

Logan Inspection Services



Logan Inspection Services

Inspection Report



1234 Anywhere Street
Birmingham, AL 35222

Logan Inspection Services

04/27/17 04:00:24 PM

Your Name
1234 Anywhere Street
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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 Anywhere Street
City Birmingham State Alabama Zip 35222

Client Information

Client Name Your Name
Phone 123.456.7890
E-Mail youremail@gmail.com

Inspection Company

Inspector Name Brady Logan
Company Name Logan Inspection Services
Phone 205.602.1013
E-Mail Loganinspectionsservices@gmail.com
Amount Received \$\$\$

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 33 years Entrance Faces Northeast
Inspection Date TBD
Start Time 1:00 End Time 3:45
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 81
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Tuck under
Sewage Disposal Septic How Verified Visual Inspection
Water Source City How Verified Visual Inspection

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Lots and Grounds

A NPNI M D

1. Driveway: Concrete - Heavy crack in surface
2. Walks: Concrete
3. Steps/Stoops: Brick - Loose handrails, crack in mortar both sides.
4. Porch: Brick, Tile
5. Deck: Painted wood - Deck boards are heavily weathered.
6. Grading: Steep slope
7. Vegetation: Trees, Shrubs - Trees growing over roof.
8. Retaining Walls: Railroad ties - Railroad ties are starting to rot.
9. Fences: Wood, Chain link



Exterior

A NPNI M D

Main Exterior Surface

1. Type: Masonite
2. Trim: Wood
3. Fascia: Wood
4. Soffits: Wood
5. Door Bell: Hard wired
6. Entry Doors: Insulated metal entry door
7. Patio Door: Metal entry door - [Door sticking top right corner.](#)
8. Windows: Wood double hung, Vinyl double hung
9. Window Screens: Vinyl mesh
10. Exterior Lighting: Flood Lamps
11. Exterior Electric Outlets: 110 VAC - [Receptacle on deck not working.](#)
12. Hose Bibs: Gate
13. Gas Meter: Right side of house.
14. Main Gas Valve: Located at gas meter

Outbuilding

A NPNI M D

Pool

A NPNI M D

Behind home Swimming Pool

1. Type: Inground
2. Current Status: Operable
3. Liner: Fiberglass
4. Deck: Concrete
5. Drainage: PVC
6. Skimmer: Plastic
7. Pump Motor: Pentaire 1hp
8. Filter: Pentaire Sand Filter - [Leak at sight glass and at junction with salt generator](#)



Pool (Continued)

9. Shut-off Valve: PVC - [Valve missing handle.](#)



10. Back Wash Valve: Pentaire - [Small leak.](#)



11. Gauges and Controls: Pressure Guage

12. Ladder/Steps: Fiberglass

13. Pool Enclosure: Fenced

Roof

A NPNI M D

Main Roof Surface _____

1. Method of Inspection: Aerial, Ground level

2. Material: Asphalt shingle



3. Type: Gable

4. Approximate Age: Less than 5 years

5. Flashing: Metal

6. Plumbing Vents: PVC

7. Electrical Mast: Underground utilities

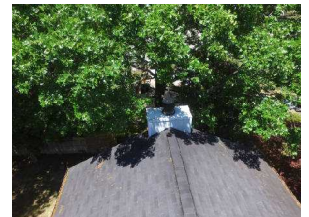
8. Gutters: Aluminum

9. Downspouts: Aluminum

Northwest Chimney _____

10. Chimney: Framed

11. Flue/Flue Cap: Metal



12. Chimney Flashing: Metal

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Garage/Carport

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Tuck under Garage

1. Type of Structure: Tuck under Car Spaces: 2
2. Garage Doors: Wood
3. Door Operation: Mechanized
4. Door Opener: Genie
5. Service Doors: Metal, Fire rated
6. Ceiling: Exposed framing
7. Walls: Concrete Block
8. Floor/Foundation: Poured slab
9. Electrical: 110 VAC outlets and lighting circuits
10. Windows: Aluminum double hung

Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Romex
6. Ground: Plumbing and rod in ground
7. Smoke Detectors: Hard wired with battery back up

Garage Electric Panel

8. Manufacturer: Challenger - **Only one screw holding panel cover on.**
Missing five screws.



9. Maximum Capacity: 200 Amps
10. Main Breaker Size: 200 Amps
11. Breakers: Copper and Aluminum
12. GFCI: Not present

Structure

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- 1. Structure Type: Wood frame
- 2. Foundation: Block
- 3. Differential Movement: Crack with displacement - [Cracks with displacement. A structural engineer is recommended to evaluate and estimate repairs](#)



- 4. Beams: Solid wood
- 5. Bearing Walls: Frame
- 6. Joists/Trusses: 2x10
- 7. Piers/Posts: Steel posts
- 8. Floor/Slab: Poured slab
- 9. Stairs/Handrails: Wood stairs with wood handrails
- 10. Subfloor: Plywood

Attic

A NPNI M D

Main Attic

- 1. Method of Inspection: In the attic
- 2. Roof Framing: 2x6 Rafter
- 3. Sheathing: Plywood
- 4. Ventilation: Ridge and soffit vents
- 5. Insulation: Fiberglass
- 6. Insulation Depth: 10"
- 7. Moisture Penetration: No water penetration noted
- 8. Bathroom Fan Venting: Electric fan

Basement

A NPNI M D

Crawl Space

A NPNI M D

Air Conditioning

A NPNI M D

Garage AC System

1. A/C System Operation: Functional
2. Condensate Removal: Electric pump
3. Exterior Unit: Pad mounted
4. Manufacturer: Amana
5. Model Number: ASX140241LA Serial Number: 1607163592
6. Area Served: 1st floor and basement Approximate Age: 1 year
7. Fuel Type: 208/230 Temperature Differential: 16 degrees
8. Type: Central A/C Capacity: 2 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Serviceable condition
11. Electrical Disconnect: Pullout Switch

Utility Closet AC System

12. A/C System Operation: Functional
13. Condensate Removal: PVC
14. Exterior Unit: Pad mounted
15. Manufacturer: Trane
16. Model Number: 2TTB3024A1000BA Serial Number: 11302SLR3F
17. Area Served: 2nd floor Approximate Age: 6 years
18. Fuel Type: 200/230 Temperature Differential: 16 degrees
19. Type: Central A/C Capacity: 2 Ton
20. Visible Coil: Copper core with aluminum fins
21. Refrigerant Lines: Serviceable condition
22. Electrical Disconnect: Pullout Switch
23. Exposed Ductwork: Insulated flex
24. Blower Fan/Filters: Direct drive with disposable filter
25. Thermostats: Programmable

Fireplace/Wood Stove

A NPNI M D

Living Room Fireplace

- Fireplace Construction: Prefab
- Type: Wood burning
- Fireplace Insert: Standard
- Smoke Chamber: Metal
- Flue: Metal
- Damper: Metal - [Handle broken off damper.](#)
- Hearth: Raised

Heating System

A NPNI M D

Utility closet Heating System

- Heating System Operation: Adequate
- Manufacturer: Trane
- Model Number: TUE1B060A9361AB Serial Number: 7395PA81G
- Type: Forced air Capacity: 60,000 BTUHR
- Area Served: 2nd floor Approximate Age: 10 years
- Fuel Type: Natural gas
- Heat Exchanger: 3 Burner
- Blower Fan/Filter: Direct drive with disposable filter
- Distribution: Insulflex duct
- Draft Control: Automatic
- Flue Pipe: Double wall

Garage Heating System

- Heating System Operation: Adequate
- Manufacturer: Amana
- Model Number: AMH80604BXBB Serial Number: 1607008477
- Type: Forced air Capacity: 60,000 BTUHR
- Area Served: 1st floor and basement Approximate Age: 1 year
- Fuel Type: Natural gas
- Heat Exchanger: 3 Burner
- Blower Fan/Filter: Direct drive with disposable filter
- Distribution: Insulflex duct
- Draft Control: Automatic
- Flue Pipe: Double wall
- Thermostats: Standard

Plumbing

A NPNI M D

1. Service Line: Cast iron
2. Main Water Shutoff: Garage
3. Water Lines: Copper
4. Drain Pipes: PVC
5. Service Caps: Accessible
6. Vent Pipes: PVC
7. Gas Service Lines: Copper

Garage Water Heater

8. Water Heater Operation: Adequate
9. Manufacturer: Rheem
10. Model Number: XG40S06EC36U0 Serial Number: A061507972
11. Type: Natural gas Capacity: 40 Gal.
12. Approximate Age: 2 years Area Served: Whole building
13. Flue Pipe: Single wall
14. TPRV and Drain Tube: Copper

Bathroom

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Master Bathroom

1. Ceiling: Textured
2. Walls: Wallpaper
3. Floor: Tile
4. Doors: Hollow wood - [Needs door stop](#)
5. Windows: Vinyl double hung
6. Electrical: 110 VAC outlets and lighting circuits - Non-GFCI circuit
7. Counter/Cabinet: Wood
8. Sink/Basin: Molded dual bowl
9. Faucets/Traps: Delta fixtures with a metal trap
10. Tub/Surround: Porcelain coated steel tub with tile surround - [Shower head missing.](#)



11. Toilets: No manufacturer visible
12. HVAC Source: HVAC system register
13. Ventilation: Window

Guest Bathroom

14. Ceiling: Textured
15. Walls: Textured

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Bathroom (Continued)

16. Floor: Tile
17. Doors: Hollow wood - [Needs door stop](#)
18. Windows: Vinyl double hung
19. Electrical: 110 VAC outlets and lighting circuits - Non-GFCI circuit
20. Counter/Cabinet: Wood
21. Sink/Basin: Molded single bowl
22. Faucets/Traps: Delta fixtures with a metal trap
23. Tub/Surround: Porcelain coated steel tub with tile surround - [Control valve leaking.](#)
24. Toilets: Briggs
25. HVAC Source: HVAC system register
26. Ventilation: Window

1st floor main Half Bathroom

27. Ceiling: Textured
28. Walls: Painted Drywall
29. Floor: Linoleum
30. Doors: Hollow wood
31. Electrical: 110 VAC outlets and lighting circuits - Non-GFCI circuit
32. Counter/Cabinet: Wood
33. Sink/Basin: Molded single bowl
34. Faucets/Traps: American Standard fixtures with a metal trap
35. Toilets: No manufacturer visible
36. HVAC Source: HVAC system register
37. Ventilation: Electric ventilation fan

Kitchen

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1st Floor Kitchen

1. Cooking Appliances: Kenmore
2. Ventilator: Kenmore
3. Dishwasher: Bosch
4. Air Gap Present? Yes No
5. Refrigerator: Kenmore - [Not cooling](#)
6. Microwave: Kenmore
7. Sink: Stainless Steel
8. Electrical: 110 VAC outlets and lighting circuits - [Receptacle left of sink has open ground.](#)
9. Plumbing/Fixtures: Stainless Steel
10. Counter Tops: Granite
11. Cabinets: Wood
12. Pantry: Single
13. Ceiling: Textured
14. Walls: Painted Drywall
15. Floor: Linoleum
16. Doors: Hollow wood

Kitchen (Continued)

- 17. Windows: Vinyl double hung
- 18. HVAC Source: HVAC system register

Bedroom

A NPNI M D

Master Bedroom

- 1. Closet: Dual
- 2. Ceiling: Textured
- 3. Walls: Painted Drywall
- 4. Floor: Carpet
- 5. Doors: Hollow wood - [Door hardware missing at small closet.](#)



- 6. Windows: Wood double hung - [Front window are stuck shut, hardware broken on left window.](#)
- 7. Electrical: 110 VAC outlets and lighting circuits
- 8. HVAC Source: HVAC system register

2nd Floor Rear Bedroom

- 9. Closet: Single
- 10. Ceiling: Textured
- 11. Walls: Painted Drywall
- 12. Floor: Carpet
- 13. Doors: Hollow wood
- 14. Windows: Vinyl double hung
- 15. Electrical: 110 VAC outlets and lighting circuits
- 16. HVAC Source: HVAC system register

2nd Floor Front Bedroom

- 17. Closet: Single
- 18. Ceiling: Textured
- 19. Walls: Painted Drywall
- 20. Floor: Carpet
- 21. Doors: Hollow wood
- 22. Windows: Wood double hung - [Windows stuck shut.](#)
- 23. Electrical: 110 VAC outlets and lighting circuits
- 24. HVAC Source: HVAC system register

Living Space

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2nd Floor Hallway Living Space

1. Closet: Single
2. Ceiling: Textured
3. Walls: Painted Drywall
4. Floor: Carpet
5. Doors: Hollow wood
6. Electrical: 110 VAC outlets and lighting circuits
7. HVAC Source: HVAC system register
8. Smoke Detector: Hard wired with battery back up

Living Room Living Space

9. Ceiling: Textured
10. Walls: Painted Drywall
11. Floor: Hardwood
12. Windows: Wood double hung, Vinyl double hung - Wood windows stuck shut, right window hardware is broken
13. Electrical: 110 VAC outlets and lighting circuits
14. HVAC Source: HVAC system register

Foyer Living Space

15. Ceiling: Textured
16. Walls: Painted Drywall
17. Floor: Hardwood
18. Doors: Hollow wood
19. Windows: Wood casement
20. Electrical: 110 VAC outlets and lighting circuits
21. HVAC Source: HVAC system register
22. Smoke Detector: Hard wired with battery back up

Dining Room Living Space

23. Ceiling: Textured
24. Walls: Painted Drywall
25. Floor: Hardwood
26. Doors: Solid wood
27. Windows: Wood double hung - Windows stuck shut. Center window hardware broken
28. Electrical: 110 VAC outlets and lighting circuits
29. HVAC Source: HVAC system register

Man Cave Living Space

30. Closet: Walk In - Door will not latch shut.
31. Ceiling: Suspended ceiling
32. Walls: Painted Drywall
33. Floor: Carpet
34. Doors: Hollow wood - Needs door stop.
35. Electrical: 110 VAC outlets and lighting circuits
36. HVAC Source: HVAC system register

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Laundry Room/Area

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1st Floor Laundry Room/Area

- 1. Ceiling: Textured
- 2. Walls: Painted Drywall
- 3. Floor: Linoleum
- 4. Doors: Bi-fold, Hollow wood
- 5. Electrical: 110 VAC/220 VAC
- 6. Washer Hose Bib: Gate valves
- 7. Washer and Dryer Electrical: 110-240 VAC
- 8. Dryer Vent: Rigid metal
- 9. Washer Drain: Wall mounted drain

Final Comments

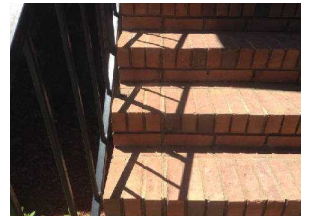
Home has some issues that are to be expected with age, however all major systems performed as desired. Congratulations on the purchase of your new home.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete - [Heavy crack in surface](#)
2. Steps/Stoops: Brick - [Loose handrails, crack in mortar both sides.](#)
3. Deck: Painted wood - [Deck boards are heavily weathered.](#)
4. Vegetation: Trees, Shrubs - [Trees growing over roof.](#)
5. Retaining Walls: Railroad ties - [Railroad ties are starting to rot.](#)



Exterior

6. Patio Door: Metal entry door - [Door sticking top right corner.](#)
7. Exterior Electric Outlets: 110 VAC - [Receptacle on deck not working.](#)

Pool

8. Behind home Swimming Pool Filter: Pentaire Sand Filter - [Leak at sight glass and at junction with salt generator](#)



Marginal Summary (Continued)

9. Behind home Swimming Pool Shut-off Valve: PVC - [Valve missing handle.](#)



10. Behind home Swimming Pool Back Wash Valve: Pentaire - [Small leak.](#)



Electrical

11. Garage Electric Panel Manufacturer: Challenger - [Only one screw holding panel cover on.](#) [Missing five screws.](#)



Structure

12. Differential Movement: Crack with displacement - [Cracks with displacement.](#) [A structural engineer is recommended to evaluate and estimate repairs](#)



Fireplace/Wood Stove

13. Living Room Fireplace Damper: Metal - [Handle broken off damper.](#)

Bathroom

14. Master Bathroom Doors: Hollow wood - [Needs door stop](#)
15. Master Bathroom Tub/Surround: Porcelain coated steel tub with tile surround - [Shower head missing.](#)



16. Guest Bathroom Doors: Hollow wood - [Needs door stop](#)

Marginal Summary (Continued)

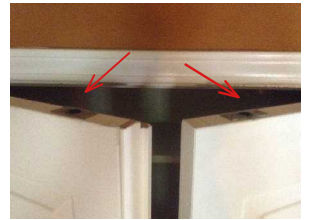
17. Guest Bathroom Tub/Surround: Porcelain coated steel tub with tile surround - [Control valve leaking.](#)

Kitchen

18. 1st Floor Kitchen Refrigerator: Kenmore - [Not cooling](#)
19. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits - [Receptacle left of sink has open ground.](#)

Bedroom

20. Master Bedroom Doors: Hollow wood - [Door hardware missing at small closet.](#)



21. Master Bedroom Windows: Wood double hung - [Front window are stuck shut, hardware broken on left window.](#)
22. 2nd Floor Front Bedroom Windows: Wood double hung - [Windows stuck shut.](#)

Living Space

23. Living Room Living Space Windows: Wood double hung, Vinyl double hung - [Wood windows stuck shut, right window hardware is broken](#)
24. Dining Room Living Space Windows: Wood double hung - [Windows stuck shut. Center window hardware broken](#)
25. Man Cave Living Space Closet: Walk In - [Door will not latch shut.](#)
26. Man Cave Living Space Doors: Hollow wood - [Needs door stop.](#)