



INSPECTION REPORT

109 Lee Road 2115,
Phenix City, Alabama 36870

Prepared for
Uncommon
Date Inspected
Oct 2, 2024



INSPECTED BY

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Descriptions

Foundation Design:	Slab	Cooling System:	Central
Bathrooms:	2	Bedrooms:	3
# Of Stories:	1	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



ITEMS NOT OPERATING

None



MAJOR CONCERNS

None



MODERATE CONCERNS

2. Exterior door: Concrete base below the threshold is cracking



MINOR CONCERNS

None



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

None



ITEMS TO MONITOR

None



MAINTENANCE ITEMS

3. Floor: Showing signs of wear
4. Wall: Signs of previous wall 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. Electrical

✓ ELECTRIC SERVICE PANEL

COMPLIMENT

Good condition

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



2. HVAC



AIR CONDITIONER



Exterior: Ground View

COMPLIMENT

Unit is in good condition

PHOTOS



3. Plumbing

✓ WATER HEATER

COMPLIMENT

Unit is in good condition

PHOTOS



4. Room Components

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EXTERIOR DOOR

Exterior: Ground View

MODERATE CONCERN

Concrete base below the threshold is cracking

IMPACT	The crack is allowing moisture intrusion. In freezing temperatures, it will expand and exacerbate the cracking.
SUGGESTED ACTION	Seal the crack(s) with weather-resistant pliable concrete caulk

✓

FLOOR

COSMETIC

Showing signs of wear

SUGGESTED ACTION	Consider repairing or replacing the flooring
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PHOTOS





WALL

COSMETIC

Signs of previous wall damage.

PHOTOS

