



INSPECTION REPORT

**10039 AL-51,
Opelika, Alabama 36804**

Prepared for
Uncommon

Date Inspected
Jul 11, 2025

Inspected by
Brandon Crittenden

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Descriptions

Occupancy:	Occupied	# Of Stories:	1
Bathrooms:	2	Bedrooms:	3
Cooling System:	Central	Foundation Design:	Crawl Space
Method To Inspect Roof:	From ground	Method To Inspect Crawl Space:	At entrance
Present During Inspection:	Seller	Sewer System:	Septic system
Square Footage:			900

Summary

This report is a summary of the inspection findings. The inspector has provided a detailed report with additional information and recommendations. Please refer to the full report for more details.

PROPERTY CONDITION

Property is a mobile home on land. Roof, Electric HVAC, and water heater is 10 years old. Property has a septic tank.



ITEMS NOT OPERATING

1. Dishwasher: Not working
2. Stair and Stoop: Handrail is missing



SAFETY CONCERNS

None



MAJOR CONCERNS

None



NEEDS FURTHER EVALUATION

3. Foundation Wall: Damaged
4. Outlet: Not full secured on wall



MODERATE CONCERNS

5. Air Conditioner: Refrigerant line is damaged
6. Stair and Stoop: Damaged
7. Siding: Material is damaged



MINOR CONCERNS

None



MAINTENANCE ITEMS

None



ITEMS TO MONITOR

None



BUDGET TO REPLACE

None

Scope of Inspection

- The water heater was not inspected due to access blocked/limited.

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 Concern

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Major Concern

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

DESCRIPTIONS

Cook Top

Energy Source

Electric

 **COOK TOP**  Kitchen

COMPLIMENT

Unit is in good condition

 **DISHWASHER**  Kitchen

NOT WORKING

Not working

SUGGESTED ACTION

Repair or replace the unit

PHOTOS



2. Plumbing

✓ SINK

COMPLIMENT

Good condition. No signs of previous leak.

PHOTOS



3. HVAC



FURNACE

COMPLIMENT

Manufacturer data plate

PHOTOS





AIR CONDITIONER



Exterior: Ground View

MODERATE CONCERN

Refrigerant line is damaged

IMPACT

The refrigerant is essential for cooling and damage may limit or restrict the cooling capacity

SUGGESTED ACTION

Have repaired by an HVAC service professional

PHOTOS



COMPLIMENT

Unit is in good condition

PHOTOS



COMPLIMENT

Manufacturer data plate

PHOTOS



4. Landscaping and Hardscaping



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



NOT WORKING

Handrail is missing

PHOTOS



5. Building Exterior

!

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



6. Building Structure



FOUNDATION WALL



Exterior: Ground View

POSSIBLE CONCERN

Damaged

PHOTOS



COMPLIMENT

Good condition (crawl space)

PHOTOS



7. Electrical

! OUTLET

POSSIBLE CONCERN

Not full secured on wall

PHOTOS

