUGGESTED ACTION

Fill in the low spots with a concrete patching compound or remove the section of concrete at the low spot and pour new concrete

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



LANDSCAPE FEATURE



Exterior: Ground View

MINOR CONCERN

Shrubbery is in contact with home or siding

IMPACT

The shrubbery provides an environment where moisture and/or insects could intrude

SUGGESTED ACTION

Regularly trim the shrubbery to achieve a clearance of at least 6 - 8 feet

5. Roof

ROOF MATERIAL

 Exterior: Roof View

OLD

Shows signs of excessive wear

IMPACT	The condition of the roof will further deteriorate and water could infiltrate causing interior damage
SUGGESTED ACTION	Budget for a new roof. In the interim, a higher level of maintenance can be expected.
INFORMATION	Excessive wear is a sign that the roof is nearing the end of its useful life

6. Room Components

 CABINET

MINOR CONCERN

Door is missing

IMPACT

The missing door renders the cabinet drawer unusable

SUGGESTED ACTION

Install a door

! CEILING

COSMETIC

Panel not fully secured in place.

MINOR CONCERN

Paint is bubbling, possibly due to moisture intrusion

IMPACT

If the cause of the peeling paint is not repaired, further damage may result

SUGGESTED ACTION

Have repaired by a qualified contractor

POSSIBLE CONCERN

No drywall. Roof structure is exposed.

OBSERVATION TO MONITOR

Crack from possible previous water leak.

COSMETIC

Paint damage

MODERATE CONCERN

Multiple cracks in the ceiling

! FLOOR

MINOR CONCERN

Floor boards are loose

IMPACT

Loose floor boards may squeak and in an extreme case may create a trip hazard

SUGGESTED ACTION

Have repaired by a qualified wood floor professional

COSMETIC

Damage

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.

POSSIBLE CONCERN**Shows sign of potential mold**

IMPACT

Mold may cause a variety of health effects to those exposed depending on your sensitivities

SUGGESTED ACTION

Evaluation by a licensed certified mold re-mediation contractor

COSMETIC**Showing signs of wear**

SUGGESTED ACTION

Consider repairing or replacing the flooring



INTERIOR DOOR

COSMETIC**Damaged**

SUGGESTED ACTION

Replace the door as desired



SCREEN

MINOR CONCERN

Torn or damaged

IMPACT

Should the window be open, lacks protection from insects

SUGGESTED ACTION

Replace the screen



WALL

MODERATE CONCERN

Shows signs of settling cracks

IMPACT

With cracks, the wall lacks aesthetic appeal

SUGGESTED ACTION

Repair the cracked areas using drywall compound

INFORMATION

Some degree of settling cracks should be expected in every home

COSMETIC

Paint damage

! WINDOW

MINOR CONCERN

Paint or stain is peeling, weathered or faded

IMPACT

This makes the frame at risk of premature aging due to exposure to the elements

SUGGESTED ACTION

Reseal or restrain the window frames

MODERATE CONCERN

Glass pane is cracked

IMPACT

The cracks expose sharp edges and reduce protection from the elements

SUGGESTED ACTION

Replace the glass

COSMETIC

Frame show sign of previous moisture intrusion
