



## INSPECTION REPORT

# 164 Robert Taylor Rd, Lagrange, Georgia 30240

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Prepared for  
Uncommon

Date Inspected  
Jul 11, 2025

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Inspected by  
Brandon Crittenden

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# Descriptions

Occupancy:	<b>Vacant</b>	# Of Stories:	<b>1</b>
Bedrooms:	<b>3</b>	Foundation Design:	<b>Crawl Space</b>
Method To Inspect Roof:	<b>From ground</b>	Square Footage:	<b>1248</b>

# Summary

This report is a summary of the inspection findings. The inspector has provided a detailed report with additional information and recommendations. Please refer to the full report for more details.

## PROPERTY CONDITION

Property has a roof that needs to be replaced within 5 years. Water heater, ac unit, and water system could not be inspected due to limited/blocked access.



## ITEMS NOT OPERATING

None



## SAFETY CONCERNS

1. Exterior door: Glass pane is broken/cracked.
2. Drainage and Grading: Improper drainage in yard. (possible pipe issues underground)
3. Stair and Stoop: Missing
4. Electric Service Panel: Meter cover is damaged.



## MAJOR CONCERNS

5. Floor: Spongy
6. Floor: Unlevel



## NEEDS FURTHER EVALUATION

7. Floor: Shows sign of potential mold
8. Ceiling: Damaged
9. Wall: Wood panel damage
10. Wall: No drywall or plaster in place. Inner wall structure exposed
11. Eave: Wood fascia damage (possibly from birds, bees, or termites).
12. Foundation Wall: Damaged
13. Ceiling Fan: Bird Nest is on the ceiling fan



## MODERATE CONCERNS

14. Sink: S-Trap pipe installed incorrectly.
15. Roof Material: Damaged in isolated areas
16. Window: Frame is out of square

- 17. Ceiling: Multiple cracks in the ceiling
- 18. Wall: Drywall has damage
- 19. Wall: Shows signs of settling cracks
- 20. Balcony, Deck or Porch: Boards are deteriorated
- 21. Balcony, Deck or Porch: Bracing is damaged or missing
- 22. Balcony, Deck or Porch: Balusters are damaged or missing
- 23. Balcony, Deck or Porch: Decking is deteriorated or damaged
- 24. Landscape Feature: Soil level is too low
- 25. Stair and Stoop: Damaged
- 26. Outlet: Cover plate is damaged and missing in parts
- 27. Insulation: Loose/damaged insulation

## MINOR CONCERNS

- 28. Exterior door: Damaged

## MAINTENANCE ITEMS

- 29. Countertop: Excessively worn and/or damaged
- 30. Floor: Vinyl/Laminate is not aligned/damaged
- 31. Floor: Showing signs of wear
- 32. Ceiling: Signs of previous leak.

## ITEMS TO MONITOR

- 33. Floor: Squeaking
- 34. Balcony, Deck or Porch: Decking has organic growth

## BUDGET TO REPLACE

- 35. Whole House Fan: Whole house fan

# Scope of Inspection

- Inspector could not determine if the property has central AC (no unit and/or access to limited/blocked).
- Inspector could not fully inspect items within property that involves water and electricity due to those utilities being inactive.
- Crawl space could not inspected due to limited/blocked access.

# 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 Concern**

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

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## **Major Concern**

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. Plumbing

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SINK

MODERATE CONCERN

S-Trap pipe installed incorrectly.

IMPACT

With an incorrect installation, proper and sanitary drainage may not occur.

SUGGESTED ACTION

Have S-trap(s) installed correctly by a licensed plumber

PHOTOS





# 2. 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



# 3. Room Components

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WINDOW

MODERATE CONCERN

Frame is out of square

IMPACT

The deficient frame makes it difficult to open the window

SUGGESTED ACTION

Have the frame repaired by a carpenter

PHOTOS





## EXTERIOR DOOR



Exterior: Ground View

**SAFETY CONCERN**

**Glass pane is broken/cracked.**

### PHOTOS



**MINOR CONCERN**

**Damaged**

### SUGGESTED ACTION

Repair the damage or replace the door depending on your preference

### PHOTOS



## ✓ COUNTERTOP

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COSMETIC

Excessively worn and/or damaged

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IMPACT

While still functional, it lacks aesthetics

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SUGGESTED ACTION

Consider replacing the countertops

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PHOTOS



## FLOOR

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COSMETIC

Vinyl/Laminate is not aligned/damaged

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### PHOTOS



POSSIBLE CONCERN

Shows sign of potential mold

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### IMPACT

Mold may cause a variety of health effects to those exposed depending on your sensitivities

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### SUGGESTED ACTION

Evaluation by a licensed certified mold re-mediation contractor

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### PHOTOS



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**COSMETIC**

Showing signs of wear

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**SUGGESTED ACTION**

Consider repairing or replacing the flooring

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**PHOTOS**



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**MAJOR CONCERN**

Spongy

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**IMPACT**

The structural integrity of the affected area is in question

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**SUGGESTED ACTION**

Have repaired by a flooring professional

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**INFORMATION**

A spongy surface indicates a potential concern with the subfloor

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**PHOTOS**

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**OBSERVATION TO MONITOR****Squeaking**

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**SUGGESTED ACTION**

Depending on the cause and the access to the joists or subfloor from the floor below, a number of solutions are available, including inserting shims into gaps, filling gaps with construction adhesive, sistering a joist for additional support, and securing the subfloor with screws or nails to eliminate squeaks or flexing.

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**INFORMATION**

Squeaky floors may be caused by a number of different situations including gaps between the subfloor and the joist, warped joists, noisy joists, and the floor rubbing against the sub-floor.

PHOTOS



MAJOR CONCERN    Unlevel

IMPACT	The structural integrity of the entire home is in question
SUGGESTED ACTION	Have the home evaluated by a structural engineer
INFORMATION	An unlevel floor is an indication that the support structure of the affected area is insufficient or is failing

PHOTOS





## ! CEILING

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COSMETIC

Signs of previous leak.

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### PHOTOS



POSSIBLE CONCERN

Damaged

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### PHOTOS



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**MODERATE CONCERN**

**Multiple cracks in the ceiling**

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**PHOTOS**



## ! WALL

### 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





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**POSSIBLE CONCERN**

Wood panel damage

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PHOTOS



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**POSSIBLE CONCERN**

No drywall or plaster in place. Inner wall structure exposed

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PHOTOS



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**MODERATE CONCERN**

Shows signs of settling cracks

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**IMPACT**

With cracks, the wall lacks aesthetic appeal

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**SUGGESTED ACTION**

Repair the cracked areas using drywall compound

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**INFORMATION**

Some degree of settling cracks should be expected in every home

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**PHOTOS**

## 4. Balconies, Decks and Porches



## BALCONY, DECK OR PORCH



Exterior: Ground View

### MODERATE CONCERN

#### Boards are deteriorated

##### IMPACT

The splintering diminishes the structural integrity of the planking

##### SUGGESTED ACTION

Replace the deteriorating boards

##### PHOTOS



### MODERATE CONCERN

#### Bracing is damaged or missing

##### IMPACT

Without proper bracing, the porch, deck or balcony is unstable

##### SUGGESTED ACTION

Determine if support piers are level. If they are level, re-secure bracing. If they are not level, level as needed and re-secure bracing.

##### PHOTOS



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**MODERATE CONCERN**

**Balusters are damaged or missing**

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**IMPACT**

Deficient balusters reduce the stability of the railing

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**SUGGESTED ACTION**

Replace the missing component

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**PHOTOS**



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**OBSERVATION TO MONITOR**

**Decking has organic growth**

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**IMPACT**

With excessive exposure to moisture, the wood may prematurely deteriorate

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**SUGGESTED ACTION**

Remove the moss and ensuring the water source is remediated

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**INFORMATION**

The moss is a sign that the deck is regularly exposed to moisture.

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**PHOTOS**

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**MODERATE CONCERN****Decking is deteriorated or damaged**

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**IMPACT**

The sub-standard decking material diminishes structural integrity of the planking

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**SUGGESTED ACTION**

Replace deteriorating decking

# 5. Landscaping and Hardscaping

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LANDSCAPE FEATURE

Exterior: Ground View

MODERATE CONCERN

Soil level is too low

IMPACT	When soil levels are low against the face of the foundation it promotes shifting or movement of the structure and insect infestation
SUGGESTED ACTION	Adding soil to provide the proper exposure of the foundation face
INFORMATION	It is generally accepted that a brick veneer house should have about 6 inches of clearance. Wood siding houses should have more clearance

PHOTOS





## DRAINAGE AND GRADING



Exterior: Ground View

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### SAFETY CONCERN

Improper drainage in yard. (possible pipe issues underground)

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### PHOTOS





## STAIR AND STOOP



Exterior: Ground View

**SAFETY CONCERN**

**Missing**

### IMPACT

Without a stair or stoop, the entrance and exit from the home is a safety hazard

### SUGGESTED ACTION

Add steps or a stoop

### PHOTOS



**MODERATE CONCERN**

**Damaged**

### IMPACT

The damage may worsen and become a trip hazard

### SUGGESTED ACTION

Repair or replace the damaged steps

### PHOTOS



## 6. Building Exterior



### EAVE



Exterior: Ground View

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#### POSSIBLE CONCERN

Wood fascia damage (possibly from birds, bees, or termites).

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#### SUGGESTED ACTION

Have a licensed termite inspection to access.

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#### PHOTOS



## 7. Building Structure



### FOUNDATION WALL



Exterior: Ground View

POSSIBLE CONCERN

Damaged

#### PHOTOS



## 8. Electrical

### ! CEILING FAN

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#### POSSIBLE CONCERN

Bird Nest is on the ceiling fan

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#### PHOTOS







## ELECTRIC SERVICE PANEL

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**SAFETY CONCERN**

**Meter cover is damaged.**

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### PHOTOS





## WHOLE HOUSE FAN



Attic

OLD

Whole house fan

### PHOTOS



## ! OUTLET

### MODERATE CONCERN

Cover plate is damaged and missing in parts

#### IMPACT

With missing parts of the cover plate, electrical shock may result if touched

#### SUGGESTED ACTION

Replace the cover

#### PHOTOS





## 9. Insulation and Ventilation

### ! INSULATION Attic

MODERATE CONCERN

Loose/damaged insulation

#### PHOTOS

