

inspection company logo



90 Lee Road 2009, Phenix City, Alabama 36870

Prepared for

Date Inspected
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INSPECTED BY

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INSPECTION REPORT

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Descriptions

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.

PROPERTY CONDITION

3 bed 2 bath



SAFETY CONCERNS

1. Junction Box: Cover plate is missing



ITEMS NOT OPERATING

2. Outlet: Appears to have no power
3. Garage door opener: Not working



MAJOR CONCERNS

None



MODERATE CONCERNS

4. Siding: Material is damaged
5. Ductwork: Improperly supported
6. Other Landscaping and Hardscaping: Hole in the ground
7. Toilet: Leaking from the bowl at the time of the inspection
8. Interior Trim: Damaged
9. Wall: Drywall has damage



MINOR CONCERNS

10. Driveway: Concrete is settling with minor cracks
11. Exterior door: Damaged
12. Wall: Drywall has nail pops



BUDGET TO REPLACE

None

NEEDS FURTHER EVALUATION

- 13. Outlet: Not full secured on wall
- 14. Ductwork: Random items are on the insulation.

ITEMS TO MONITOR

None

MAINTENANCE ITEMS

- 15. Ceiling: Signs of previous leak.
- 16. Ceiling: Paint damage
- 17. Wall 1: Towel rack is loose
- 18. Window: Slight 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. Building Exterior

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SIDING

Exterior: Ground View

MODERATE CONCERN

Material is damaged

IMPACT

With damaged siding, the home lacks protection from insects, animals and the elements and it may negatively affect the thermal boundary of the home

SUGGESTED ACTION

Replace the damaged area

PHOTOS



2. Electrical

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JUNCTION BOX

Exterior: Ground View

SAFETY CONCERN

Cover plate is missing

IMPACT

Without a cover plate, electrical shock may result if touched

SUGGESTED ACTION

Install a cover

PHOTOS





OUTLET



Dining Room, Exterior: Ground View

NOT WORKING

Appears to have no power

SUGGESTED ACTION

Have repaired by a licensed electrical technician

PHOTOS



POSSIBLE CONCERN

Not full secured on wall

PHOTOS



3. HVAC



AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

PHOTOS





DUCTWORK



Attic

POSSIBLE CONCERN

Random items are on the insulation.

SUGGESTED ACTION

Remove items off of the insulation.

PHOTOS



MODERATE CONCERN

Improperly supported

IMPACT

The ductwork could pull away causing a split in the seam causing sub-optimal system performance

SUGGESTED ACTION

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



FURNACE



Attic

COMPLIMENT

Unit is in good condition

PHOTOS



4. Landscaping and Hardscaping

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DRIVEWAY

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Exterior: Ground View

MINOR CONCERN

Concrete is settling with minor cracks

IMPACT

The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement

SUGGESTED ACTION

Seal the crack(s) with weather-resistant pliable concrete sealer

PHOTOS





OTHER LANDSCAPING AND HARDSCAPING



Exterior: Ground View

MODERATE CONCERN

Hole in the ground

PHOTOS



5. Plumbing

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TOILET

Bathroom 2 master

MODERATE CONCERN

Leaking from the bowl at the time of the inspection

IMPACT

The leak may cause moisture damage to surrounding material

SUGGESTED ACTION

First, attempt to tighten all nuts. If that does not resolve the leaking, have a plumber evaluate the unit for repairs.

PHOTOS



6. Room Components



CEILING



Garage, Bedroom

COSMETIC

Signs of previous leak.

PHOTOS



COSMETIC

Paint damage

PHOTOS





EXTERIOR DOOR



Exterior: Ground View

MINOR CONCERN

Damaged

SUGGESTED ACTION

Repair the damage or replace the door depending on your preference

PHOTOS





GARAGE DOOR OPENER



Garage

NOT WORKING

Not working

SUGGESTED ACTION

Replace the garage door opener

PHOTOS





INTERIOR TRIM



Bedroom 3

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





WALL



Living Room, Bedroom 2, Hallway

MINOR CONCERN

Drywall has nail pops

SUGGESTED ACTION

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

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





WALL 1



Bathroom

COSMETIC

Towel rack is loose

PHOTOS





WINDOW



Exterior: Ground View

COSMETIC

Slight Damage

PHOTOS

