



INSPECTION REPORT

**5237 Village Way,
Columbus, Georgia 31907**

Prepared for
Uncommon

Date Inspected
Dec 9, 2024

Inspected by
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Descriptions

Water Source:	Public	Square Footage:	2771
Sewer System:	Public	Method To Inspect Attic:	Inside attic
Location Of Attic Entrance:	Hallway	Bedrooms:	4 (3 upstairs, 1 downstairs)
Foundation Design:	Slab	Cooling System:	Central
# Of Stories:	2	Bathrooms:	3 (2 upstairs, 1 downstairs)
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
2. Wiring: Exposed
3. Stair: Tread covering is damaged, loose or missing

ITEMS NOT OPERATING

4. Cook Top: No stove
5. Ceiling Fan: Not working
6. Door Bell: No doorbell
7. Fireplace: Not Working
8. Garage door opener: Not working

MAJOR CONCERNS

None

MODERATE CONCERNS

9. Exterior Trim: Damaged
10. Siding: Mortar has cracks, voids or is loose
11. Siding: Has moss growth
12. Floor: Tile is damaged
13. Interior Door: Handle is missing or broken
14. Interior Trim: Damaged
15. Wall: Drywall has damage

MINOR CONCERNS

16. Eave: Wood fascia is damaged
17. Eave: Wood soffit is damaged
18. Door Bell: Wiring is exposed due to missing doorbell
19. Door Bell: Button is damaged or loose

- 20. Fence: Leaning
- 21. Patio and walkway: Settling with minor cracks
- 22. Exterior door: Screen door handles are broken
- 23. Wall: Paint is bubbling, possibly due to moisture intrusion



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

None



ITEMS TO MONITOR

- 24. Sink: Signs of previous leak



MAINTENANCE ITEMS

- 25. Dishwasher: Missing
- 26. Light Fixture: Light cover is missing
- 27. Fence: In need of normal staining
- 28. Ceiling: Signs of previous leak.
- 29. Floor: Showing signs of wear
- 30. Interior Door: Damaged
- 31. Wall: Signs of previous wall damage.

Scope of Inspection

- Garage could not be fully inspected (seller has dogs), but the seller did mention that the garage door isn't working due to it being off track (misaligned) House is fully electric with 2 AC units (central) (5 years+ old).

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



COOK TOP



Kitchen

NOT WORKING

No stove

PHOTOS





DISHWASHER



Kitchen

COSMETIC

Missing

PHOTOS



2. Building Exterior

**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

PHOTOS



EXTERIOR TRIM



Exterior: Ground View

MODERATE CONCERN

Damaged

SUGGESTED ACTION

Replace the damaged trim

PHOTOS





SIDING



Exterior: Ground View

MODERATE CONCERN

Mortar has cracks, voids or is loose

IMPACT

If not repaired, the cracking may worsen resulting in moisture intrusion which could lead to further problems such as insect nesting and damage to the siding material

SUGGESTED ACTION

Have a qualified mason repair the affected area

INFORMATION

This could be caused by shifting of the siding material and/or improper installation

PHOTOS



MODERATE CONCERN

Has moss growth

IMPACT

It may lead to deterioration

PHOTOS



3. Electrical

 CEILING FAN

NOT WORKING

Not working

SUGGESTED ACTION

Replace the unit

PHOTOS





DOOR BELL



Exterior: Ground View

MINOR CONCERN

Wiring is exposed due to missing doorbell

SUGGESTED ACTION

Install a door bell

PHOTOS



NOT WORKING

No doorbell

MINOR CONCERN

Button is damaged or loose

SUGGESTED ACTION

Replace the door bell



LIGHT FIXTURE

COSMETIC

Light cover is missing

SUGGESTED ACTION

Add a cover to the light

PHOTOS



! OUTLET

SAFETY CONCERN

Cover plate is missing

IMPACT

Without a cover plate, can cause electrical shock if touched

SUGGESTED ACTION

Install a cover

PHOTOS



! WIRING

SAFETY CONCERN

Exposed

IMPACT	Exposed wiring can cause electrical shock if touched
SUGGESTED ACTION	Place the wiring in a junction box with a cover plate
INFORMATION	Exposed wiring should be capped and in a junction box with a cover plate or removed

PHOTOS



4. Fireplace and Chimney

 FIREPLACE

NOT WORKING

Not Working

SUGGESTED ACTION

Have repaired by a chimney company

PHOTOS



5. HVAC



AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

PHOTOS





DUCTWORK



Attic

COMPLIMENT

Good condition

PHOTOS



6. Landscaping and Hardscaping



FENCE



Exterior: Ground View

COSMETIC

In need of normal staining

IMPACT

Wood fences need to be sealed regularly to prevent premature wear

PHOTOS



MINOR CONCERN

Leaning

IMPACT

If not addressed, over time, portions of the fence may fall

SUGGESTED ACTION

Have the fence repaired by a fence contractor

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



SHOWER / TUB



Bathroom



SINK

COMPLIMENT

Good condition. No signs of previous leak.

PHOTOS



OBSERVATION TO MONITOR

Signs of previous leak

PHOTOS



— STAND-ALONE SHOWER 📍 Bathroom

— TOILET 📍 Bathroom

✓ WATER HEATER

COMPLIMENT

Unit is in good condition

PHOTOS



8. Roof



ROOF MATERIAL



Exterior: Roof View

COMPLIMENT

Attic is in good condition.

PHOTOS



9. Room Components

✓ CEILING

COSMETIC

Signs of previous leak.

PHOTOS





EXTERIOR DOOR



Exterior: Ground View

MINOR CONCERN

Screen door handles are broken

IMPACT

Without a handle, the door is difficult to open

SUGGESTED ACTION

Replace the handle

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



GARAGE DOOR OPENER



Garage

NOT WORKING

Not working

SUGGESTED ACTION

Replace the garage door opener

PHOTOS



! INTERIOR DOOR

COSMETIC

Damaged

SUGGESTED ACTION

Replace the door as desired

PHOTOS



MODERATE CONCERN

Handle is missing or broken

SUGGESTED ACTION

Replace the door handle assembly

PHOTOS



! INTERIOR TRIM

MODERATE CONCERN

Damaged

IMPACT

The damage may allow for moisture or insect intrusion which if not corrected provides an environment for mold growth or structural damage

SUGGESTED ACTION

Replace the damaged trim

PHOTOS



! STAIR

SAFETY CONCERN

Tread covering is damaged, loose or missing

IMPACT

The damaged tread covering creates a possible trip hazard

SUGGESTED ACTION

Have the covering repaired or replaced

PHOTOS



— VANITY

📍 Bathroom

! WALL

COSMETIC

Signs of previous wall damage.

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



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

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

