



INSPECTION REPORT

61 Lee Road 925,
Phenix City, Alabama 36870

Prepared for
Uncommon
Date Inspected
Oct 1, 2024



INSPECTED BY

Brandon Crittenden

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Descriptions

Bedrooms:	3	Bathrooms:	2
# Of Stories:	1	Location Of Attic Entrance:	Hallway
Square Footage:	1269	Method To Inspect Roof:	From ground
Foundation Design:	Slab	Cooling System:	Central
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

None



ITEMS NOT OPERATING

1. Window: Screen is damaged/ripped



MAJOR CONCERNS

None



MODERATE CONCERNS

2. Siding: Paint or stain is peeling, worn or faded
3. Siding: Material is damaged
4. Driveway: Asphalt is cracking
5. Wall: Drywall has damage



MINOR CONCERNS

6. Fence: Damaged
7. Attic Ladder: Damaged
8. Ceiling: Paint is bubbling
9. Wall: Drywall has nail pops
10. Window: Paint or stain is peeling, weathered or faded



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

11. Foundation Wall: Damaged



ITEMS TO MONITOR

None



MAINTENANCE ITEMS

12. Light Fixture: Light cover is missing
13. Ceiling: Signs of previous leak.
14. Floor: Showing signs of wear
15. 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. Building Exterior



SIDING



Exterior: Ground View

MODERATE CONCERN

Paint or stain is peeling, worn or faded

IMPACT

This makes the siding at risk of premature aging due to exposure to the elements

SUGGESTED ACTION

Repaint or reseal

PHOTOS



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. Building Structure



FOUNDATION WALL



Exterior: Ground View

POSSIBLE CONCERN

Damaged

PHOTOS



3. Electrical

✓ LIGHT FIXTURE

COSMETIC

Light cover is missing

SUGGESTED ACTION

Add a cover to the light

PHOTOS



4. HVAC



AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

PHOTOS



5. Landscaping and Hardscaping

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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

INFORMATION

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

PHOTOS





FENCE



Exterior: Ground View

MINOR CONCERN

Damaged

SUGGESTED ACTION

Repair the damaged areas of the fence

PHOTOS



6. Roof



ROOF MATERIAL



Exterior: Roof View

COMPLIMENT

Attic is in good condition.

PHOTOS



7. Room Components

✓

ATTIC LADDER

MINOR CONCERN

Damaged

IMPACT	The damage may render the ladder unusable
SUGGESTED ACTION	Either repair the damage or replace it with a new ladder

PHOTOS





CEILING

MINOR CONCERN

Paint is bubbling

IMPACT

If the paint continues to bubble, the drywall below may become exposed and become damaged

SUGGESTED ACTION

Repaint the affected areas

PHOTOS



COSMETIC

Signs of previous leak.

PHOTOS



✓ FLOOR

COSMETIC

Showing signs of wear

SUGGESTED ACTION

Consider repairing or replacing the flooring

PHOTOS



— GARAGE DOOR OPENER

OVERHEAD DOOR

! WALL

MINOR CONCERN

Drywall has nail pops

SUGGESTED ACTION

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

PHOTOS



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
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



WINDOW

MINOR CONCERN

Paint or stain is peeling, weathered or faded

IMPACT

This makes the frame at risk of premature aging due to exposure to the elements

SUGGESTED ACTION

Reseal or restain the window frames

PHOTOS



NOT WORKING

Screen is damaged/ripped

PHOTOS

