

INSPECTION REPORT

**626 West Main Street,  
Hogansville, Georgia 30230**

Prepared for  
Date Inspected  
Aug 22, 2024



INSPECTED BY

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# Descriptions

Location Of Crawl Space Entrance:	<b>Basement</b>	Location Of Attic Entrance:	<b>Hallway</b>
Square Footage:	<b>2245</b>	# Of Stories:	<b>1</b>
Cooling System:	<b>Central</b>	Bedrooms:	<b>3</b>
Bathrooms:	<b>3</b>	Occupancy:	<b>Occupied</b>

# 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.

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### **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



## EAVE



Exterior: Ground View

### 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

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SUGGESTED ACTION

Replace the damaged area

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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

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COMPLIMENT

Unit is in good condition

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### 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

### ! DRIVEWAY



Exterior: Ground View

MODERATE CONCERN

Asphalt is cracking

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#### IMPACT

The crack allows water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement

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#### 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

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#### OTHER INFORMATION

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

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#### 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

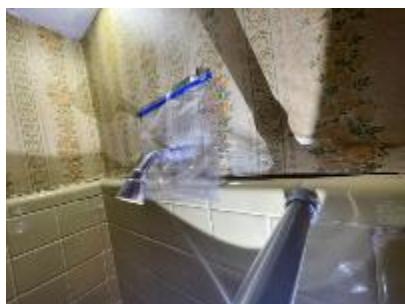
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**SUGGESTED ACTION**

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

### 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



### POSSIBLE CONCERN

**Damaged**

#### PHOTOS



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COSMETIC

Signs of previous leak.

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PHOTOS



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COSMETIC

Paint damage

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PHOTOS



## — EXTERIOR DOOR



Exterior: Ground View



## FLOOR



Bathroom

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### POSSIBLE CONCERN

Slight hump in hall way floor near basement entry.

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### PHOTOS



### MODERATE CONCERN

Tile is damaged

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#### IMPACT

If not repaired, the tile may become loose

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#### SUGGESTED ACTION

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

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#### OTHER INFORMATION

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

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### PHOTOS



**MODERATE CONCERN**

**Tile is cracked**

**IMPACT**

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

**SUGGESTED ACTION**

Replace the broken tiles

**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



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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

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SAFETY CONCERN

Stairs have been removed

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### PHOTOS



# ! WALL

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MINOR CONCERN

Drywall has nail pops

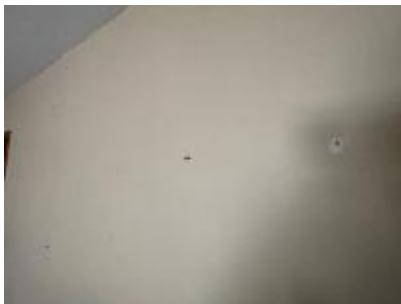
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SUGGESTED ACTION

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

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PHOTOS

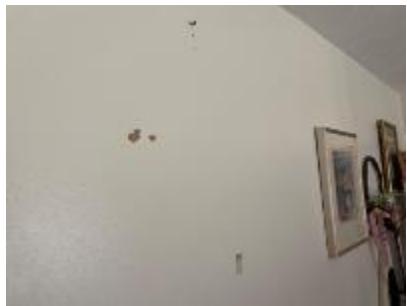


COSMETIC

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

