LOCKER INSPECTION SERVICES, LLC
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https://www.lockerinspections.com/



COMPREHENSIVE INSPECTION REPORT

SAMPLE REPORT - CLIENT, AGENT AND ADDRESS ARE FICTIONAL

1234 Sample Home Lane
Grand Rapids, MI 49503

Jordan and Avery Morgan

10/29/2026



Inspector
KC Tolonen
616-490-0512
office@lockerinspections.com

TB

Sample Agent
Taylor Bennett
Fictional representative

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Locker Inspection Services

Welcome to your inspection report from Locker Inspection Services

Family-Owned. Detail Driven. Peace of Mind Delivered.

Thank you for trusting Locker Inspection Services to perform your certified inspection.

Our mission is simple: to provide honest, thorough, and easy-to-understand property evaluations that empower our clients to make educated decisions and move forward with confidence in one of life's most important investments.

This report serves as a general guide to the home's overall condition at the time of inspection. At Locker Inspection Services, our nationally certified inspectors perform every inspection in accordance with InterNACHI's Standards of Practice and strict Code of Ethics, delivering a thorough, informative, and easy-to-understand evaluation of the property.

Our goal is not to alarm, but to educate, providing clarity, perspective, and peace of mind by helping you better understand the home's strengths, maintenance needs, and any areas that may require repair, monitoring, or further evaluation.

If you have any questions before, during, or after reviewing this report, please do not hesitate to contact our team at any time. We are always happy to assist.

Sincerely,

The Locker Inspection Services Team

InterNACHI® Certified Professional Inspectors
Certified Environmental Mold Assessors (CEMA)

Phone: **616-490-0512**
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Locker Inspection Services



MONITOR / MAINTAIN



REPAIR / REPLACE



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1: SITE DETAILS

Information

RESIDENCE INFORMATION
Over 25 Years Old; per MLS, Occupied

RESIDENCE STYLE
Single family home, with attached garage

ATTENDENCE
Buyer's Agent, Client, Inspector

INSPECTION START TIME
1:30 PM

WEATHER CONDITIONS
Overcast, Rain

INTRODUCTION

Thank you for the opportunity to conduct this inspection for you! Please take the time to read your entire Inspection Report carefully. After reviewing it, feel free to call us with any questions you may have. Remember, even after the inspection is completed and the report is delivered, we are available to assist you with any questions throughout the entire closing process.

Properties being inspected do not "pass" or "fail." This report is based on an inspection of the visible portions of the structure, which may be limited by vegetation and personal possessions. Depending on the age of the property, certain items, like GFCI outlets, may not have been installed; this report will focus on safety, functionality, and structural integrity. It identifies specific concerns that the inspector feels may require further investigation or repair. For your safety and liability, we recommend that licensed contractors evaluate and address any critical issues or defects.

REPORT LIMITATIONS:

This report is intended as a general guide to help you assess the overall condition of the home. It is not intended to reflect the value of the property or provide guidance on the advisability of purchasing it. The report expresses the inspector's personal opinions based solely on visual impressions at the time of the inspection. It is not meant to be technically exhaustive, and it does not imply that every component was inspected or that all possible defects were identified.

No disassembly of equipment, opening of walls, moving of furniture, appliances, stored items, or excavation was conducted during the inspection. All components and conditions that are concealed, camouflaged, or difficult to inspect are excluded from the report. Comments and/or pictures regarding deficiencies indicate that these conditions exist; however, similar conditions may exist elsewhere and may not all be documented in the report. The inspection was performed in compliance with InterNACHI Standards of Practice. This report may not be used for any purpose without a fully executed Inspection Agreement, which must be signed and dated by both the user and the inspector.

Systems and conditions not within the scope of the inspection include, but are not limited to, the following: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestations; playground equipment; efficiency measurements of insulation or heating and cooling equipment; internal or underground drainage or plumbing; any systems that are shut down or otherwise secured; water wells (quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; washer/dryer units; washer standpipes; cosmetic issues; or building code conformity. Any general comments about these systems and conditions are for informational purposes only and do not constitute a formal inspection.

The inspection report should not be interpreted as a compliance inspection of any governmental or non-governmental codes or regulations. It is not intended to serve as a warranty or guarantee regarding the present or future adequacy or performance of the structure or its systems and components. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and should not be relied upon as such.

Any opinions regarding the adequacy, capacity, or expected lifespan of components are general estimates based on information about similar components, and significant variations between these estimates and actual experience are possible. To the best of our knowledge and belief, all statements and information in this report are accurate and correct.

2: ROOF

Information

ROOF MAINTENANCE TIPS

To extend a roof's lifespan, property owners should take the following steps: routinely check for debris, ensure gutters are unobstructed, and address any damaged or missing shingles promptly. Additionally, involving professional inspectors periodically can help spot issues early, allowing for proactive solutions before they escalate. Implementing these maintenance practices not only protects the home's integrity but also provides the homeowner with peace of mind.

METHOD OF VIEW/# OF LAYERS

Viewed from ladder and walked some areas, 1



ROOFING MATERIAL

Architectural



Observations: LOOKS NEWER

The roof appears to be relatively newer. Obtain installation and warranty records if they are available.










Flashing: PRESENT

The flashing at all visibly accessible areas of the roof appears to be present. We recommend monitoring all penetration points and flashing areas of the home and having corrected as necessary.




Chimney: TYPE OF MATERIAL

Vinyl, B Vent




Gutter observations: PRESENT

There are gutters present at one or more areas of the home/garage at the time of the inspection.




Downspout Observations: PRESENT

There are downspouts at one or more areas of the home/garage where gutters are present.



Limitations

Chimney

ACCESS

Due to height, weather, or other limitations, not all areas of the chimney could be properly evaluated. Recommend further evaluation of the chimney by a qualified chimney professional.

Observations

2.1.1 Observations

Monitor / Maintain

A FEW EXPOSED NAILS

Exposed nails observed at a few locations. They should be sealed with roof cement. This is considered a maintenance repair.





2.1.2 Observations

Monitor / Maintain

GRANULE LOSS

Granule loss noted at a few areas on the roof. This is considered normal wear and tear. Recommend monitoring/repairing if condition worsens.

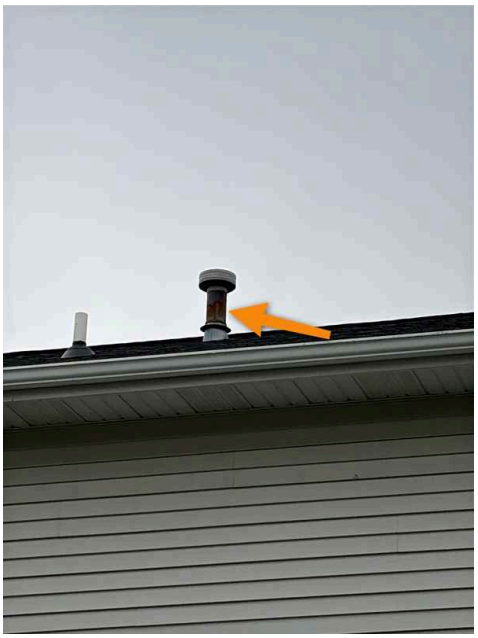


2.3.1 Chimney

Repair / Replace

B VENT RUSTING-MONITOR

The B-vent is rusted/corroded. Recommend monitoring and repairing as needed.



2.5.1 Gutter observations

Repair / Replace

POOR SLOPE

The gutters are poorly sloped and will not drain properly at one or more areas.





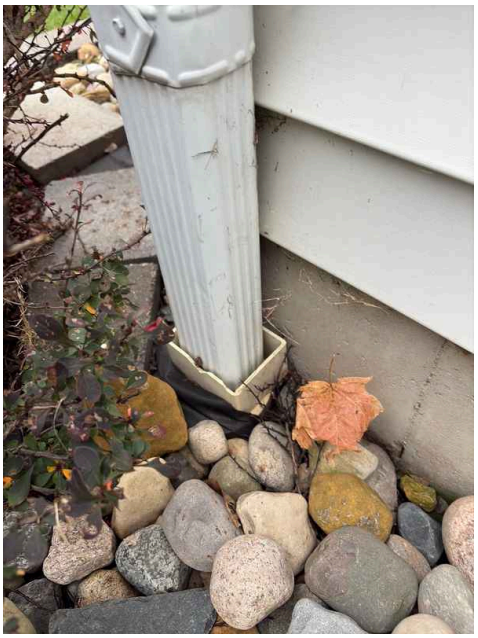
Front of home

2.6.1 Downspout Observations

Monitor / Maintain

UNDERGROUND PIPE

The condition of the underground drain pipe was not determined and is outside the scope of the inspection. We suggest regular cleaning and inspection as they can clog and back up.



2.6.2 Downspout Observations

Repair / Replace

LOOSE

The downspout is loose and should be secured at one or more areas of the home.



2.6.3 Downspout Observations

Monitor / Maintain

TERMINATES ONTO ROOF

UPPER LEVEL

Upper level downspouts discharge water directly onto the roof below. Downspouts should extend to the ground or to a proper drainage system to direct water away from the structure. A roofing professional should evaluate and redirect these downspouts to prevent water damage.



3: GROUNDS

Information

GROUNDS MAINTENANCE TIPS

Regular maintenance of the property grounds helps preserve landscaping, drainage, and exterior features. Routine tasks include clearing debris from gutters and downspouts, inspecting the grading around the foundation to ensure proper water drainage away from the home, maintaining landscaping to prevent vegetation from contacting the structure, and addressing any visible erosion or settling. Seasonal maintenance supports the longevity of outdoor systems and prevents water-related damage to the foundation and basement areas.

Driveway and Walkway Condition: DRIVEWAY AND WALKWAY MATERIALS

Concrete




Porches: LOCATION

Front of home



Patio Condition: PRESENT

The patio was present at the time of inspection. Recommend monitoring for cracking/settling and repairing as needed.



Retaining Wall Condition:
RETAINNING WALL TYPE
Poured Concrete, Landscaping Block/Pavers



Fence & Gate Conditions: **FENCE & GATE TYPE**
Vinyl





Limitations

Grading and Drainage

UNDERGROUND DRAIN PIPE

The condition of the underground drain pipe was not determined and is outside the scope of the inspection.

Observations

3.1.1 Driveway and Walkway Condition

Monitor / Maintain

DETERIORATION

Cracking, settlement, sloping and/or deterioration was observed at one or more areas of the driveway/walkway. Further deterioration and potential tripping hazards may occur due to weathering of materials. Recommend further correction, sealing cracks and or repairing as necessary to prolong the life of the material.



3.1.2 Driveway and Walkway Condition

Monitor / Maintain

COMMON CRACKS

The sidewalk has common cracks and will need regular maintenance such as patching and sealing cracks.



3.2.1 Grading and Drainage

FLAT GRADING

Repair / Replace

Flat grading was noted at one or more areas of the home. Ideally the exterior grading/slope should be pitched 6 inches (15.24 cm) away from the foundation in the first 10 feet (3.05 m).


Left of home


Right of home

3.2.2 Grading and Drainage

SIDING CLEARANCE

Repair / Replace

Siding material at one or more locations is in contact with the ground or is not within the proper clearance distance from the ground. Ground clearances of 6 to 8 inches is recommended to prevent deterioration, water intrusion, and pest/insect entry points.





3.2.3 Grading and Drainage

WINDOW CLEARANCE

Repair / Replace

One or more windows at the home do not have proper clearance from the ground. We recommend installation of a half round window well insert to help hold back moisture.



3.2.4 Grading and Drainage

Monitor / Maintain

DEBRIS

The window well units at more than one location have debris present. Clean debris to promote adequate drainage.



3.2.5 Grading and Drainage

Repair / Replace

DAMAGED COVER

Damaged underground drain cover discovered during grounds inspection. A compromised drain cover can allow debris, soil, and water infiltration into the drainage system, potentially causing clogs and system failure. The drain cover should be replaced or repaired by a qualified professional to restore proper drainage function.

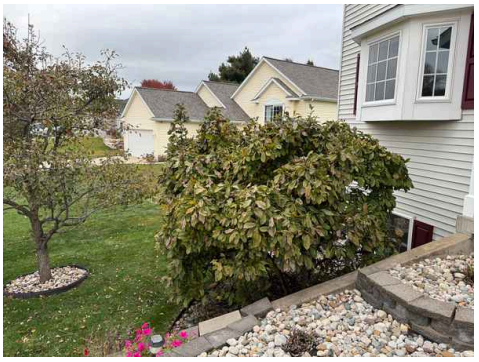


3.3.1 Vegetation Observations

Monitor / Maintain

VEG SIDING

Overgrown vegetation noted against the siding. Trim back 12" to help eliminate the potential for moisture entry and damage.



3.4.1 Porches

Monitor / Maintain

COMMON CRACKS

The porch has common cracks and will need regular maintenance such as patching and sealing.





3.6.1 Patio Condition

Repair / Replace

UNEVEN PAVERS

The patio is uneven and some areas may pose trip hazards.



3.6.2 Patio Condition

Repair / Replace

POOR DRAINAGE

The concrete patio has settled and has created a poor drainage condition. It should slope away from the foundation.

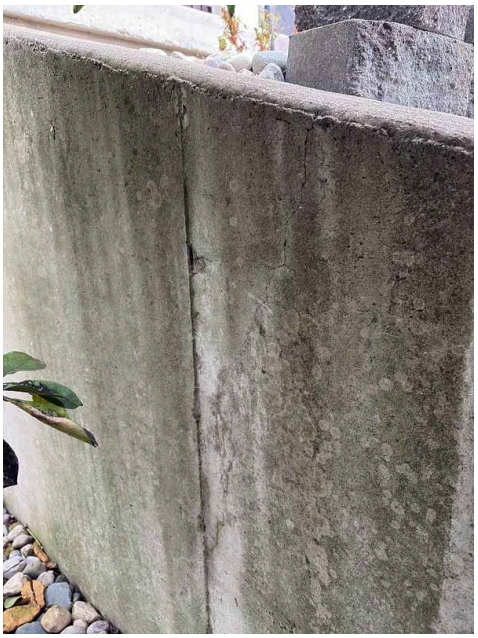


3.7.1 Retaining Wall Condition

Monitor / Maintain

CRACKS

The retaining wall is cracked at one or more areas of the home. Monitor and repair as necessary.



3.7.2 Retaining Wall Condition

Monitor / Maintain

MOVEMENT SOLID

The retaining wall(s) are past vertical but solid. Monitor and repair as necessary.



3.8.1 Fence & Gate Conditions

Monitor / Maintain

DAMAGE/DETERIORATED

The fence/fence posts at one or more exterior areas are damaged/deteriorated.



3.8.2 Fence & Gate Conditions

Repair / Replace

GATE DAMAGE

The fence gate(s) is not function properly.



Right of home

3.9.1 Garage Floor Condition

Monitor / Maintain

COMMON CRACKS

The garage floor has common cracking present. Seal and preserve as necessary.



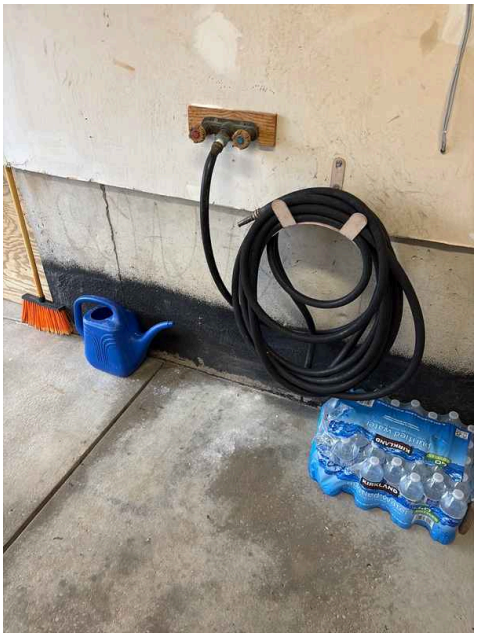


3.9.2 Garage Floor Condition

Repair / Replace

FAUCET WITH NO DRAINAGE

Garage faucet observed without drainage capability during inspection. This prevents proper water disposal and may cause pooling or water damage. A plumbing contractor should evaluate faucet and install or repair drainage as needed.



3.11.1 Stair observations

Monitor / Maintain

UNEVEN TREAD HEIGHT

Uneven tread height observed on the stairs. Use with caution or repair as possible.



3.11.2 Stair observations

Monitor / Maintain

SETTLING

Settling observed at the stairs at one or more areas of the home. This is common for homes. Recommend monitoring and having repaired as necessary.





4: EXTERIOR AREAS

Information

EXTERIOR SIDING MAINTENANCE TIPS

Exterior siding serves as the primary weather barrier for your home, protecting the structure from moisture, wind, and UV damage. Regular maintenance is essential to extend the life of your siding and prevent costly repairs. Depending on the siding material—whether vinyl, wood, fiber cement, brick, or stone—different maintenance approaches apply. Common maintenance tasks include cleaning debris and mold growth, inspecting for gaps or separations at seams and corners, checking the condition of caulking around windows and doors, and promptly addressing any visible damage. Proper maintenance not only preserves appearance but also protects the home's structural integrity and helps maintain energy efficiency.

Siding Condition: SIDING

Vinyl Siding, Synthetic Stone

Eaves, Soffits & Fascias Conditions: Eaves, Soffits & Fascias

Eaves, soffits, and fascias are exterior trim components that work together to protect your home. Eaves are the overhanging edges of the roof; soffits are the finished undersides of those overhangs; and fascias are the boards that run along the roofline and support gutters. These elements shield the roof structure, walls, and foundation from weather exposure and help direct water away from the home.





Observations

4.1.1 Siding Condition

COSMETIC

Monitor / Maintain

Chips, nicks, cracks and/or other cosmetic damage noted to the house and/or garage. This is typical wear and not usually a cause for concern. Repair/replace damaged sections as needed.

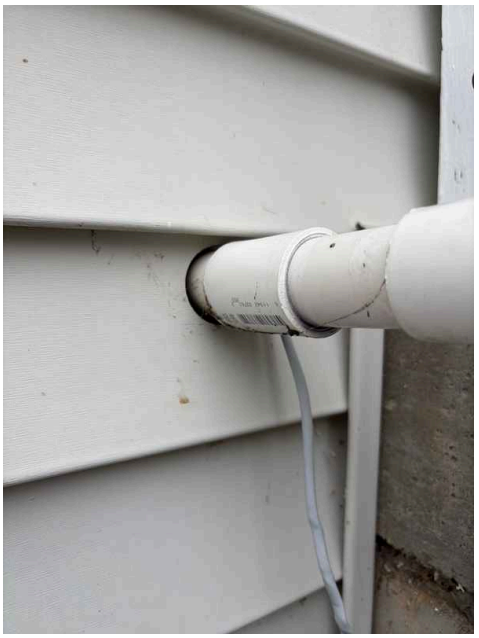


4.1.2 Siding Condition

GAPS AND OPENINGS

Repair / Replace

Gaps/openings in the siding noted at one or more areas of the siding material. Repair and maintain sealant as needed.



4.1.3 Siding Condition

Repair / Replace

POOR INSTALL FINISHING

The siding is poorly finished/terminated around one or more windows and/or doors. This is a potential water entry point and should be corrected.



Left of home

4.3.1 Exterior Door(s) Conditions

Repair / Replace

WEATHER STRIPPING

Damaged weather strip noted at one or more exterior doors. Repair/replace as needed.





Overhead door

4.3.2 Exterior Door(s) Conditions

Repair / Replace

TRIM GAPS

One or more entry door(s) have space/gaps between the exterior door trim and the siding/foundation material.



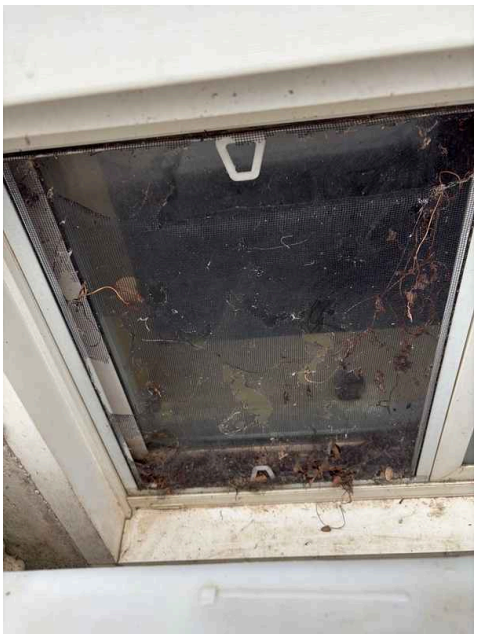


4.4.1 Exterior Window and Door Trim

Monitor / Maintain

SCREENS

Damaged/missing screens noted at one or more areas of home. Recommend repairing or installing screens where needed.



4.4.2 Exterior Window and Door Trim

Monitor / Maintain

DETERIORATED CAULK

Cracked/deteriorated caulking noted at one or more exterior windows. Repair/maintain as required.



4.4.3 Exterior Window and Door Trim

Monitor / Maintain

TRIM MONITOR

The window/exterior door trim at one or more locations around the home are deteriorated/damaged. We recommend monitoring and repairing as necessary.



5: MECHANICALS EXTERIOR

Information

COOLING MAINENANCE TIPS

Regular maintenance of your cooling system helps ensure efficient operation and extends the lifespan of your equipment. Key maintenance tasks include:

1. Clean or replace air filters every 1 to 3 months.
2. Remove debris from outdoor condenser units.
3. Check refrigerant levels.
4. Inspect ductwork and condensate drain lines for leaks.
5. Arrange for a professional tune-up before the cooling season begins.

Following these steps will help your cooling system operate smoothly and efficiently for an extended period of time.

Gas/LP Condition: GAS/LP TYPE

Black Pipe, Flexible Coated Gas Line, CSST (Corrugated Stainless Steel Tubing)



Gas/LP Condition: GAS METER LOCATION

Left of home



Gas/LP Condition: PUBLIC GAS

The main gas meter/shutoff valve is located at the gas meter.



AC System Condition: AC SYSTEM ENERGY SOURCE(S)

Electric



AC System Condition: AC SYSTEM(S) TYPE

Central Air Conditioner





AC System Condition: AGE

1 year(s) old.

The average life expectancy for an exterior unit is 18 - 20 years. The age of this unit is approximately:



AC Compressor(s) Condition: AC COMPRESSOR PRESENT

The compressor is the heart of the cooling system, responsible for pressurizing refrigerant and circulating it through the AC unit to remove heat from the home.



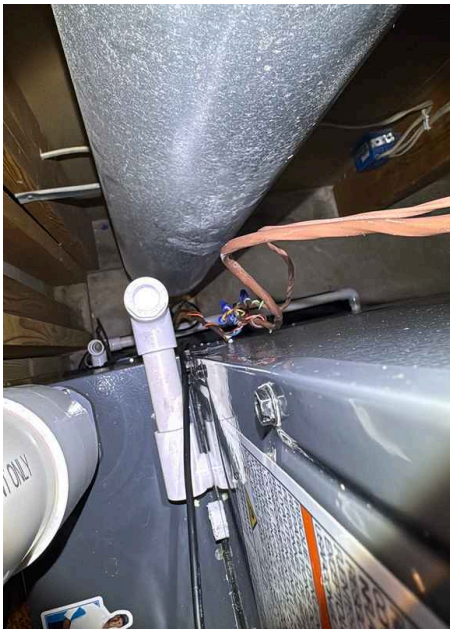

Suction Lines Condition: PRESENT

The ac suction lines are present. Recommend monitoring and making repairs as necessary.



Condensation Line/Tray Condition: CONDENSATION LINE/TRAY

The condensation line and tray are components of air conditioning and heating systems that collect and drain moisture produced during operation. These lines and trays direct condensation away from the equipment and structure to prevent water damage and maintain proper system function.



AC System Disconnect Condition: PRESENT

The A/C unit disconnect is present at the time of the inspection.





Observations

5.1.1 Gas/LP Condition

Repair / Replace

LACK OF SUPPORT

The gas line at one or more areas of the home lacks proper support. We recommend adding additional support such as proper plumbing straps/mounting to the exterior surface by a qualified professional.



5.1.2 Gas/LP Condition

RUST

Repair / Replace

Rust/corrosion noted at the black pipe on the exterior of the home. We recommend monitoring and having repaired/replaced by a qualified professional as necessary.



5.1.3 Gas/LP Condition

GAS SMELL

Priority Attention

A slight gas smell was noted at the gas meter at the left side of home. Recommended further evaluation and any necessary repairs by a qualified professional.

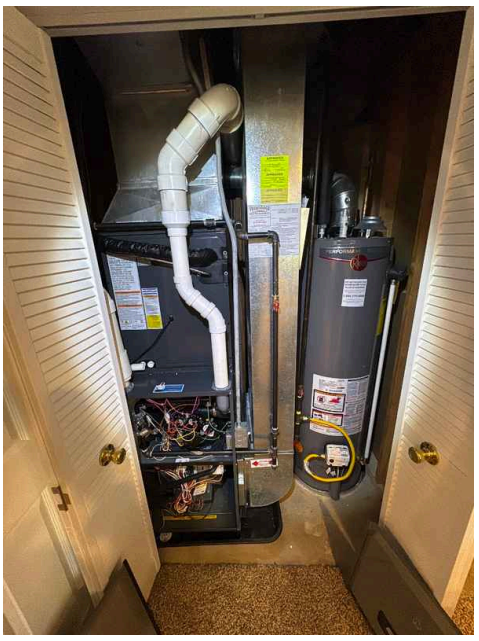


5.5.1 Condensation Line/Tray Condition

Repair / Replace

UNKNOWN

The condensation drain line termination could not be determined. Ensure this drain line is properly installed to avoid water related issues to building components.



5.5.2 Condensation Line/Tray Condition

Monitor / Maintain

PAST LEAKS

The condensation line has evidence of past leaks, we recommend monitoring and repairing as necessary.



6: HEATING SYSTEM

Information

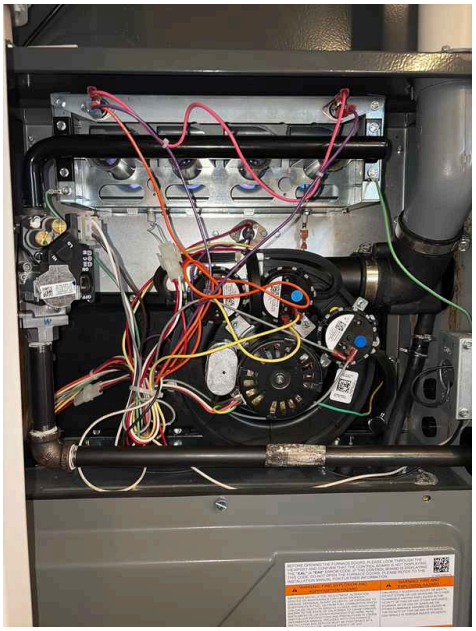
HEATING MAINTENANCE TIPS

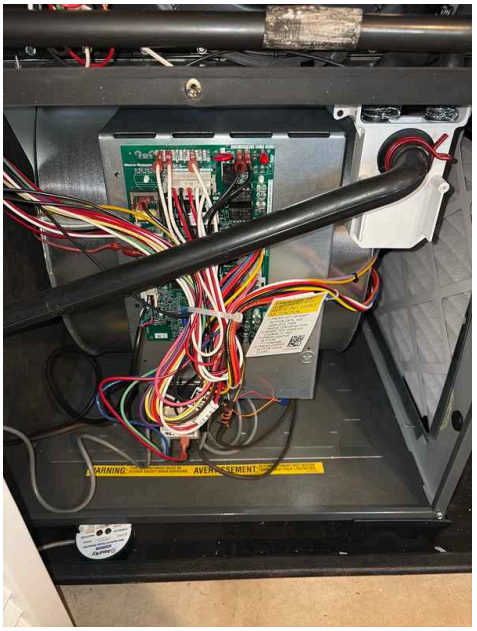
Regular maintenance is essential for optimal heating system performance and longevity. Key maintenance practices include scheduling annual professional inspections before the heating season, changing or cleaning filters monthly during operation, ensuring adequate clearance around the unit for proper airflow, and keeping the area free of debris. Prompt attention to unusual noises, odors, or reduced heating efficiency can prevent minor issues from escalating.

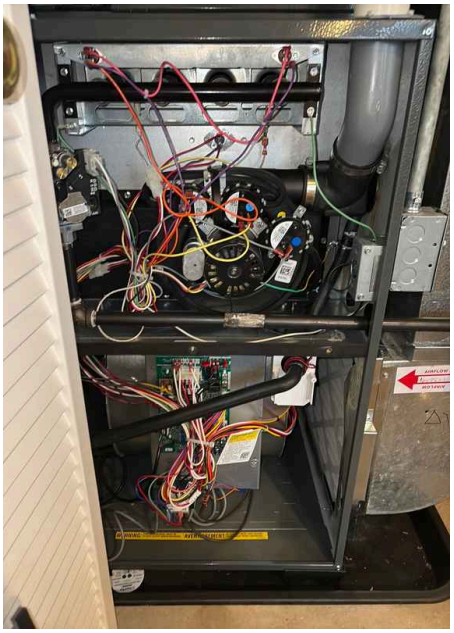
Heating observations: HEATING TYPE

Forced Air Furnace



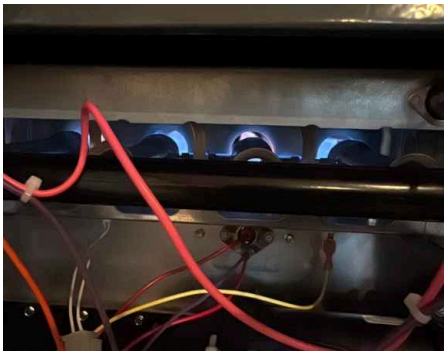






Heating observations: FUEL SOURCE

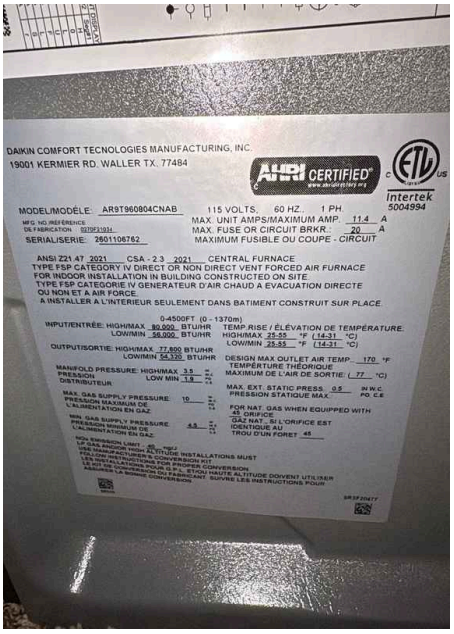
Natural Gas



Heating observations: AGE

New as of 2026

Is the approximate age of the furnace. The average working life of this furnace is 18-20 years.



HVAC Ductwork/Boiler Pipes Condition: SUPPLY TYPE

Non-Insulated



Registers & Baseboards: REGISTERS / BASEBOARDS

Heating registers and baseboards are functional and operating as intended to distribute warm/cold air throughout the home.



Venting: HEATING SYSTEM VENTING PRESENT

The heating system ventilation is present. Proper venting is essential for safely removing combustion byproducts, including carbon monoxide, from the home. Well-maintained venting systems ensure efficient heating operation and protect occupant health and safety.





Filter Condition: FILTER SIZE
16x25x1



Filter Condition: FILTER TYPE
Disposable Cartridge



Thermostats: LOCATION
Main floor



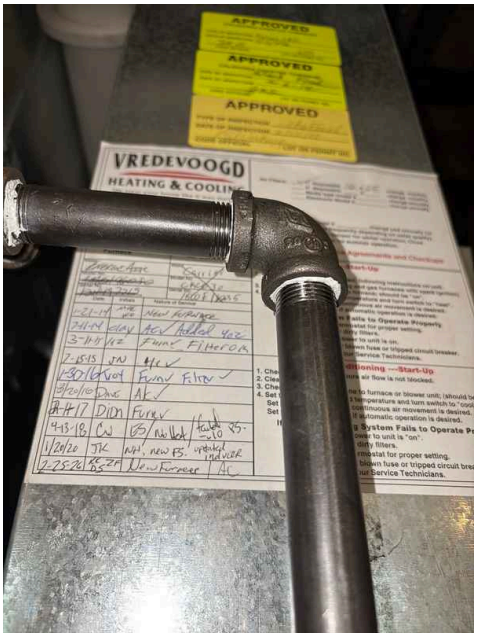
Observations

6.1.1 Heating observations

Monitor / Maintain

SERVICE

Recommend routine maintenance and cleaning by a qualified HVAC professional.



6.1.2 Heating observations

Repair / Replace

RUST/PREVIOUS LEAK

Evidence of condensation leaks noted in the furnace cabinet, as evidenced by dry rust stains. No active leaks were noted at the time of inspection and this considered a common issue associated with forced air furnaces. However, we recommend having the unit further reviewed/repaired by a qualified HVAC technician.



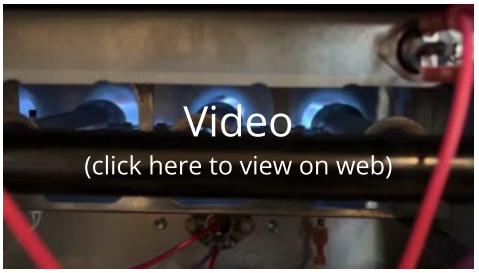


6.1.3 Heating observations

FLAME PATTERN

Repair / Replace

The flame pattern is unusual which indicates the need for further service by a qualified HVAC technician.

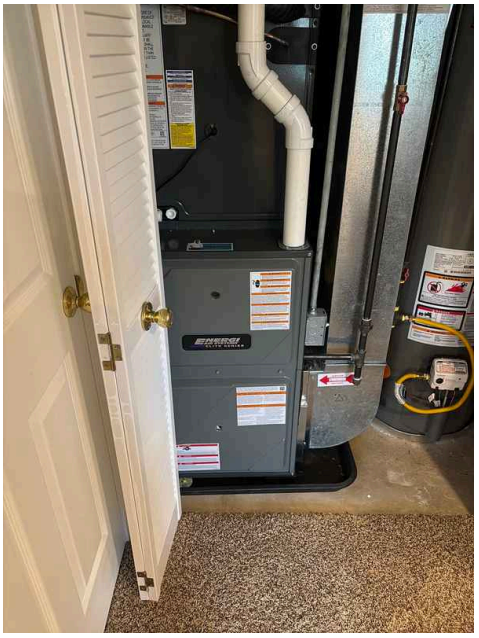


6.1.4 Heating observations

CABINET ACCESS

Repair / Replace

The main furnace cabinet panel cover is obstructed/blocked. Recommend that a 30" wide and a 36" depth work space be maintained in front of the furnace. Anything less than this is considered improper.

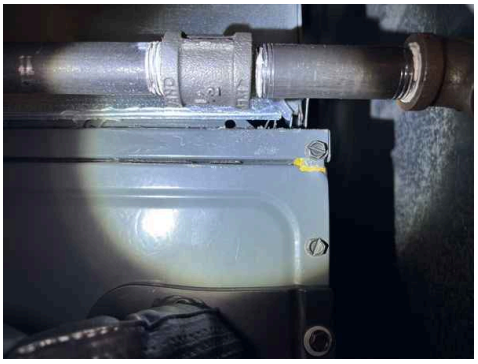


6.3.1 HVAC Ductwork/Boiler Pipes Condition

GAPS AND OPENINGS

Monitor / Maintain

Ductwork is not sealed in some areas and should be to be more energy efficient. This may limit heat loss and increase efficiency. Recommend sealing the areas with an approved heat-resistant tape or caulking.




6.3.2 HVAC Ductwork/Boiler Pipes Condition

Monitor / Maintain

DIRTY

The ductwork shows signs of being dirty. You should consider having the ductwork professionally evaluated, cleaned and sealed.




6.3.3 HVAC Ductwork/Boiler Pipes Condition

Repair / Replace

CONDENSATION LEAKS

Signs of condensation leaks noted at one or more locations. Recommend properly sealing/repairing areas.



7: PLUMBING

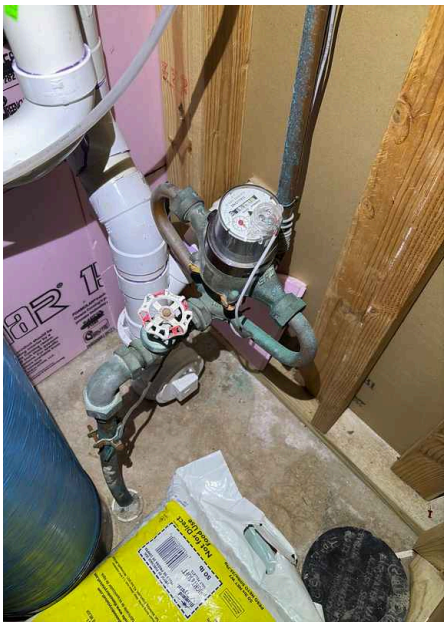
Information

PLUMBING SYSTEM MAINTENANCE

Regular plumbing system maintenance is essential for preserving the integrity and longevity of water supply lines, drain systems, and fixtures throughout the home. Routine maintenance tasks include checking for leaks, inspecting visible pipes for corrosion or damage, ensuring proper drainage, testing water pressure, and flushing water heaters to remove sediment buildup. Homeowners should establish a maintenance schedule that includes periodic inspections of accessible plumbing components, prompt repair of minor issues before they become more significant, and professional servicing of water heaters and other major components as recommended by manufacturers.

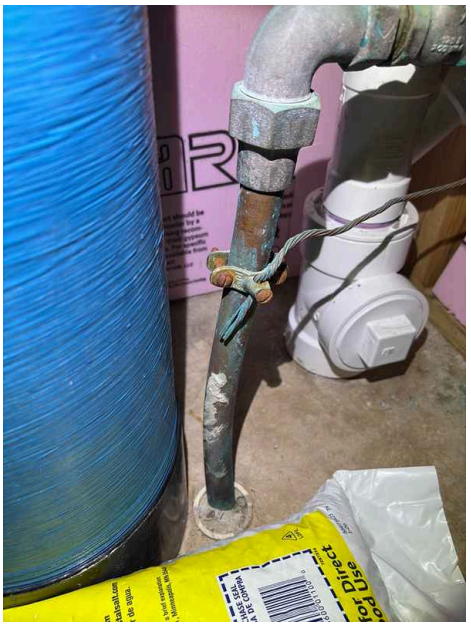
Water Service Condition: WATER SUPPLY TYPE

Public Water Supply



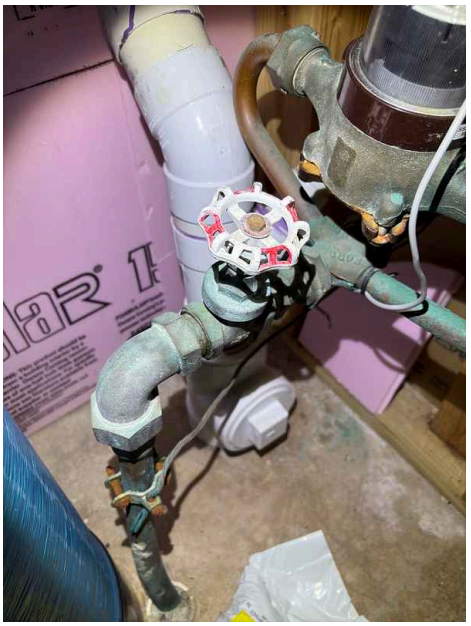
Water Service Condition: EXTERIOR WATER SERVICE LINE TYPE

Copper



Water Service Condition: SHUTOFFMETER

The shut off valve for the water supply is next to the water meter.



Water Distribution Pipe

Conditions: WATER DISTRIBUTION PIPE(S) TYPE

Copper, Hose



Fixtures Conditions: JETTED TUB PRESENT

We recommend routine maintenance by a qualified professional.





Drains, Waste & Vents Condition: WASTE SYSTEM TYPE

Public Waste System

Drains, Waste & Vents Condition: DRAIN, WASTE & VENT TYPE(S)

PVC, Galvanized

Water Heater Conditions: WATER HEATER CAPACITY

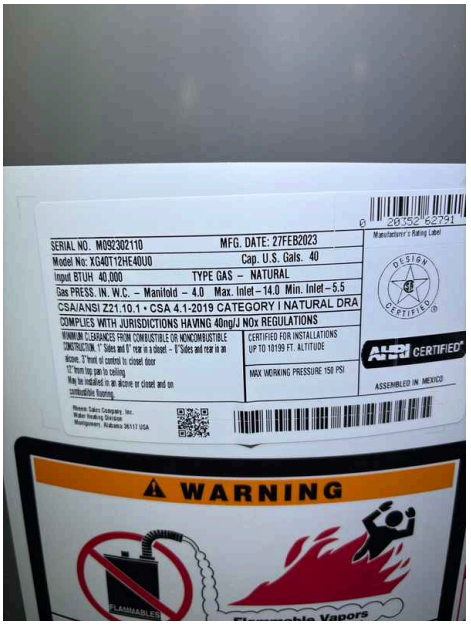
40 Gallons



Water Heater Conditions: AGE

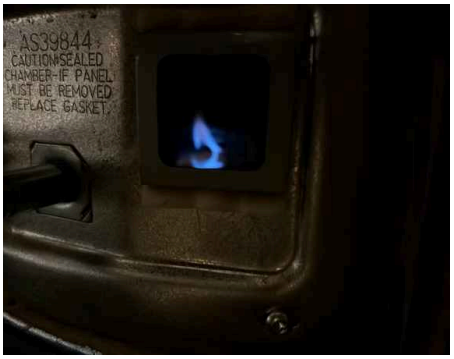
3 years old

The average life expectancy for water heaters (10 ~ 12 years).



Water Heater Conditions: WATER HEATER TYPE/ENERGY SOURCE

Gas







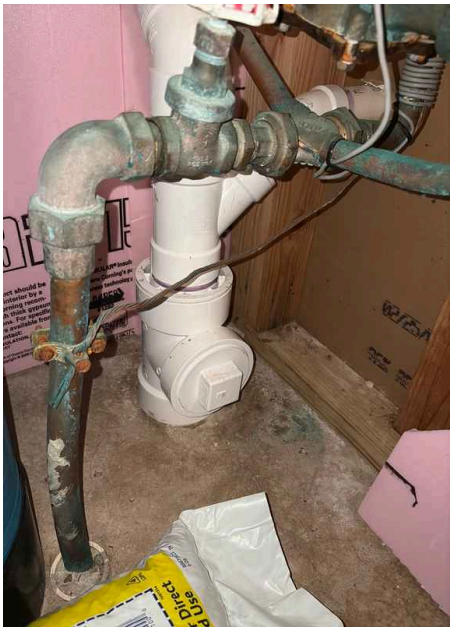
Gas/LP Condition: GAS/LP TYPE

Black Pipe, CSST (Corrugated Stainless Steel Tubing)

Sewer line conditions: CLEAN OUT

Basement

A clean out is an access point in the sewer line that allows for inspection, maintenance, and clearing of blockages. This component is typically located at grade level or underground and serves as a critical point for diagnosing sewer system issues and performing necessary cleaning or repairs.

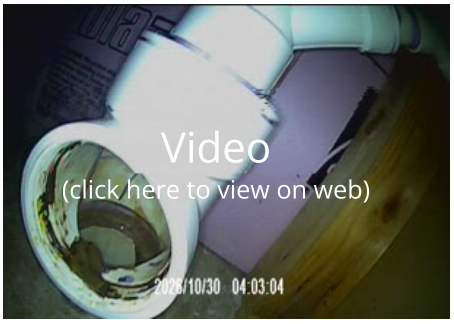


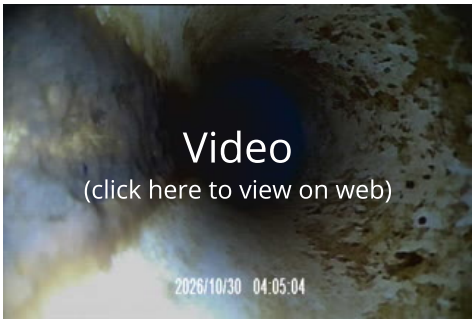
Sewer line conditions: DRAIN LINE MATERIALS

PVC

Drain line materials vary depending on the age and type of plumbing system. Common materials include cast iron, PVC, ABS, clay, and older systems may contain materials like Orangeburg or galvanized steel. The material composition affects durability, maintenance requirements, and susceptibility to issues such as corrosion, root intrusion, or collapse.

Sewer line conditions: SEWER SCOPE VIDEO(S)





Sewer line conditions: SEWER SCOPE IMAGES

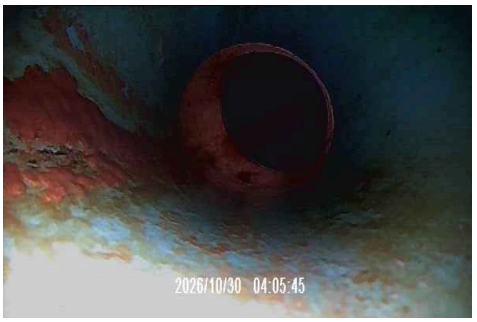




















Limitations

General

DISCLAIMER

The plumbing fixtures and faucets are evaluated for functionality, leaks and other potential deficiencies. Routine maintenance and repairs are recommended to limit the chance of a water loss event and or potential damage. This consists of properly securing all faucets, shower heads and fixtures. Monitoring for leaks, adjusting/repairing sink and tub stoppers, ensuring the toilets are adequately secured to the floor, and maintaining caulking.

General

LIMITATIONS - FINISHED BASEMENTS

Due to the presence of suspended ceilings and or finished surfaces, we could not fully inspect all of the plumbing drains and or supply lines. Concealed components are exempt from this inspection.

Water Service Condition

SOFTNER

We do not inspect single water filtration units, water conditioning systems or whole house filtering systems. Recommend contacting the installer for more information on the life expectancy, condition and maintenance.



Sewer line conditions

INTERIOR CLEAN OUT

When using a clean out at the interior of the home and the sewer line video, the inspection may stop at a location due to limited continued access or the possibility of damage to the camera. This video inspection of the waste water drain line is limited to about 90 feet in length or to passable areas. We make no predictions of possible blockages beyond what can be scoped at the time of the inspection. If interior clean outs are used, a portion of the sewer scan video will be of drain lines at the interior portion of the home and the main drain line between the home and the street may not be fully examined.

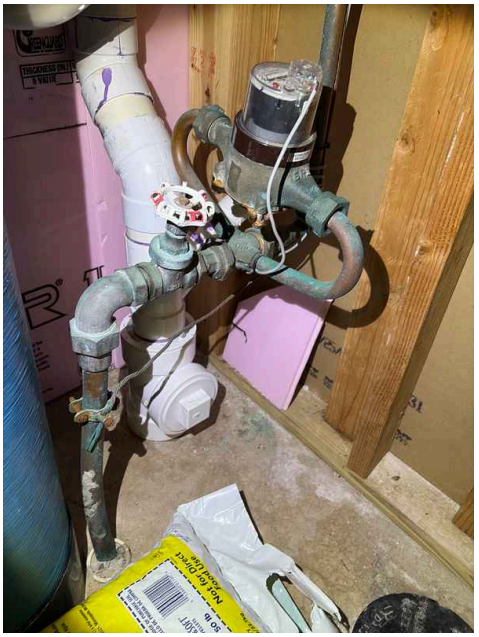
Observations

7.1.1 Water Service Condition

Monitor / Maintain

PREVIOUS LEAKS

Signs of previous leaks noted at the water shutoff/meter, we recommend monitoring and contacting a plumber/local water department as necessary for repairs/replacement.

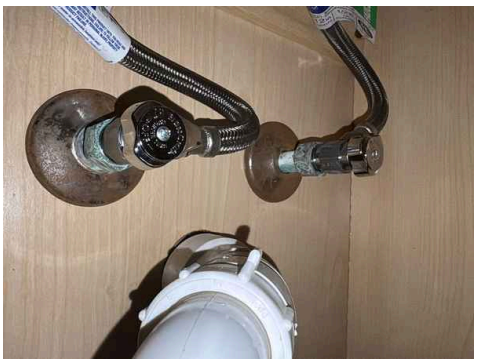


7.2.1 Water Distribution Pipe Conditions

Monitor / Maintain

RUSTING

Common rust/corrosion present on the water supply lines at one or more areas of the home. Monitor and repair/replace if condition worsens.

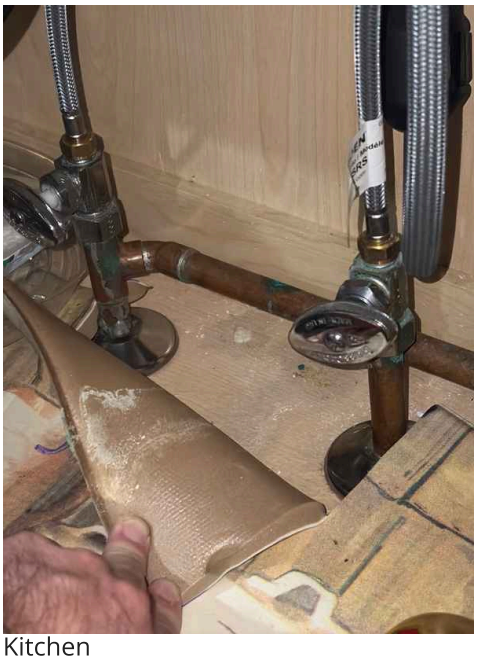


7.2.2 Water Distribution Pipe Conditions

Monitor / Maintain

PAST LEAKS

Signs of past leaks noted at one or more areas of the home. Recommend monitoring and repairing as needed.



Kitchen

7.3.1 Faucets Conditions

Repair / Replace

DIVERTER--TUB SPOUT

The diverter valve at the tub faucet does not completely shut off the water flow to the faucet when the shower is on. Correction is needed for proper operation.



7.4.1 Fixtures Conditions

Repair / Replace

LOOSE TOILET

The toilet at one or more bathrooms is loose at the floor. A repair is needed to prevent a water lose event.



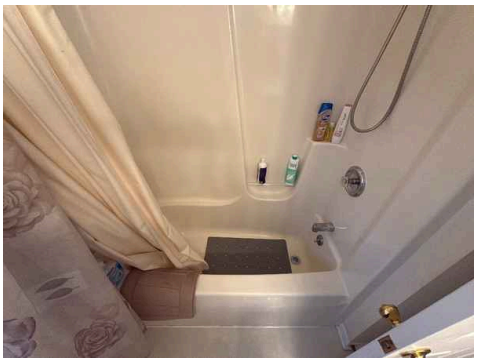
Half bath

7.4.2 Fixtures Conditions

Monitor / Maintain

CAULK

Maintain caulking around all plumbing fixtures.



7.4.3 Fixtures Conditions

Repair / Replace

LOOSE FIXTURE

One or more plumbing fixtures are improperly secured. Recommend adding additional support to limit the chance of a water loss event.



Lower level bath

7.4.4 Fixtures Conditions

Monitor / Maintain

DOOR FUNCTION

MASTER BATH

The shower door is damaged and/or does not function properly.



7.4.5 Fixtures Conditions

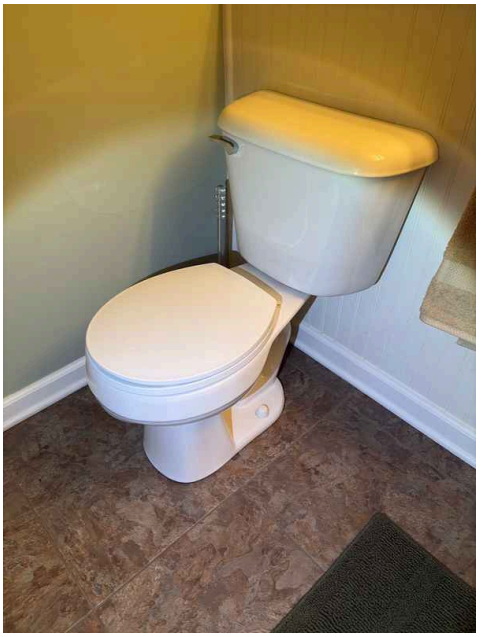
Repair / Replace

SIGNS OF PAST LEAKS

One or more bathroom fixtures show signs of previous leaks. We recommend monitoring and having corrected by a qualified professional as necessary.



Lower level bath



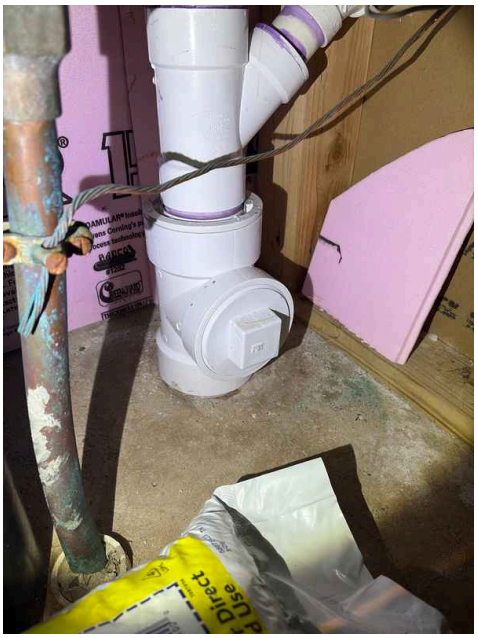
7.5.1 Drains, Waste & Vents Condition

Repair / Replace

WASTE CLEAN OUT

Basement

The waste line clean out is located at the home. It should always remain accessible.



7.5.2 Drains, Waste & Vents Condition

Repair / Replace

PAST EVIDENCE

Signs of past leaks noted at one or more areas of the home. Recommend monitoring and repairing as needed.



Half bath



Basement sink

7.6.1 Water Heater Conditions

Monitor / Maintain

MAINTENANCE

The water heater should be flushed at least once per year. This helps to prevent mineral (sediment) buildup in the tank. For an informational video on this subject, visit youtube.com

7.6.2 Water Heater Conditions

Repair / Replace

RUST/CORROSION AT FLAME CHAMBER

Rust/corrosion noted at the flame chamber for the gas water heater. No active leaks were noted at the time of inspection. Recommend further reviews/repairs by a qualified plumber as needed.



7.6.3 Water Heater Conditions

Repair / Replace

CONDENSATION LEAKS

ATTIC

The venting for the water heater has signs of past leaks at the condensation line. Recommend monitoring and repairing as necessary.



7.6.4 Water Heater Conditions

Repair / Replace

MAINTAIN CLEARANCE

The vent pipe serving the water heater is not visibly accessible for inspection, making it difficult to verify that adequate clearance to combustible materials is maintained. Recommend further evaluation by a qualified professional as needed.





7.7.1 Gas/LP Condition

Priority Attention

UNSUPPORTED

The gas line at one or more areas of the home are improperly secured. We recommend adding additional support such as proper plumbing straps. This is considered improper and is a potential safety issue until corrected; however, is considered a minor repair.



7.10.1 Sewer line conditions

DEBRIS/BLOCKAGE

Repair / Replace

There is visible debris noted in the drain line. Have a qualified plumbing contractor examine and remove debris. Other recommendations and or repairs may be necessary after the cleaning/repairs and re-scoping.





7.10.2 Sewer line conditions

STANDING WATER

Repair / Replace

There is standing water noted in the drain line. This may be due to a blockage/debris or an incorrectly sloped pipe. Pipes that are not properly sloped will not drain properly and may easily clog. Have a qualified plumbing contractor examine and repair. Repairs may require excavation.



7.10.3 Sewer line conditions

MAINTENANCE

Monitor / Maintain

We recommend normal routine maintenance cleaning/hydro-jet by a qualified plumber every 18-24 months to ensure proper operation of sewer system.



7.10.4 Sewer line conditions

Monitor / Maintain

JOINT MAINTENANCE

Sewer line joints should be monitored for separation during routine maintenance cleanings. Joint separation can allow groundwater infiltration or sewage leakage, potentially compromising system integrity and creating environmental concerns. Have a plumbing professional inspect joints periodically and address any separation found to prevent further deterioration.



8: ELECTRICAL

Information

ELECTRICAL MAINTENANCE TIPS

Regular electrical maintenance helps ensure safe and efficient operation of your home's electrical system. Key practices include testing GFCI outlets periodically, keeping electrical panels clear and accessible, avoiding overloaded circuits, and having a qualified electrician inspect the system if you notice flickering lights, frequent breaker trips, or burning smells. Prompt attention to electrical issues prevents potential hazards and extends system longevity.

Service Conditions: SERVICE TYPE

Underground Service - The condition of the underground conduit and service wires was not determined





Service Conditions: LOCATION

Left of home



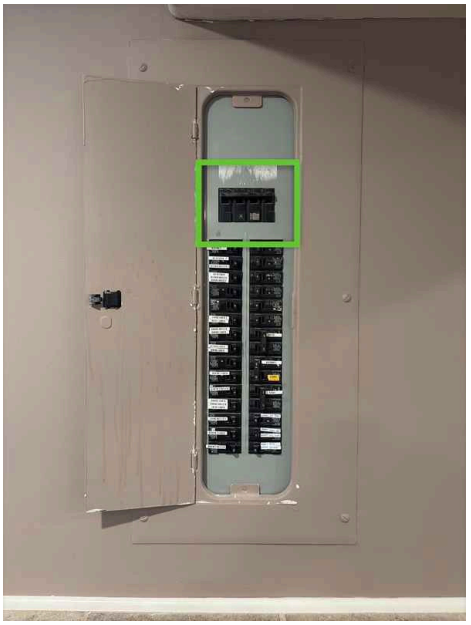
Panels Conditions: **PANEL CAPACITY**

150 AMP



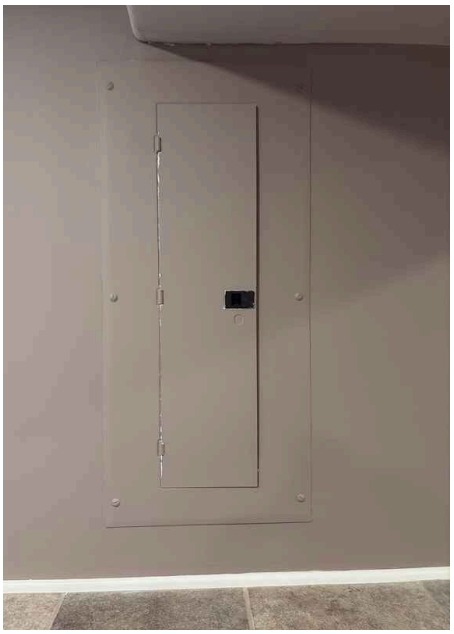
Panels Conditions: **DISCONNECT LOCATION**

At the main panel



Panels Conditions: **MAIN PANEL(S) LOCATION(S)**

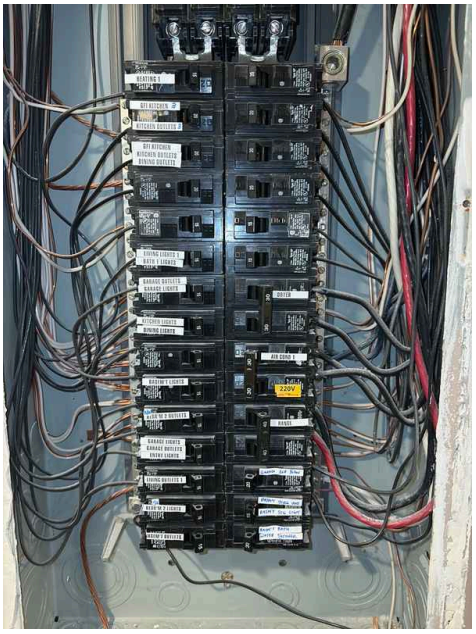
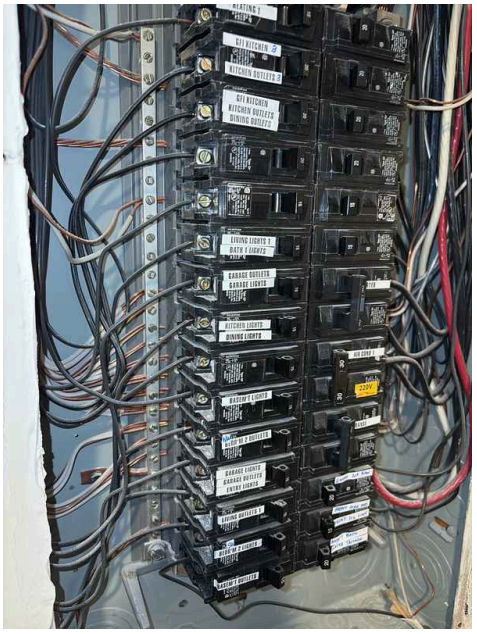
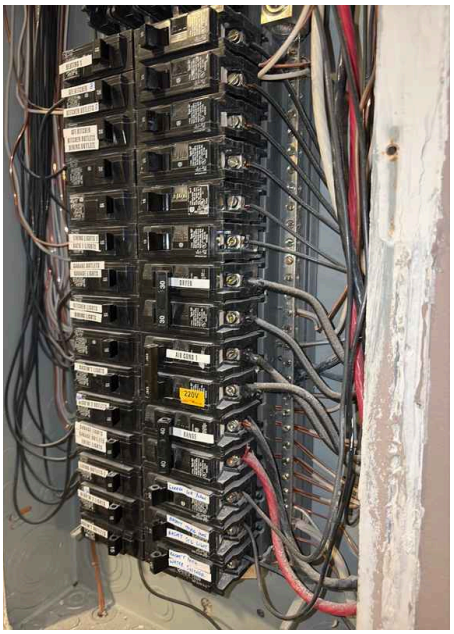
Basement





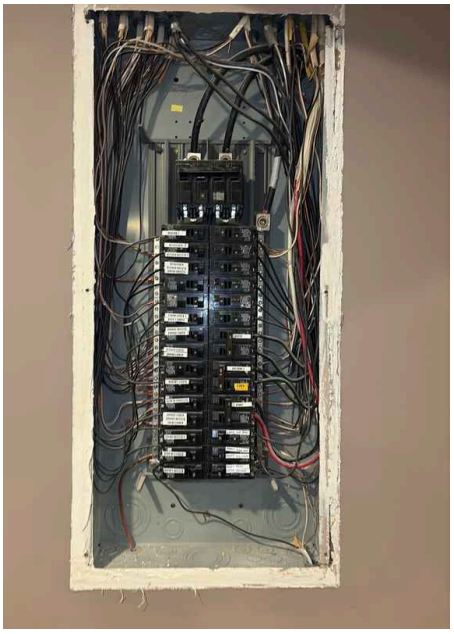
Breaker/Fuse Conditions: TYPE OF OVERCURRENT PROTECTION

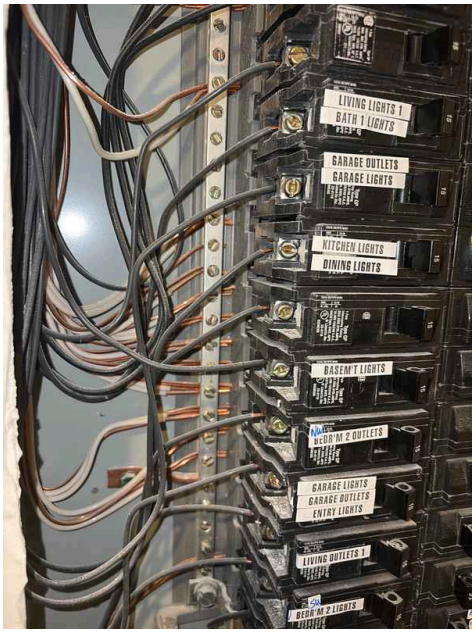
Electrical Breakers

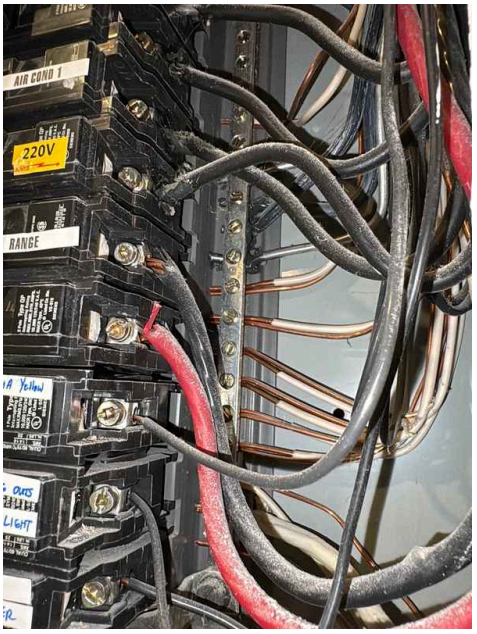





Branch Wiring Observations: **BRANCH WIRE TYPE**

Copper, Aluminum



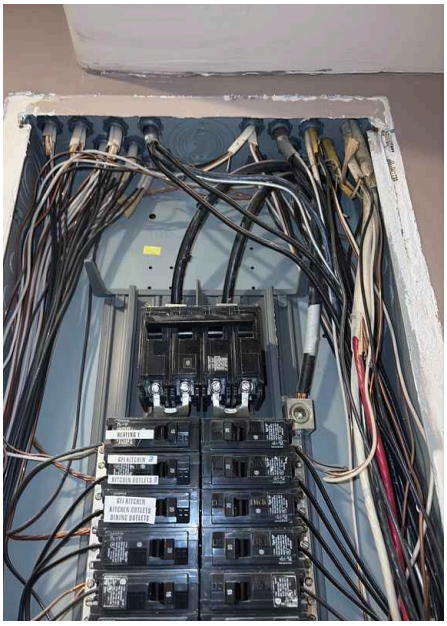




Branch Wiring Observations:

WIRE COVERING

Romex, Conduit



Observations

8.1.1 Service Conditions

Monitor / Maintain

CAULKING

Missing/deteriorated sealant noted at the electrical service wire at the top of the electrical meter. This will help prevent water intrusion at the service wire and in the main panel box.



8.2.1 Panels Conditions

Repair / Replace

NOT LABELED

The main panel is not completely labeled. Have an electrician provide proper labels.



8.3.1 Breaker/Fuse Conditions

Repair / Replace

TRIPPED BREAKER IN PANEL

An electrical breaker in the main panel was found in the off position during inspection. This indicates a circuit has been de-energized, which may be intentional or could signal an overload condition that tripped the breaker for safety. The breaker should be reset and monitored to determine if it trips again, which would suggest an underlying electrical issue requiring professional evaluation.

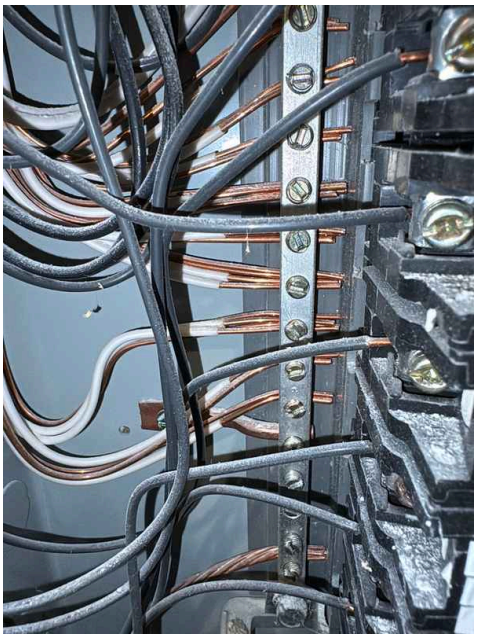


8.4.1 Branch Wiring Observations

Repair / Replace

DOUBLE TAPPED NEUTRAL WIRES

Multiple double tapped neutral wires noted at the bus bar inside the electrical panel. There should be one wire per lug. Recommend further reviews/repairs by a qualified electrician.



8.4.2 Branch Wiring Observations

Repair / Replace

CUT WIRES

Improperly cut/terminated wires noted at one or more areas of the home. Cut wires should terminate inside a junction box or should be removed by a qualified electrician.



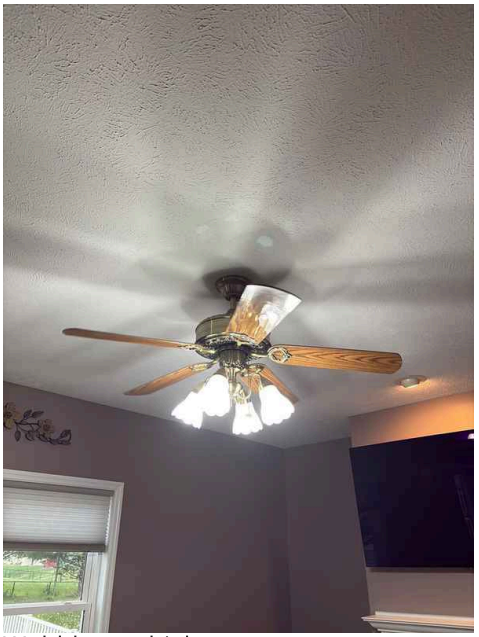
Not live

8.6.1 Fixture Conditions

Repair / Replace

CEILING FAN LOOSE

The ceiling fan at one or more rooms is loose/wobbly. Recommend service for proper operation.



Wobbles on high

8.6.2 Fixture Conditions

Repair / Replace

IMPROPERLY SECURED

Electrical fixtures are not properly secured to their mounting surfaces at one or more areas of the home. All fixtures should be inspected and securely fastened by a qualified electrician.

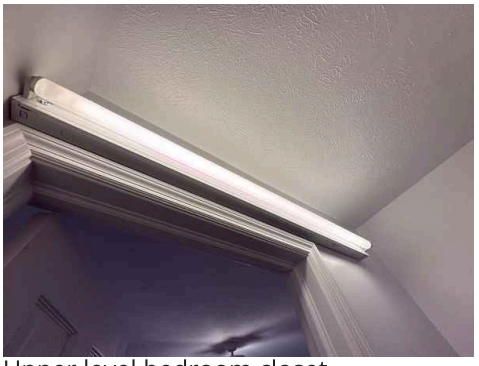


8.6.3 Fixture Conditions

Repair / Replace

BUZZING

Buzzing noise detected in an electrical fixture during inspection. We recommend further evaluation and any necessary repairs by a qualified electrician.



Upper level bedroom closet

8.8.1 GFCI observations

Repair / Replace

NO GFCI PROTECTION

GFCI receptacles or GFCI protected receptacles should be installed in areas within 6' of water. This recommended upgrade will enhance the safety of the occupants.



Basement sink

9: FOUNDATION

Information

FOUNDATION MAINTENACE TIPS

A well-maintained foundation is essential for protecting your home's structural integrity and preventing potential damage. Regular maintenance includes monitoring for cracks, ensuring proper drainage around the perimeter, maintaining gutters and downspouts to direct water away from the foundation, and promptly addressing any signs of moisture or water intrusion. Keeping the soil grade sloped away from the foundation and avoiding landscape features that trap moisture against the walls will help extend the life of your foundation.

BUILDING MATERIALS

Poured concrete

STYLE

Basement and slab

Framing observations: CURRENT CONDITIONS







Framing observations: BASIC TERMITE INSPECTION

No live termite activity noted at the time of inspection.

Ventilation observations: TYPES OF VENTILATION

Windows, Vents

Limitations

Basement observations

FINISHED SURFACES

Due to the presence of suspended ceilings and/or finished/insulated surfaces, we could not fully inspect all of the foundational components. Concealed components are exempt from this inspection report.



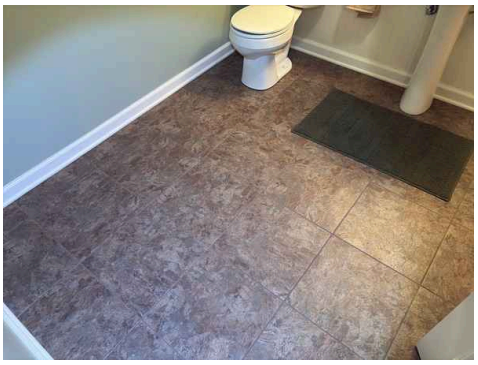


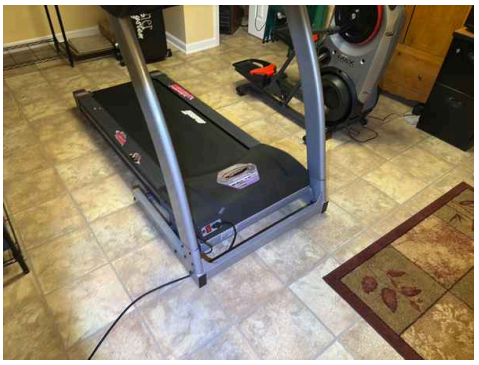


Slab observations

NOT FULLY VISABLE

Finished surfaces prevent direct viewing of the foundation slab and components during inspection. We recommend monitoring for movement/moisture intrusion and have corrected as necessary.





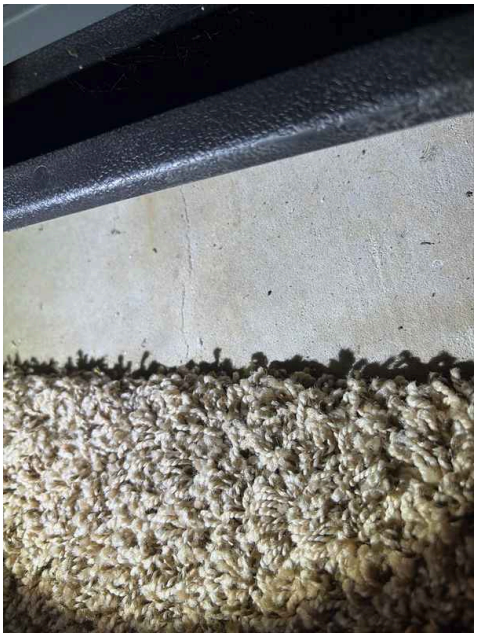
Observations

9.3.1 Slab observations

Monitor / Maintain

SLAB CRACKED

Normal cracking observed in the basement floor. Seal to help limit moisture intrusion and monitor for further expansion.



9.5.1 Ventilation observations

Monitor / Maintain

COMBUSTION AIR VENT

We have noted the presence of a combustion air vent within the home. These vents provide fresh air supply to the combustion appliances and assist in the process of venting combustion gases. Recommend ensuring the vent remains clear of any debris and or blockages.

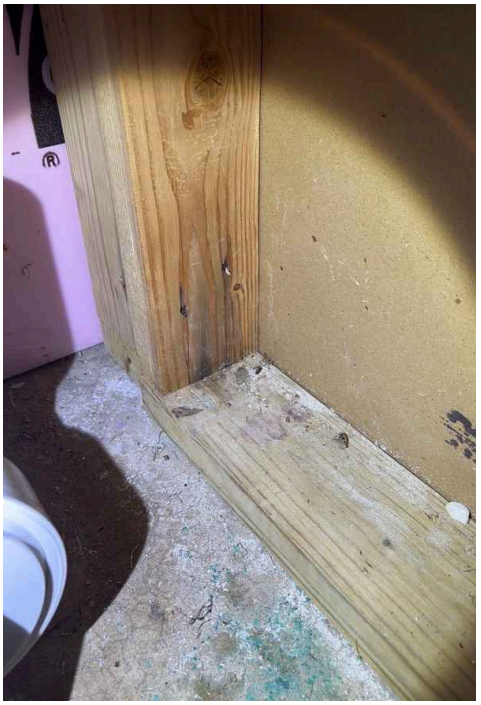



9.6.1 Environmental Observations

POSSIBLE MICROBIAL TESTING

Repair / Replace

Potential microbial growth noted at one or more locations. Testing is currently being performed to determine if this is a health hazard. Results will be updated in about 48 hours.

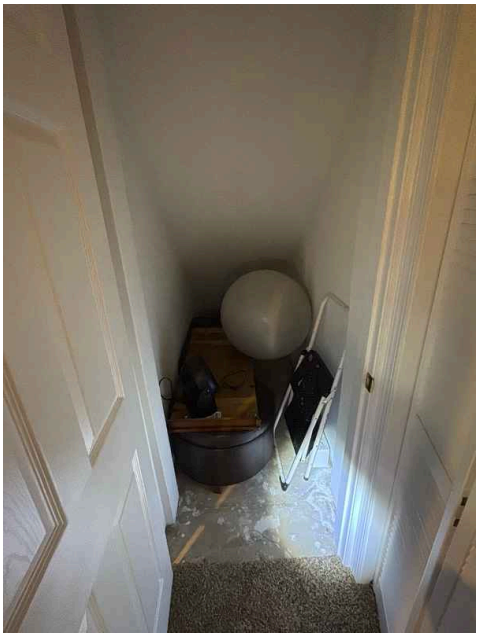
9.7.1 Moisture Observations

EFFLORESCENCE

Repair / Replace

Efflorescence is a crystalline deposit of salts that can form when water is present in or on concrete. This is noted at the basement foundation walls, although this is usually a harmless phenomenon, this does indicate moisture intrusion. We cannot determine if the moisture entry has stopped or if it is ongoing. Refer to the seller's disclosure and have the cracks professionally evaluated and sealed as necessary.



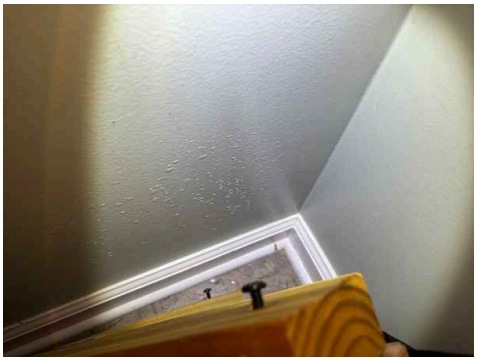


9.7.2 Moisture Observations

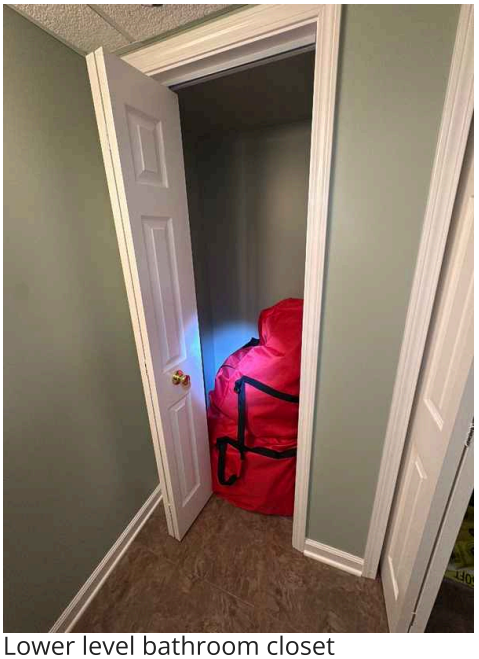
Repair / Replace

NEGATIVE STAINS-BASEMENT

Signs of previous water entry noted in the basement at one or more walls, as evidenced by dry water stains. We cannot determine if adequate repairs have been made. Recommend all entry points be sealed, ensure all grading slopes away from the property, and all gutters and downspouts properly divert water away from the foundation or have it further evaluated by a qualified professional as needed.







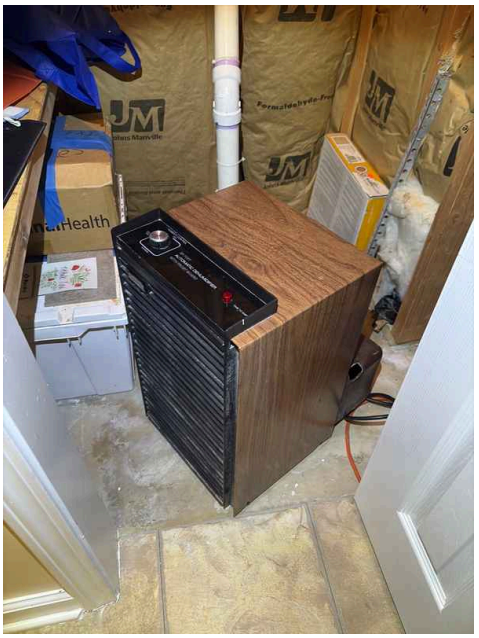
Lower level bathroom closet

9.7.3 Moisture Observations

DEHUMIDIFIER

Monitor / Maintain

One or more dehumidifiers were noted in the basement at the time of the inspection.



9.7.4 Moisture Observations

ELEVATED LEVELS

Priority Attention

BASEMENT

Elevated moisture levels were detected behind finished surfaces using a moisture meter during inspection. This can indicate potential water intrusion or condensation accumulation and or something else within wall cavities or structural cavities. Professional evaluation is recommended as necessary to determine the source and any necessary repairs.



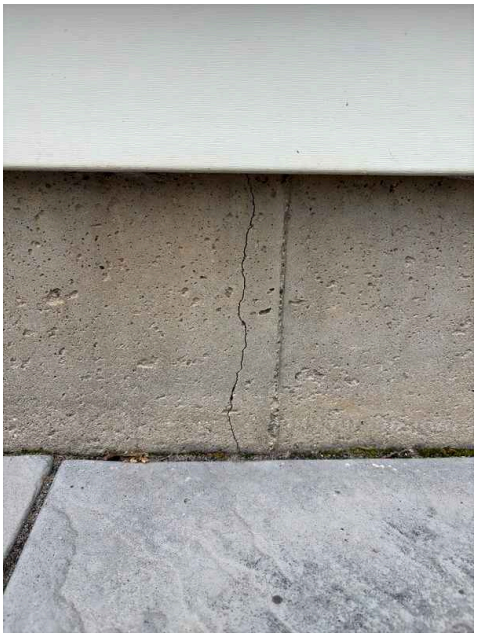
Lower level bathroom closet

9.8.1 Exterior Observations

COMMON CRACKS MONITOR

Repair / Replace

The stem wall(s) at one or more areas have common cracks present. While these may not be structurally significant, they may allow water penetration. Recommend monitoring and sealing as necessary.



10: KITCHEN APPLIANCES

Information

Dishwasher: FUNCTIONAL

The appliance was present and functional at the time of the inspection.



Garbage Disposal Condition: FUNCTIONAL

The appliance was present and functional at the time of the inspection.



Range Hood Condition: RANGE HOOD TYPE

Built-in Microwave - Recirculating



Oven/Range Condition: FUNCTIONAL

The appliance was present and functional at the time of the inspection.



Cooktop Condition: FUNCTIONAL

The appliance was present and functional at the time of the inspection.



Microwave: FUNCTIONAL

The appliance was present and functional at the time of the inspection.



Refrigerator Condition: FUNCTIONAL

The appliance was present and functional at the time of the inspection.



11: INTERIOR AREAS

Information

MAINTENANCE

Interior maintenance refers to the ongoing care and upkeep of a home's interior systems, finishes, and components. Regular maintenance helps preserve the property's condition, functionality, and value while preventing minor issues from developing into larger expenses. This includes tasks such as cleaning, minor repairs, touch-ups, and seasonal care of interior elements like walls, floors, fixtures, and appliances.

Cabinets Condition: PRESENT

The cabinets are present in the kitchen and functional at the time of inspection.



Countertop Condition: FUNCTIONAL

The counter tops are present and functional at the time of the inspection.



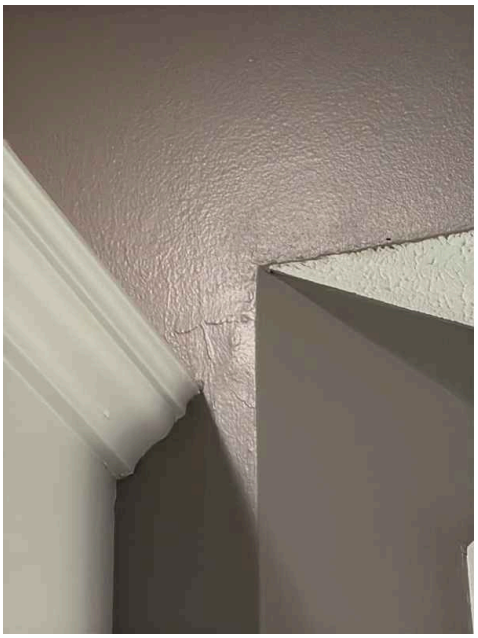
Observations

11.1.1 Interior Wall Conditions

Monitor / Maintain

HAIRLINE CRACKS

Common cracking/cosmetic damage noted on the wall at one or more areas of the home. Recommend monitoring for additional movement and patching and repairing as needed.



11.1.2 Interior Wall Conditions

Repair / Replace

NEG MOISTURE

Indications of previous water issues observed as evidenced by dry water stains at one or more areas of the home/garage. The area tested negative with a moisture meter at the time of the inspection, however, we cannot confirm the source of the moisture has been repaired. Have the seller provide proof of adequate repair.



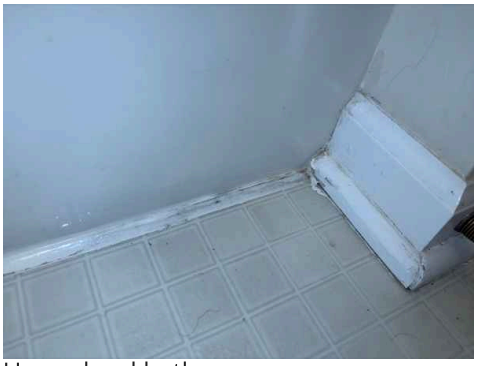
Mechanical room

11.1.3 Interior Wall Conditions

Repair / Replace

POSSIBLE MICROBIAL

Signs of possible microbial growth is present at one or more areas of the home/garage. We did not inspect, test or determine if this microbial growth is, or is not a health hazard, but would recommend having Locker Inspection Services conduct a Certified Mold test and inspection.



Upper level bath

11.1.4 Interior Wall Conditions

Repair / Replace

PAPER FACING

Exposed insulation paper observed at one or more areas of the home. According to the manufacturer, this paper if flammable and should be covered with approved material, especially in areas of ignition sources.

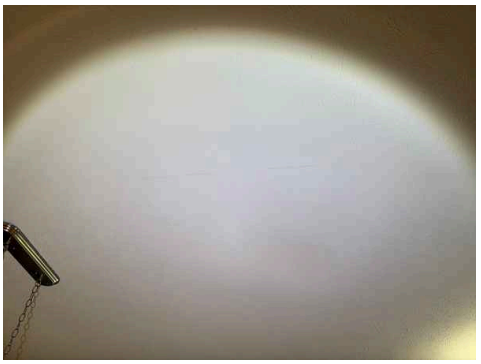

Sump pump closet

11.2.1 Interior Ceiling Conditions

Monitor / Maintain

HAIRLINE CRACKS

Cracking/cosmetic damage noted on the ceiling at one or more areas of the home. In our opinion this is normal settling/wear. Recommend patching and repairing as necessary.

11.2.2 Interior Ceiling Conditions

Repair / Replace

NEG MOISTURE

Indications of previous water issues observed, as evidenced by dry water stains at one or more areas of the home/garage. The area tested negative with a moisture meter at the time of the inspection. Have seller provide proof of adequate repairs.


Garage


Lower level bath

11.2.3 Interior Ceiling Conditions

Priority Attention

BREACHED

The ceiling between the attached garage and the interior of the home has a breached fire stop. Openings, seams and voids in the wall/ceiling areas need to be properly sealed. This is considered improper and is a potential safety issue unless corrected.



11.2.4 Interior Ceiling Conditions

Repair / Replace

PAPER FACING

Exposed insulation paper observed at one or more areas of the home. According to the manufacturer, this paper if flammable and should be covered with approved material, especially in areas of ignition sources.


Mechanical room

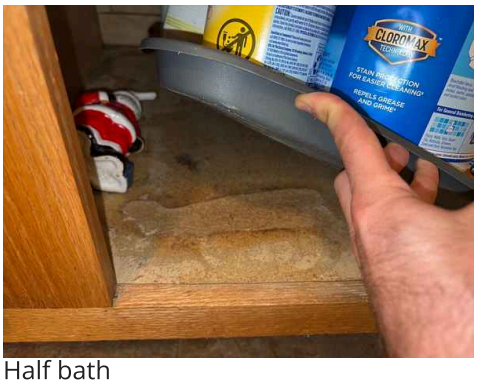

Sump pump room

11.4.1 Cabinets Condition

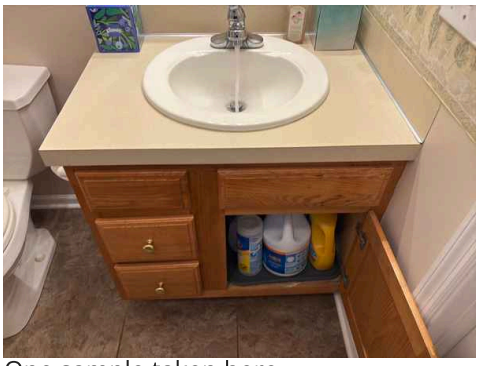
Repair / Replace

H2O DAM/MICRO

The cabinet and base shelf under one or more sinks has evidence of water damaged and possible microbial growth. No tests were preformed to determine the type of growth present. The areas are small enough that in-house cleaning or removing the cabinet can be completed to correct this issue, however, the condition of the underlying materials could not be determined.



Half bath


One sample taken here

11.6.1 Window Observations

Repair / Replace

WINDOW DEFICIENCIES

Interior windows at one or more locations throughout the home exhibited signs of wear, damage, and/or operational deficiencies. Recommend repairing/replacing as necessary.



11.6.2 Window Observations

Repair / Replace

BINDINGS

One or more windows at the home/garage is difficult to use. Service needed for proper operation.



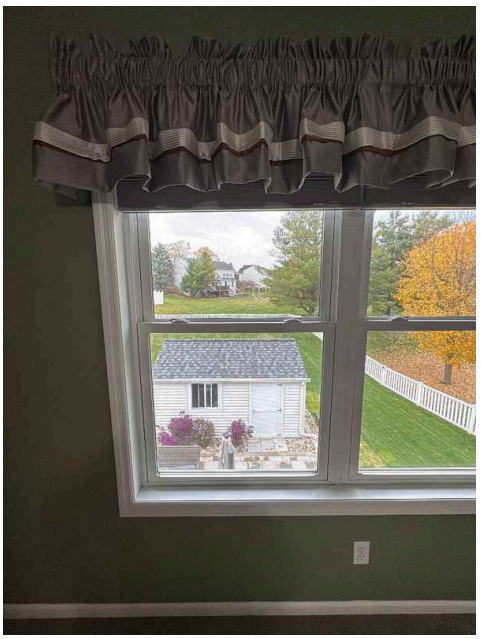
11.6.3 Window Observations

Repair / Replace

MISALIGNED

Misaligned latches observed on one or more windows at the home. The window(s) will not lock and needs service.





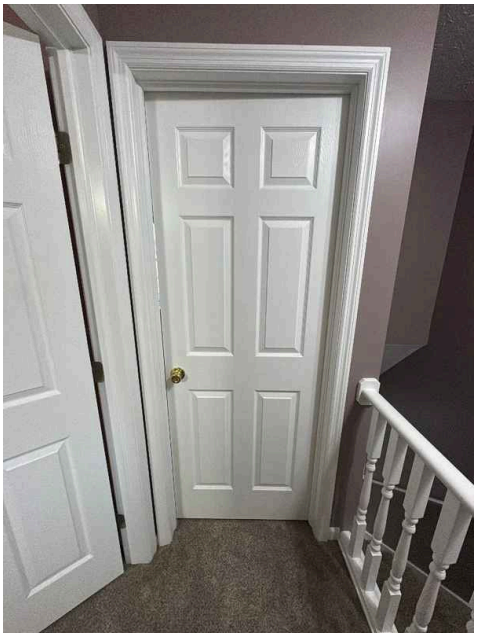


11.7.1 Interior Door Conditions

Repair / Replace

HITS DOOR JAMB

One or more doors rubs on the jamb when opening/closing at the home. This is generally no cause for concern and indicates normal settling. Repair as needed.

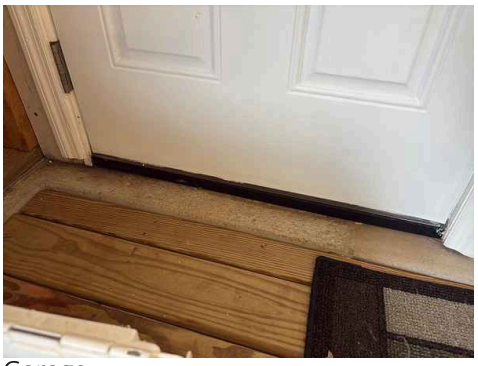


11.7.2 Interior Door Conditions

Repair / Replace

POSSIBLE WATER ENTRY

Dry water stains observed at various areas around one or more exterior doors at the home/garage. We could not determine if repairs have been made. Have seller provide documentation of adequate repairs or have further evaluation and any necessary repairs done.


Garage

11.7.3 Interior Door Conditions

Repair / Replace

LOOSE

Loose sashes observed on the sliding door during inspection. Tightened or reinforced hardware and tracks should be evaluated by a door specialist to restore proper operation and security as necessary.

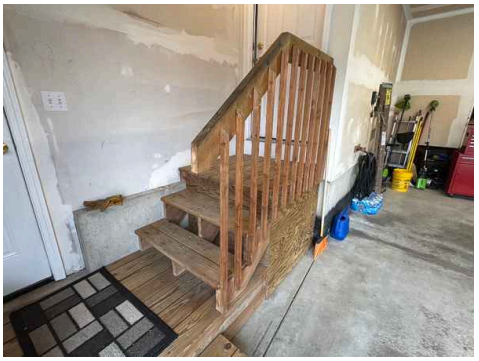


11.10.1 Rail observations

Repair / Replace

LOOSE GUARDRAIL

The guardrail/handrail at the garage is loose. Recommend correction for the safety of the occupants in the home.

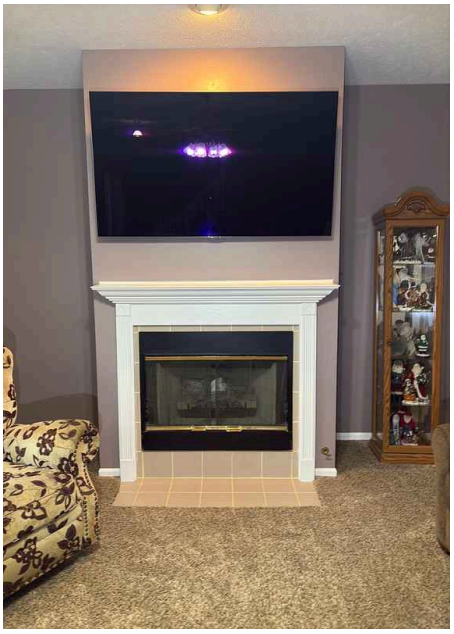


12: FIREPLACE (S)

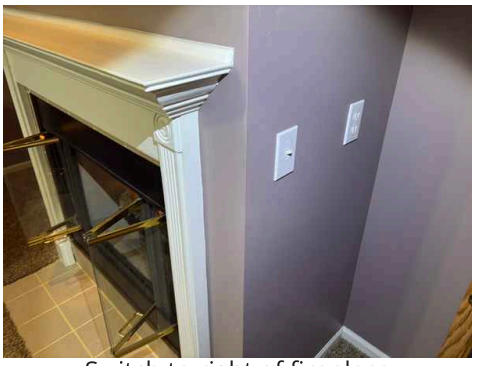
Information

Vented fireplace observations: PRESENT

A gas vent fireplace was present at one or more areas of the home. Only the visible accessible components of the system were inspected.







Switch to right of fireplace

Limitations

General

DISCLAIMER

The fireplace was only visually inspected from accessible areas. A complete evaluation would require a qualified chimney professional to perform an internal inspection, including flue integrity, damper operation, creosote buildup, and structural condition of the chimney interior. This limitation may prevent identification of issues not visible from the firebox or exterior. We recommend a full evaluation of the chimney(s) by a qualified chimney professional before use.

13: FANS / PUMPS / MISC.

Information

Bathroom Exhaust Fan(s) Condition: FUNCTIONAL

The vent was present and functional at the time of the inspection.

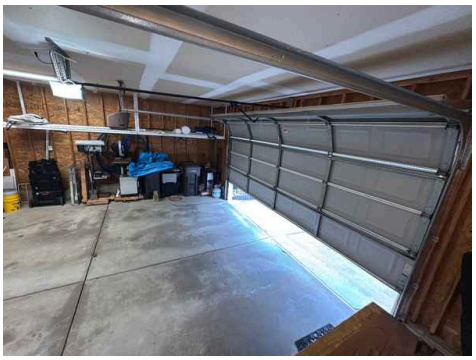





Garage Door Opener Condition: GARAGE DOOR OPENER

The garage door opener is a motorized device that automatically opens and closes the garage door. A functional opener operates smoothly, responds to wall controls.





Safety / Sensors: SAFETY SENSORS

Garage

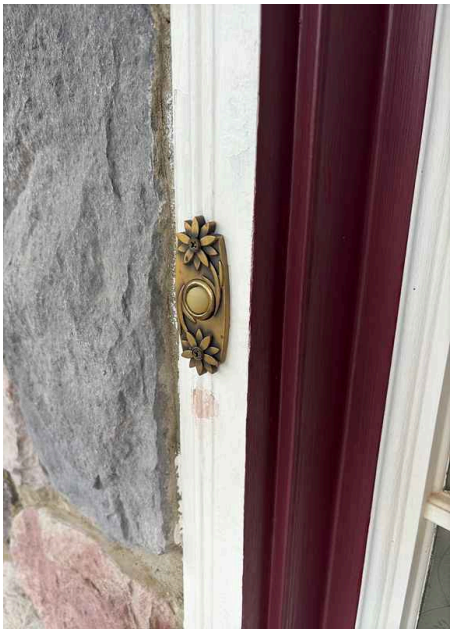
Safety sensors at the garage door are functional and operational.





Door Bell & Chimes Condition: DOORBELLS & CHIMES

The doorbell and chime system is operational and functioning as intended. This system allows visitors to alert occupants of the home through an audible signal, typically powered by a low-voltage transformer connected to the home's electrical system.





Dryer Vent Condition: PRESENT

The dryer vent is present. A dryer vent system safely exhausts hot, moist air and lint from the dryer to the exterior of the home, preventing moisture buildup and potential fire hazards. Proper operation helps maintain dryer efficiency and protects indoor air quality.

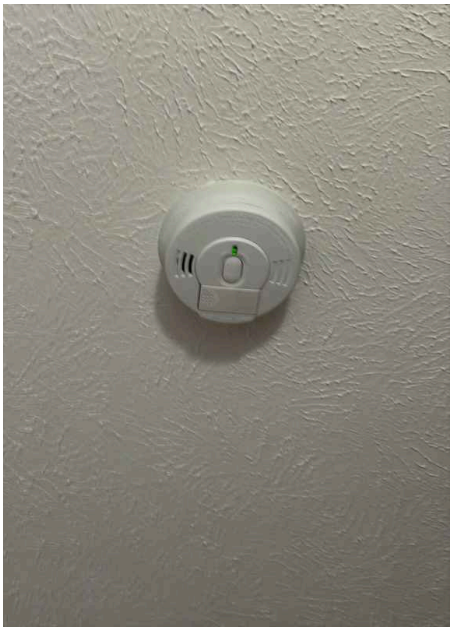






Smoke Detectors: NOTE

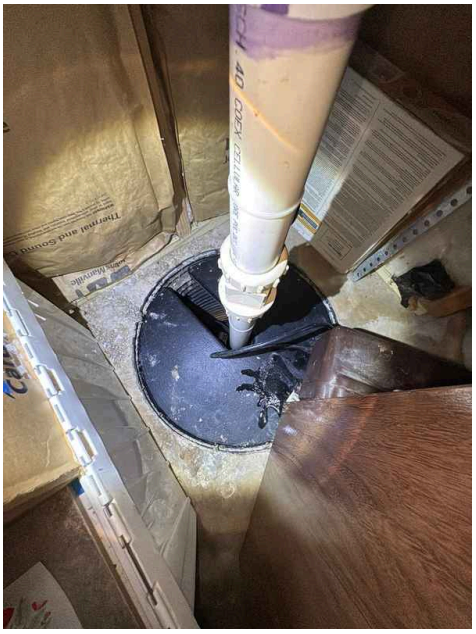
Periodic testing and changing batteries is recommended to ensure proper Smoke Alarm operation is needed.



Sump Pump: FUNCTIONAL

The component was present and functional at the time of the inspection.









Limitations

Dryer Vent Condition

DISCLAIMER

The dryer vent is inspected primarily for length, type, and location. The condition of lint buildup is typically not evaluated. We recommend checking and cleaning as needed before use.

Smoke Detectors

NOT TESTED

Smoke and carbon monoxide detectors are not tested as part of a home inspection. They are confirmed to be present or absent. Recommend ensuring there are working detectors at each level and each bedroom.

Sump Pump

UNDERGROUND DRAINAGE NOT INSPECTED

BASEMENT

Underground drainage systems are not accessible during a standard home inspection. This limitation prevents visual assessment of subsurface pipes, drainage lines, or underground components related to the sump pump system.



Observations

13.5.1 Dryer Vent Condition

Repair / Replace

BLOCKED

The dryer vent cover is obstructed by debris. It should be cleaned for proper operation.

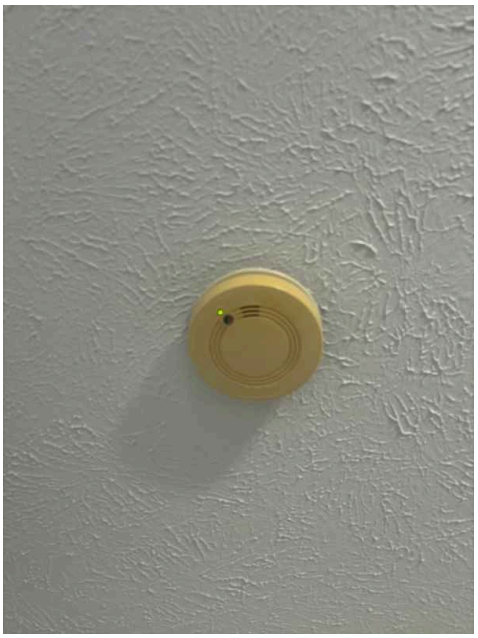


13.6.1 Smoke Detectors

Repair / Replace

OLD

The smoke detectors are older and should be upgraded. Smoke detectors should be upgraded every 6-8 years.

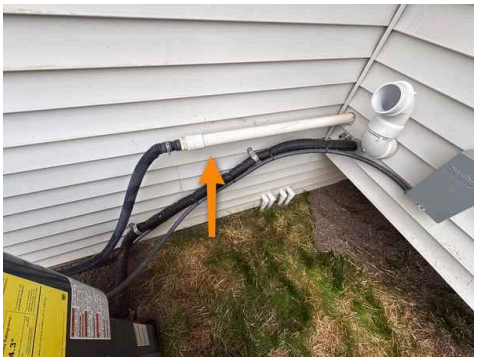


13.7.1 Sump Pump

Repair / Replace

UNSUPPORTED

The sump pump discharge pipe lacks proper support or mounting. We recommend adding additional support.

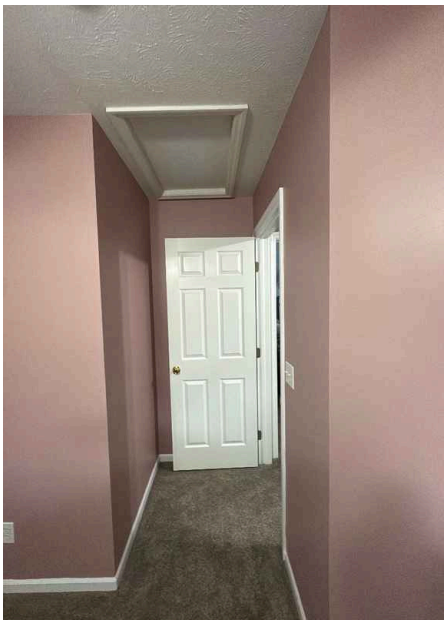


14: ATTIC

Information

Access observations: LOCATION / TYPE

Scuttle Opening, Bedroom

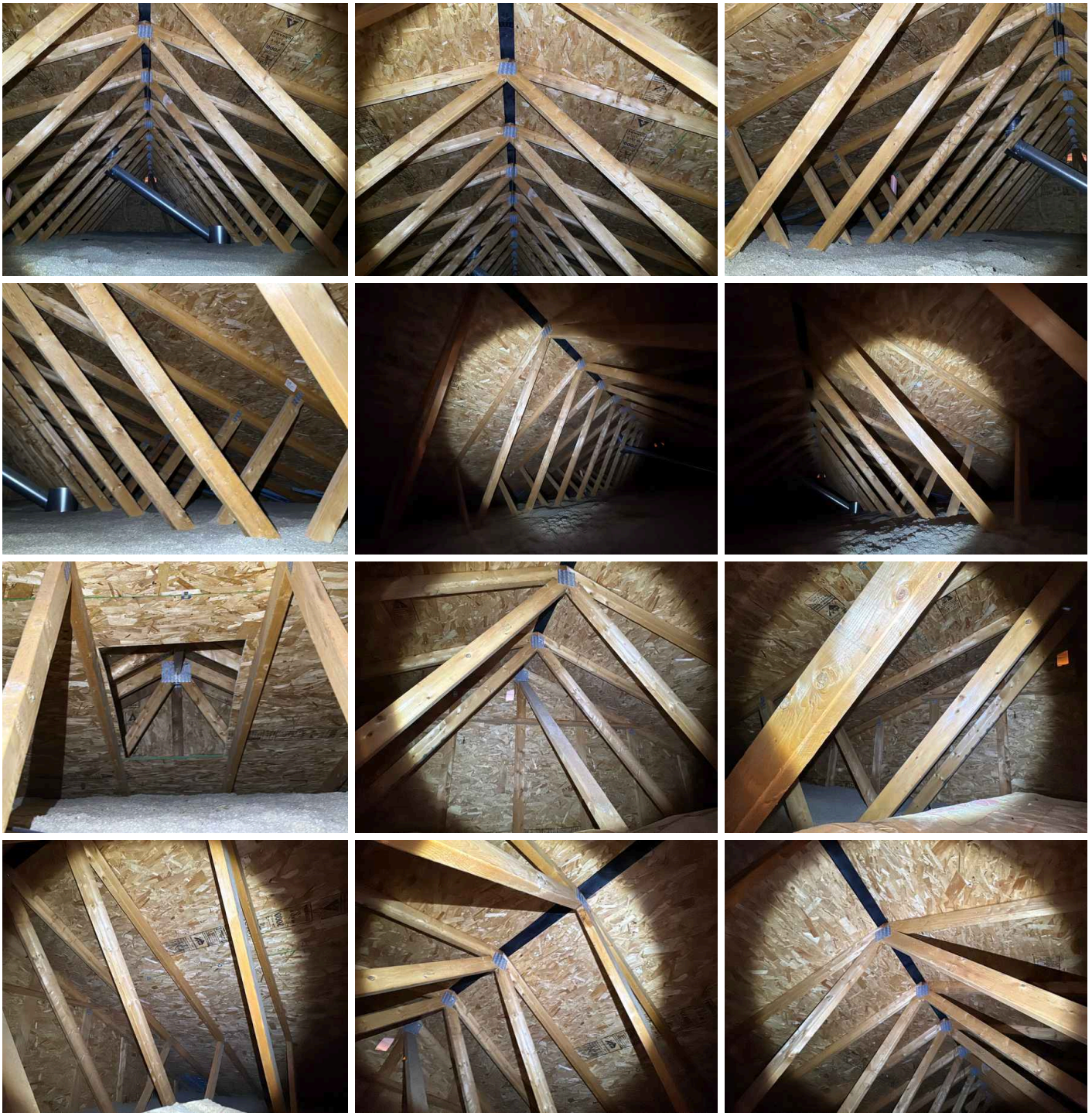


Access observations: METHOD OF INSPECTION

From Opening

Framing Condition: FRAMING TYPE

Engineered trusses



Insulation Condition:
INSULATION TYPE
Blown Cellulose

Insulation Condition:
INSULATION DEPTH
R-30 or better



Ventilation Conditions: VENTILATION TYPE(S)
Ridge, Soffits Vents





Limitations

Access observations

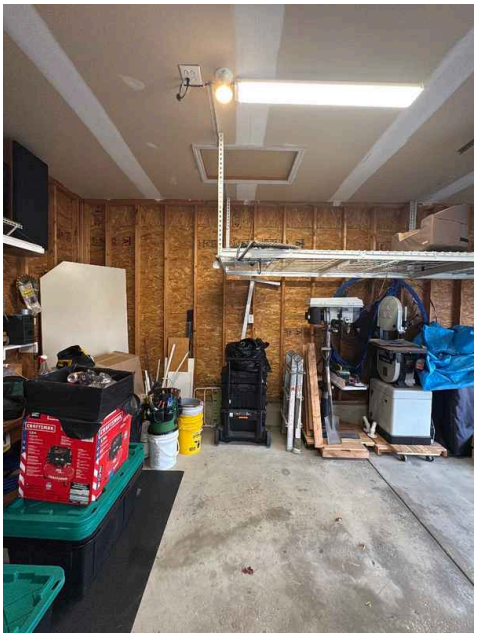
GENERAL

Parts of the attic viewed from a distance due to obstructions that make mobility impractical.

Access observations

OBSTRUCTED SHELVES

The attic access area was obstructed by shelving units and homeowners belongings in the garage and was not fully accessible. Areas not accessible or fully visible are exempt from the inspection report.



Observations

14.2.1 Framing Condition

CRACKED RAFTERS MONITOR

Monitor / Maintain

Cracked rafters observed in multiple areas of the attic framing. This does not necessarily compromise the roof's structural integrity. However, we recommend monitoring for additional cracking or movement and making repairs as needed.



14.2.2 Framing Condition

MOISTURE DAMAGE

Monitor / Maintain

Attic framing is moisture stained/damaged at one or more locations. This is common for many older homes. Recommend monitoring and having the area repaired as needed.



14.4.1 Ventilation Conditions

MISSING/FALLEN BAFFLES

Repair / Replace

Insulation baffles are missing or have fallen and should be secured/installed properly to improve airflow in the attic.



14.6.1 Environmental Observations

POSSIBLE MICROBIAL MULTI

Repair / Replace

Potential microbial growth noted at multiple locations. No testing was done to determine if this is a health hazard. We suggest further testing by Locker Inspection Services and cleaning with distilled white vinegar.




14.7.1 Moisture observations

Repair / Replace

MOISTURE SIGNS NEGATIVE MULTI

Signs of past leaking noted in multiple locations. Recommend having the sellers provide documentation of past repairs.




14.7.2 Moisture observations

Monitor / Maintain

NO ACTIVE MOISTURE

There was no active moisture noted in the attic at the time of the inspection. We recommend monitoring for moisture intrusion and having repaired as necessary.



15: OUTBUILDING

Information

OUTBUILDING

Not Inspected

The outbuilding/detached garage can be inspected for an additional fee.



16: RADON SYSTEM

Information

Introduction: TESTING OVERVIEW

Radon is a naturally occurring radioactive gas that can accumulate in homes, particularly in basements and lower levels where it seeps through foundation cracks and soil contact points. Long-term radon exposure at elevated levels is associated with increased lung cancer risk, making it a significant indoor air quality concern. Radon testing measures gas concentration in parts per billion (pCi/L), with the EPA action level set at 4 pCi/L. Testing typically involves short-term (2-7 days) or long-term (30-90 days) measurements, with long-term testing generally providing more reliable data for seasonal variations. Understanding radon levels helps homeowners make informed decisions about potential mitigation systems, which can effectively reduce indoor radon concentrations.

Condition: CONDUCTING TEST

The home does not have a radon mitigation system present. However, radon testing is currently being conducted to confirm that the home is providing minimal to no levels of radon. A continuous radon monitor was placed in the home for testing and results will be provided after the 48 hour testing period.

START DATE	END DATE	ELAPSE TIME
10/28/26	10/30/26	2+ days
METHOD	**MONITOR LOCATION**	**Summary: AVERAGE pCi/l**
Continuous	Basement	2.91 pCi/l

Summary: EPA RESOURCES

This report includes test results from a radon-testing device that records the levels of radon gas in an air sample. The actual radon levels in the home **may vary depending on many factors** including, time, temperature, season, barometric pressure, ventilation, and other factors.

Homes tested using the EPAs protocol **should not be mitigated on the basis of a single short term test** as used for real estate transactions under EPA protocols. A follow-up test is necessary for mitigation decisionmaking regardless of the initial test result.

Consulting with a professional radon mitigation specialist is your best option for retesting if there is a concern for mitigation to reducing the level of radon in the home.

EPA recommends that you should “fix your home” if the radon level is equal to or greater than 4 pCi/L (the Action Level) and “consider fixing your home” it the radon level is equal to or greater than 2 pCi/L.

Homes should be checked every few years to make sure homes are **lower than the 4pCi/L level set by the EPA**, whether or not you have a mitigation system.

More information can be found directly at the EPA's website.

Summary: RESULTS BELOW LIMIT

Locker Inspection Services has concluded the testing process for determining the levels of Radon present at the property. It has been determined that the radon levels where below the EPA recommended limit of 4.0 pCi/L and does not require correction.

Thank you for choosing Locker Inspection Services to fulfill your home inspection needs. If you have any further questions about these results, please feel free to contact our office anytime at office@lockerinspections.com