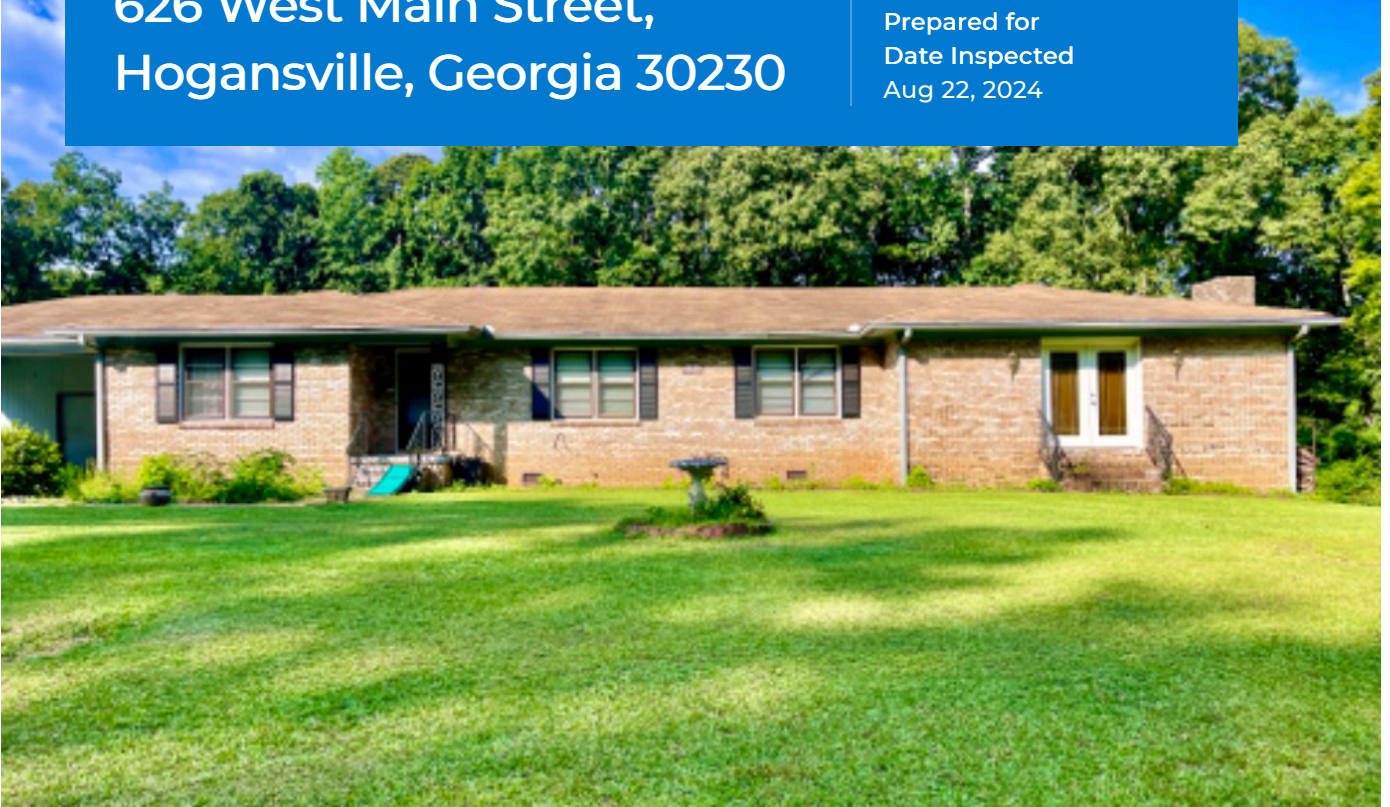


INSPECTION REPORT

626 West Main Street,  
Hogansville, Georgia 30230

Prepared for  
Date Inspected  
Aug 22, 2024



INSPECTED BY

Brandon Crittenden

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# Descriptions

Location Of Crawl Space Entrance:	Basement	Location Of Attic Entrance:	Hallway
Square Footage:	2245	# Of Stories:	1
Cooling System:	Central	Bedrooms:	3
Bathrooms:	3	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. Stair: Stairs have been removed



## ITEMS NOT OPERATING

None



## MAJOR CONCERNS

None



## MODERATE CONCERNS

2. Eave: Fascia paint is chipped, faded or worn
3. Basement / Crawl Space Ventilation: Insulation is slightly damaged and not properly secure in a few spots.
4. Driveway: Asphalt is cracking
5. Shower / Tub: Faucet is leaking
6. Shower / Tub: Damaged
7. Shower / Tub: Shower head stem is not secured
8. Floor: Tile is damaged
9. Floor: Tile is cracked
10. Interior Door: Handle is missing or broken



## MINOR CONCERNS

11. Eave: Wood fascia is damaged
12. Eave: Wood soffit is damaged
13. Register / Return: Improperly secured
14. Attic Ladder: Damaged
15. Ceiling: Paint is bubbling, possibly due to moisture intrusion
16. Wall: Drywall has nail pops



## BUDGET TO REPLACE

None



## NEEDS FURTHER EVALUATION

17. Siding: Possible live insect mound growth.
18. Ceiling: Damaged
19. Floor: Slight hump in hall way floor near basement entry.
20. Wall: Wall paper damage, possible crack in drywall
21. Window: Possible live insect mound growth.



## ITEMS TO MONITOR

None



## MAINTENANCE ITEMS

22. Ceiling: Signs of previous leak.
23. Ceiling: Paint damage
24. Interior Door: Damaged
25. Wall: Paint damage

# Scope of Inspection

- Property has an unfinished basement, 2 exterior crawl space entries and 2 Sheds. Property also has an entry into the basement from the inside of the home, but the stairs have been removed from it.

## 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.

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### **Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

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### **Poor**

Is operating, but has at least one major concern with its operation.

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### **Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

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### **Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

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### **Not Inspected**

Was not inspected. The reason is typically indicated.

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# 1. Building Exterior

**MODERATE CONCERN****Fascia paint is chipped, faded or worn****IMPACT**

Untreated fascia is at risk of premature aging due to exposure to the elements

**SUGGESTED ACTION**

Repaint

**PHOTOS****MINOR CONCERN****Wood fascia is damaged****IMPACT**

With damaged fascia, the home lacks protection from animals entering

**SUGGESTED ACTION**

Replace the damaged area

**PHOTOS**





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**MINOR CONCERN**

**Wood soffit is damaged**

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**IMPACT**

With damaged fascia, the home lacks protection from animals entering

---

**SUGGESTED ACTION**

Replace the damaged area

---

**PHOTOS**





## SIDING



Exterior: Ground View

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### POSSIBLE CONCERN

Possible live insect mound growth.

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### PHOTOS



## 2. HVAC



### AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

#### PHOTOS





## DUCTWORK



Attic

COMPLIMENT

Good condition

### PHOTOS





## FURNACE



Basement

COMPLIMENT

Unit is in good condition

### PHOTOS





## REGISTER / RETURN



Bathroom

MINOR CONCERN

Improperly secured

SUGGESTED ACTION

Resecure the register cover

PHOTOS



### 3. Insulation and Ventilation



#### BASEMENT / CRAWL SPACE VENTILATION



Basement

MODERATE CONCERN

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

#### PHOTOS



# 4. 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

OTHER INFORMATION

All asphalt surfaces, that are not regularly seal-coated, dry out and fissure

## PHOTOS





## 5. Plumbing



## SHOWER / TUB



Bathroom

### MODERATE CONCERN

#### Faucet is leaking

##### IMPACT

The leak may cause excessive water usage

##### SUGGESTED ACTION

Check all seals and replace them as necessary. If that does not work, replace the valve assembly.

##### PHOTOS



### MODERATE CONCERN

#### Damaged

##### IMPACT

The damage may allow moisture to leak into the wall cavity and cause moisture damage

##### SUGGESTED ACTION

Repair the tub

##### PHOTOS



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**MODERATE CONCERN**

**Shower head stem is not secured**

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**IMPACT**

The loose shower stem may allow water penetration behind the wall

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**SUGGESTED ACTION**

Either install a shower stem collar with a set screw. If this does not hold, consider consulting a plumber for repair.

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**PHOTOS**





## WATER HEATER

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COMPLIMENT

Unit is in good condition

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### PHOTOS



## 6. Roof



### ROOF (INTERIOR)

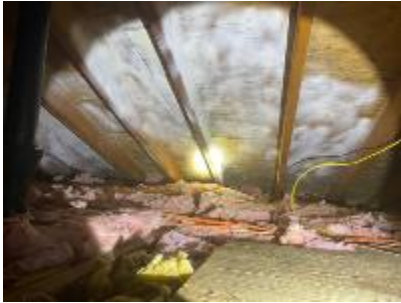


Attic

COMPLIMENT

Attic is in good condition.

#### PHOTOS



# 7. Room Components

✓

ATTIC LADDER

📍

Attic

MINOR CONCERN

Damaged

IMPACT	The damage may render the ladder unusable
SUGGESTED ACTION	Either repair the damage or replace it with a new ladder



## CEILING



Basement

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### MINOR CONCERN

Paint is bubbling, possibly due to moisture intrusion

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#### IMPACT

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

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#### SUGGESTED ACTION

Have repaired by a qualified contractor

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#### PHOTOS



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### POSSIBLE CONCERN

Damaged

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#### PHOTOS



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COSMETIC

Signs of previous leak.

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#### PHOTOS



---

COSMETIC

Paint damage

---

#### PHOTOS





## EXTERIOR DOOR



Exterior: Ground View



## FLOOR



Bathroom

### POSSIBLE CONCERN

Slight hump in hall way floor near basement entry.

### PHOTOS



### 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.

#### OTHER INFORMATION

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

### PHOTOS



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**MODERATE CONCERN**

**Tile is cracked**

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**IMPACT**

The tiles could come loose and cause either a trip or a sharp edge cutting hazard

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**SUGGESTED ACTION**

Replace the broken tiles

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**PHOTOS**



## ! INTERIOR DOOR

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COSMETIC

Damaged

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SUGGESTED ACTION

Replace the door as desired

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PHOTOS



MODERATE CONCERN

Handle is missing or broken

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SUGGESTED ACTION

Replace the door handle assembly

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PHOTOS



## STAIR



Basement, Hallway and Stairs

**SAFETY CONCERN**

**Stairs have been removed**

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### PHOTOS



## ! WALL

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### MINOR CONCERN

### Drywall has nail pops

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#### SUGGESTED ACTION

Remove the nail and insert a screw and repair with drywall compound When repainting

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#### PHOTOS



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### COSMETIC

### Paint damage

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#### PHOTOS



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**POSSIBLE CONCERN**

Wall paper damage, possible crack in drywall

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**PHOTOS**



## ! WINDOW

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### POSSIBLE CONCERN

Possible live insect mound growth.

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### PHOTOS

