

INSPECTION REPORT

402 Crawford Road,
Opelika, Alabama 36804

Prepared for
Uncommon
Date Inspected
Aug 26, 2024



INSPECTED BY

Brandon Crittenden

Table of Contents

Descriptions 3

Summary 4

Definitions.....6

Detailed Report 7

 Appliances 7

 Balconies, Decks and Porches.....8

 Building Exterior..... 12

 Building Structure 15

 Electrical 17

 HVAC.....22

 Insulation and Ventilation 25

 Landscaping and Hardscaping.....27

 Plumbing.....32

 Room Components.....35

Descriptions

Bathrooms:	2	Bedrooms:	3
Square Footage:	1248	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. Junction Box: Cover plate is missing
2. Outlet: Cover plate is missing

ITEMS NOT OPERATING

3. Dishwasher: Not working
4. Sink: Faucet handles do not operate
5. Exterior door: Handle is damaged

MAJOR CONCERNS

None

MODERATE CONCERNS

6. Balcony, Deck or Porch: Decking is deteriorated or damaged
7. Siding: Has moss growth on the brick
8. Ceiling Fan: Damaged
9. Outlet: Cover plate is damaged and missing in parts
10. Basement / Crawl Space Ventilation: Insulation is slightly damaged and not properly secure in a few spots.
11. Driveway: Asphalt is cracking
12. Stair and Stoop: Damaged
13. Toilet: Water is running continuously
14. Exterior door: Flashing is damaged
15. Floor: Tile is damaged
16. Floor: Tile is cracked
17. Interior Door: Handle is missing or broken
18. Wall: Drywall has damage

MINOR CONCERNS

19. Balcony, Deck or Porch: Foot rail is showing wear
20. Balcony, Deck or Porch: Decking is showing wear
21. Eave: Aluminum soffit is damaged
22. Eave: Wood soffit is damaged
23. Column / Pier: Slightly rotted
24. Outlet: Sparse
25. Ductwork: Disconnected at one or more connection points
26. Register / Return: Damaged
27. Attic Ventilation: Screen is damaged or missing
28. Fence: Boards are damaged
29. Fence: Leaning
30. Fence: Damaged
31. Stair and Stoop: Settling with minor cracks
32. Floor: Floor boards are loose



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

33. Outlet: Not full secured on wall
34. Crawl Space Entrance: Crawl Space door is damaged



ITEMS TO MONITOR

None



MAINTENANCE ITEMS

35. Outlet: Cover is cracked
36. Ceiling: Signs of previous leak.
37. Countertop: Damaged
38. Wall: Paint damage

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

 **DISHWASHER**  Kitchen

NOT WORKING

Not working

SUGGESTED ACTIONRepair or replace the unit

PHOTOS



2. Balconies, Decks and Porches



BALCONY, DECK OR PORCH



Exterior: Ground View

MINOR CONCERN

Foot rail is showing wear

IMPACT

If not addressed, the post may dry or rot

SUGGESTED ACTION

Paint, stain and/or seal with a weatherproof product

PHOTOS



MODERATE CONCERN

Decking is deteriorated or damaged

IMPACT

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

SUGGESTED ACTION

Replace deteriorating decking

PHOTOS



MINOR CONCERN

Decking is showing wear

IMPACT

If not protected from the elements, the decking may prematurely wear

SUGGESTED ACTION

Paint, stain and/or seal with a weatherproof product

PHOTOS



3. Building Exterior



MINOR CONCERN

Aluminum soffit is damaged

IMPACT

The damaged aluminum exposes the wood to the elements

SUGGESTED ACTION

Replace the run of soffit that is damaged

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



SIDING



Exterior: Ground View

MODERATE CONCERN

Has moss growth on the brick

IMPACT

It may lead to deterioration of the brick or mortar

SUGGESTED ACTION

Have a qualified mason assess for the source of moisture intrusion and recommend repairs

PHOTOS



4. Building Structure

✓

COLUMN / PIER

📍

Basement

MINOR CONCERN

Slightly rotted

IMPACT	The rotting may worsen risking movement in other parts of the home
SUGGESTED ACTION	Dry it, apply paint sealer and monitor for further deterioration
OTHER INFORMATION	Columns or piers are structural elements which transmit, through compression, the weight of the structure above to other structural elements below

PHOTOS



—

ROOF SHEATHING

📍

Exterior: Roof View



ROOF STRUCTURE



Exterior: Roof View

5. Electrical

! CEILING FAN

MODERATE CONCERN

Damaged

SUGGESTED ACTION

Replace the damaged component or entire unit

PHOTOS





JUNCTION BOX

SAFETY CONCERN

Cover plate is missing

IMPACT

Without a cover plate, electrical shock may result if touched

SUGGESTED ACTION

Install a cover

PHOTOS



! OUTLET

COSMETIC

Cover is cracked

SUGGESTED ACTION

Replace the cover

PHOTOS



MINOR CONCERN

Sparse

IMPACT

With few outlets, it is difficult to find power for kitchen appliances

SUGGESTED ACTION

Add additional GFCI outlets

PHOTOS



POSSIBLE CONCERN

Not full secured on wall

PHOTOS



SAFETY CONCERN

Cover plate is missing

IMPACT

Without a cover plate, can cause electrical shock if touched

SUGGESTED ACTION

Install a cover



MODERATE CONCERN

Cover plate is damaged and missing in parts

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

Replace the cover



6. HVAC



AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

PHOTOS





DUCTWORK



Attic

MINOR CONCERN

Disconnected at one or more connection points

IMPACT

The deficient ductwork is preventing the heating and/or cooling from operating at optimal efficiency potentially increasing heating and cooling costs

SUGGESTED ACTION

Resecure or add additional supports to ensure each duct section is firmly supported and connected

PHOTOS





REGISTER / RETURN

MINOR CONCERN

Damaged

IMPACT

With a damaged cover, the air flow can not be properly controlled

SUGGESTED ACTION

Replace the register cover

PHOTOS



7. Insulation and Ventilation

✓

ATTIC VENTILATION

📍

Attic

MINOR CONCERN

Screen is damaged or missing

IMPACT

Without an appropriate screen, the home lacks protection from animals entering

SUGGESTED ACTION

Replace the vent

PHOTOS





BASEMENT / CRAWL SPACE VENTILATION



Basement

MODERATE CONCERN

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

PHOTOS



8. Landscaping and Hardscaping

!

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





FENCE



Exterior: Ground View

MINOR CONCERN

Boards are damaged

IMPACT

The damaged boards decrease the aesthetic value and function of the fence

SUGGESTED ACTION

Repair the damaged areas

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



MINOR CONCERN

Damaged

SUGGESTED ACTION

Repair the damaged areas of the fence

PHOTOS





STAIR AND STOOP



Exterior: Ground View

MODERATE CONCERN

Damaged

IMPACT

The damage may worsen and become a trip hazard

SUGGESTED ACTION

Repair or replace the damaged steps

PHOTOS



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



9. Plumbing

⚡ SINK

NOT WORKING

Faucet handles do not operate

SUGGESTED ACTION

Repair the handle valve or replace the entire faucet assembly

PHOTOS





TOILET



Bathroom

MODERATE CONCERN

Water is running continuously

IMPACT

This may cause excessive water usage

SUGGESTED ACTION

Adjust the connection between the handle and the flapper valve

PHOTOS





WATER HEATER

COMPLIMENT

Unit is in good condition

PHOTOS



10. Room Components

✓ CEILING

COSMETIC

Signs of previous leak.

PHOTOS





COUNTERTOP

COSMETIC

Damaged

IMPACT

While still functional, it lacks aesthetics

PHOTOS





CRAWL SPACE ENTRANCE



Crawl Space

POSSIBLE CONCERN

Crawl Space door is damaged

PHOTOS





EXTERIOR DOOR



Exterior: Ground View

MODERATE CONCERN

Flashing is damaged

IMPACT

Damaged flashing is a conducive condition for moisture penetration and could possibly cause damage

SUGGESTED ACTION

Repairing the flashing

PHOTOS



NOT WORKING

Handle is damaged

SUGGESTED ACTION

Replace the handle

PHOTOS



! FLOOR

MINOR CONCERN

Floor boards are loose

IMPACT

Loose floor boards may squeak and in an extreme case may create a trip hazard

SUGGESTED ACTION

Have repaired by a qualified wood floor professional

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



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

MODERATE CONCERN

Handle is missing or broken

SUGGESTED ACTION

Replace the door handle assembly

PHOTOS



!

WALL

COSMETIC

Paint damage

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
OTHER 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

