



INSPECTION REPORT

2752 Whitesville Road,
LaGrange, Georgia 30240

Prepared for
Uncommon
Date Inspected
Sep 15, 2024



INSPECTED BY

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Descriptions

Bedrooms:	Unable to observe (safety hazards)	Bathrooms:	Unable to observe (safety hazards)
Square Footage:	1172	Foundation Design:	Slab
# 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

None



ITEMS NOT OPERATING

None



MAJOR CONCERNS

1. Driveway: Asphalt is significantly cracked, crumbling or deteriorating
2. Floor: Sinkhole in flooring
3. Wall: No drywall or plaster in place. Inner wall structure exposed



MODERATE CONCERNS

4. Eave: Fascia wood is rotted
5. Eave: Soffit wood is rotted
6. Siding: Material is damaged
7. Driveway: Asphalt is settling with minor cracks
8. Roof Material: Damaged in isolated areas
9. Interior Door: Hardware is missing or broken
10. Window: Hardware is missing or broken



MINOR CONCERNS

11. Eave: Wood fascia is damaged
12. Eave: Wood soffit is damaged
13. Exterior door: Damaged



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

- 14. Ceiling: Damaged
- 15. Ceiling: No drywall. Roof structure is exposed.
- 16. Wall: Wood panel damage
- 17. Wall: Wall paper damage, possible crack in drywall



ITEMS TO MONITOR

None



MAINTENANCE ITEMS

- 18. Dishwasher: Missing

Scope of Inspection

- Unable to fully observe the interior of the property due to safety hazards that prevents entrance into the property.

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



DISHWASHER



Kitchen

COSMETIC

Missing

PHOTOS



2. Building Exterior



MODERATE CONCERN

Fascia wood is rotted

IMPACT

The rotted areas lacks protection from insects, animals and the elements

SUGGESTED ACTION

Replace the damaged area

MODERATE CONCERN

Soffit wood is rotted

IMPACT

The rotted areas lacks protection from insects, animals and the elements

SUGGESTED ACTION

Replace the damaged area

MINOR CONCERN

Wood fascia is damaged

IMPACT

With damaged fascia, the home lacks protection from animals entering

SUGGESTED ACTION

Replace the damaged area

PHOTOS



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

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



3. Landscaping and Hardscaping



DRIVEWAY



Exterior: Ground View

MAJOR CONCERN

Asphalt is significantly cracked, crumbling or deteriorating

IMPACT

If not repaired, may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement

SUGGESTED ACTION

Replace the damaged portion of the driveway with fresh asphalt. Sealcoat the remaining 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



MODERATE CONCERN

Asphalt is settling with minor cracks

IMPACT	The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement
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SUGGESTED ACTION	Replace the damaged portion of the driveway with fresh asphalt. Sealcoat the remaining 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.
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4. Roof

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ROOF MATERIAL

Exterior: Roof View

MODERATE CONCERN

Damaged in isolated areas

IMPACT

The damaged areas may expose the underlying sheathing to potential water damage

SUGGESTED ACTION

Replace the roof material in the damaged areas

PHOTOS



5. Room Components

! CEILING

POSSIBLE CONCERN

Damaged

PHOTOS



POSSIBLE CONCERN

No drywall. Roof structure is exposed.



EXTERIOR DOOR



Exterior: Ground View

MINOR CONCERN

Damaged

SUGGESTED ACTION

Repair the damage or replace the door depending on your preference

PHOTOS



FLOOR

MAJOR CONCERN

Sinkhole in flooring

IMPACT

Potential injury will occur if not repaired.

PHOTOS



! INTERIOR DOOR

MODERATE CONCERN

Hardware is missing or broken

SUGGESTED ACTION

Replace the missing hardware

PHOTOS



WALL

POSSIBLE CONCERN

Wood panel damage

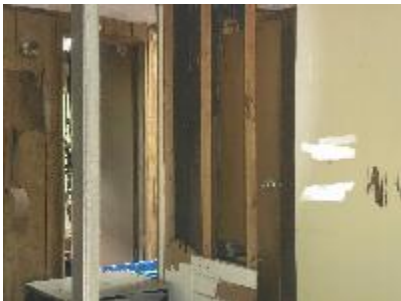
PHOTOS



MAJOR CONCERN

No drywall or plaster in place. Inner wall structure exposed

PHOTOS



POSSIBLE CONCERN

Wall paper damage, possible crack in drywall

! **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

