



INSPECTION REPORT

215 Beech Creek Circle,
Winder, Georgia 30680

Prepared for
Uncommon
Date Inspected
Oct 5, 2024



INSPECTED BY

Brandon Crittenden

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Descriptions

Bathrooms:	2.5 (1 upstairs, 1 downstairs, half bathroom in basement)	Bedrooms:	3 (2 upstairs, 1 downstairs)
Method To Inspect Crawl Space:	At entrance	Method To Inspect Roof:	From ground
Square Footage:	1626	Foundation Design:	Partial Basement/ Crawlspace
Cooling System:	Central	# Of Stories:	2
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

1. Interior Door: Top of door is scraping the ceiling



MAJOR CONCERNS

None



MODERATE CONCERNS

2. Siding: Material is damaged
3. Basement / Crawl Space Ventilation: Insulation is slightly damaged and not properly secure in a few spots.
4. Driveway: Asphalt is cracking
5. Floor: Tile is damaged
6. Wall: Shows signs of settling cracks



MINOR CONCERNS

7. Patio and walkway: Settling with minor cracks
8. Wall: Paint is bubbling, possibly due to moisture intrusion



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

9. Balcony, Deck or Porch: Possible insect infestation/contact with wood. Seller mentioned that there was bumble bees and woodpeckers affecting the wood in the past.
10. Foundation Wall: Multiple Insects/Spiders on the foundation wall (crawl space)
11. Ceiling: Damaged



ITEMS TO MONITOR

12. Ceiling: Crack from possible previous water leak.



MAINTENANCE ITEMS

13. Ceiling: Panel not fully secured in place.
14. Floor: Showing signs of wear
15. Vanity: Vanity trim is damaged
16. Wall: Drywall has settling cracks

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

POSSIBLE CONCERN

Possible insect infestation/contact with wood. Seller mentioned that there was bumble bees and woodpeckers affecting the wood in the past.

PHOTOS



2. Building Exterior

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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. Building Structure



FOUNDATION WALL



Exterior: Ground View

POSSIBLE CONCERN

Multiple Inspects/Spiders on the foundation wall (crawl space)

PHOTOS



4. HVAC



AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

PHOTOS





DUCTWORK



Basement

COMPLIMENT

Good condition

PHOTOS





FURNACE

COMPLIMENT

Unit is in good condition

PHOTOS



5. Insulation and Ventilation



BASEMENT / CRAWL SPACE VENTILATION



Basement

MODERATE CONCERN

Insulation is slightly damaged and not properly secure in a few spots.

PHOTOS



6. 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





PATIO AND WALKWAY



Exterior: Ground View

MINOR CONCERN

Settling with minor 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

PHOTOS



7. Plumbing



WATER HEATER

COMPLIMENT

Unit is in good condition

PHOTOS



8. Room Components

! CEILING

COSMETIC

Panel not fully secured in place.

PHOTOS



POSSIBLE CONCERN

Damaged

PHOTOS



OBSERVATION TO MONITOR

Crack from possible previous water leak.

PHOTOS



! FLOOR

MODERATE CONCERN

Tile is damaged

IMPACT

If not repaired, the tile may become loose

SUGGESTED ACTION

Replace the damaged tile. Be careful not to damage the surrounding tile during the process.

INFORMATION

Damaged tiles may be an indication of impact from the surface or air pockets between the tile and the sub floor

PHOTOS



COSMETIC

Showing signs of wear

SUGGESTED ACTION

Consider repairing or replacing the flooring

PHOTOS



⚡ INTERIOR DOOR

NOT WORKING

Top of door is scraping the ceiling

PHOTOS





VANITY



Bathroom

COSMETIC

Vanity trim is damaged

PHOTOS



! 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

PHOTOS



COSMETIC

Drywall has settling cracks

SUGGESTED ACTION

Repair with drywall tape and drywall compound and repaint

PHOTOS



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

PHOTOS

