

INSPECTION REPORT

2201 Tillman Street,
Columbus, Georgia 31906

Prepared for
Uncommon
Date Inspected
Sep 4, 2024



INSPECTED BY

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Table of Contents

Descriptions 3

Summary 4

Scope of Inspection.....6

Definitions.....6

Detailed Report.....7

 Appliances 7

 Building Exterior.....10

 Building Structure.....11

 Electrical 12

 HVAC.....15

 Landscaping and Hardscaping.....16

 Plumbing.....17

 Room Components.....19

Descriptions

Cooling System:	Room	Method To Inspect Crawl Space:	Inside crawlspace
Square Footage:	1271	Bedrooms:	3
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. Outlet: Cover plate is missing

ITEMS NOT OPERATING

2. Air Conditioner: Fully damaged (window units are in place)

MAJOR CONCERNS

3. Truss: Damaged
4. Sink: Massive hole under kitchen sink
5. Floor: Unlevel

MODERATE CONCERNS

6. Refrigerator: Leaking water from the bottom
7. Siding: Has moss growth on the brick
8. Interior Door: Handle is missing or broken
9. Wall: Drywall has damage
10. Window: Hardware is missing or broken

MINOR CONCERNS

11. Fence: Damaged
12. Exterior door: Damaged

BUDGET TO REPLACE

13. Refrigerator: Nearing the end of its useful life

NEEDS FURTHER EVALUATION

14. Outlet: Not full secured on wall
15. Ceiling: No drywall. Roof structure is exposed.



ITEMS TO MONITOR

None



MAINTENANCE ITEMS

16. Ceiling: Paint damage
17. Countertop: Excessively worn and/or damaged
18. Crawl Space: Personal items need to be removed, but crawl space is in good condition.
19. Floor: Damage
20. Floor: Showing signs of extreme wear
21. Interior Door: Damaged
22. Interior Door: Missing
23. Wall: Paint damage

Scope of Inspection

- Had limited access to 1 bedroom (roof exposed/no drywall on ceiling).

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. Appliances



REFRIGERATOR



Kitchen

MODERATE CONCERN

Leaking water from the bottom

IMPACT

The leaking may cause damage to the surrounding areas as well as the unit itself

SUGGESTED ACTION

Have serviced by an appliance service technician

PHOTOS



OLD

Nearing the end of its useful life

SUGGESTED ACTION

Budget for a newer unit. In the interim, a higher level of maintenance can be expected.

PHOTOS



2. Building Exterior

!

SIDING

Exterior: Ground View

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

 **TRUSS**

 Attic

MAJOR CONCERN

Damaged

IMPACT	Any damage in the truss reduces the structural integrity of the truss system
SUGGESTED ACTION	Repair or replace by a professional building contractor
OTHER INFORMATION	The truss is manufactured with load tolerances specific to each roof design

PHOTOS



4. Electrical

! OUTLET

POSSIBLE CONCERN

Not full secured on wall

PHOTOS



SAFETY CONCERN

Cover plate is missing

IMPACT

Without a cover plate, can cause electrical shock if touched

SUGGESTED ACTION

Install a cover

PHOTOS



5. HVAC



AIR CONDITIONER



Exterior: Ground View

NOT WORKING

Fully damaged (window units are in place)

PHOTOS



6. Landscaping and Hardscaping



FENCE



Exterior: Ground View

MINOR CONCERN

Damaged

SUGGESTED ACTION

Repair the damaged areas of the fence

PHOTOS



7. Plumbing

⚠ SINK

MAJOR CONCERN

Massive hole under kitchen sink

PHOTOS





WATER HEATER

COMPLIMENT

Unit is in good condition

PHOTOS



8. Room Components

! CEILING

POSSIBLE CONCERN

No drywall. Roof structure is exposed.

PHOTOS



COSMETIC

Paint damage

PHOTOS





COUNTERTOP

COSMETIC

Excessively worn and/or damaged

IMPACT

While still functional, it lacks aesthetics

SUGGESTED ACTION

Consider replacing the countertops

PHOTOS



CRAWL SPACE



Crawl Space

COSMETIC

Personal items need to be removed, but crawl space is in good condition.



EXTERIOR DOOR



Exterior: Ground View

MINOR CONCERN

Damaged

SUGGESTED ACTION

Repair the damage or replace the door depending on your preference

PHOTOS



FLOOR

COSMETIC

Damage

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

OTHER INFORMATION

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

PHOTOS



COSMETIC

Showing signs of extreme wear

SUGGESTED ACTION

Consider repairing or replacing the flooring

PHOTOS



! INTERIOR DOOR

COSMETIC

Damaged

SUGGESTED ACTION

Replace the door as desired

PHOTOS



COSMETIC

Missing

PHOTOS



MODERATE CONCERN

Handle is missing or broken

SUGGESTED ACTION

Replace the door handle assembly

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

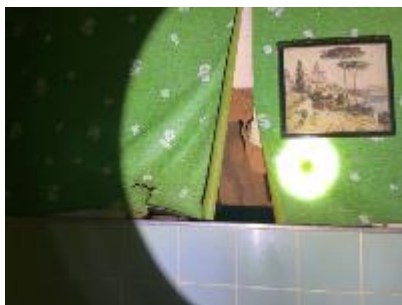
SUGGESTED ACTION

Replace the damaged areas of the wall

OTHER 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



! WINDOW

MODERATE CONCERN

Hardware is missing or broken

IMPACT

With insufficient hardware, it is difficult to open the window

SUGGESTED ACTION

Replace the hardware

PHOTOS

