



INSPECTION REPORT

705 King Drive,
Phenix City, Alabama 36869

Prepared for
Uncommon
Date Inspected
Nov 2, 2024



INSPECTED BY

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Descriptions

Bathrooms:	2.5	Bedrooms:	3
Foundation Design:	Slab	Method To Inspect Roof:	From ground
Square Footage:	2426	Cooling System:	Central
# Of Stories:	1	Occupancy:	Vacant

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. Outlet: Cover plate is missing



ITEMS NOT OPERATING

None



MAJOR CONCERNS

2. Ceiling: Slight "bowing" on ceiling



MODERATE CONCERNS

3. Siding: Material is damaged
4. Siding: Has moss growth on the brick
5. Driveway: Asphalt is cracking
6. Interior Door: Handle is missing or broken



MINOR CONCERNS

7. Eave: Wood fascia is damaged
8. Eave: Wood soffit is damaged
9. Fence: Leaning
10. Fence: Damaged



BUDGET TO REPLACE

None



NEEDS FURTHER EVALUATION

11. Outlet: Not full secured on wall



ITEMS TO MONITOR

12. Siding: Shows evidence of previous repair

MAINTENANCE ITEMS

13. Light Fixture: Light cover is missing
14. Floor: Showing signs of wear

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



MINOR CONCERN

Wood fascia is damaged

IMPACT

With damaged fascia, the home lacks protection from animals entering

SUGGESTED ACTION

Replace the damaged area

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

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



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



OBSERVATION TO MONITOR

Shows evidence of previous repair

SUGGESTED ACTION

Monitor for moisture intrusion. If you see new leaks further evaluation by a qualified mason is recommended.

PHOTOS



2. Electrical

✓ LIGHT FIXTURE

COSMETIC

Light cover is missing

SUGGESTED ACTION

Add a cover to the light

PHOTOS



OUTLET

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

PHOTOS



3. HVAC

✓ FURNACE

COMPLIMENT

Unit is in good condition

PHOTOS



4. 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

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



5. Room Components

⚠ CEILING

MAJOR CONCERN

Slight "bowing" on ceiling

PHOTOS





FLOOR

COSMETIC

Showing signs of wear

SUGGESTED ACTION

Consider repairing or replacing the flooring

PHOTOS



! INTERIOR DOOR

MODERATE CONCERN

Handle is missing or broken

SUGGESTED ACTION

Replace the door handle assembly

PHOTOS

