

# ***Locker Inspection Services LLC***

## **Property Inspection Report**



**1234 Locker Ln, East Grand Rapids, MI 49506**

**Inspection prepared for: John Smith**

**Real Estate Agent: A+ Real Estate Agent -**

**Date of Inspection: 6/26/2023 Time: 9:00 AM**

**Age of Home: 1962 Size: 2918**

**Order ID: 2360**

**Inspector: Joshua Locker**

**InterNACHI Certified Inspector**

**NACHI17100911**

**josh@lockerinspections.com**



## Table Of Contents

Report Summary	3-4
Site Details	5
Grounds	6-11
Exterior Areas	12-15
Attic	16-19
Roof	20-25
Foundation	26-32
Interior Areas	33-36
Fireplace (s)	37
Heating System	38-41
AC System	42-43
Electrical	44-48
Plumbing	49-56
Kitchen Appliances	57-58
Fans / pumps / Misc.	59-61

## INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety, function and structure. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

## REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Comments and/or pictures regarding deficiencies only indicate or represent that the condition does exist. It is possible and probable that similar conditions/deficiencies exist elsewhere. In other words, not all cases of the deficiency are documented. The inspection is performed in compliance with NACHI Standards of Practice. This report may not be used for any purpose without a fully executed Inspection Agreement. Agreement must be in the users (user of the report) name and signed and dated by the user and Inspector. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; washer/dryer; washer standpipe; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. To the best of our knowledge and belief, all statements and information in this report are true and correct.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

### KEY TO ABBREVIATIONS:

IN=Inspected and in generally acceptable condition; this may include small deficiencies that don't affect the function or performance of the component.

NI=Not inspected; either the component was not accessible or not available to be inspected.

NP=Item or component was not present.

RR=Item needs repair, service, or possible replacement. In many cases a qualified professional providing additional evaluation will help to determine what the best course of action is for highlighted deficiencies.

N/A=Not Applicable

Roof		
Page 20 Item: 2	Roof Observations	2.7. The roof covering material is still functional but is showing signs of aging and weathering. Yearly maintenance and any necessary repairs are recommended for its remaining life.
Page 24 Item: 5	Gutter observations	5.3. The gutter is poorly sloped and will not drain properly at multiple areas around the home.
Foundation		
Page 27 Item: 3	Crawlspace observations	3.3. Common cracks observed in the foundation walls. While these may not be structurally significant, signs of moisture entry were observed. They should be evaluated and sealed by a qualified water proofing professional or foundation specialist.
Page 30 Item: 8	Moisture Observations	8.2. Water entry observed in the crawlspace at the left side foundation wall. 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.

**Heating System**

Page 38 Item: 1	Heating observations	<p>1.3. The furnace is approximately 20 year(s) old. The average working life of this furnace is 18-20 years.</p> <p>1.4. The furnace is approaching, or at, the end of its expected design life. The system will need maintenance and repairs in the future. The following are recommended:</p> <ol style="list-style-type: none"> <li>1. Place the system under a maintenance service contract.</li> <li>2. Have the heat exchanger checked at the start of each heating season.</li> <li>3. Install carbon monoxide detectors at the primary sleeping areas.</li> <li>4. Consider purchasing a home warranty.</li> </ol>
-----------------	----------------------	---

**AC System**

Page 42 Item: 1	AC System Condition	<p>1.1. The air conditioning unit is at or past the typical life span. We cannot predict the future performance of the unit, but recommend regular service and cleaning.</p> <p>1.2. The exterior condensing unit is approximately 28 years old. The average working life is 15-20 years.</p>
-----------------	---------------------	---

**Electrical**

Page 44 Item: 1	Electrical Service Conditions	1.4. An outdated electrical service was noted for the home. This may not meet today's current electrical standards and requirements for the home. Recommend further reviews/upgrades by a qualified electrician.
Page 45 Item: 2	Electrical Panels Conditions	2.2. The main electrical shut off breaker was not located and should be demonstrated by sellers or have one installed by a qualified electrician.
Page 46 Item: 4	Branch Wiring Observations	4.2. Open electrical splices noted at the attic. Correction needed by an electrician.
Page 48 Item: 8	GFCI observations	8.3. The <b>GFCI</b> outlet at multiple areas of the home did not trip when tested. Repair or replace.

**Plumbing**

Page 55 Item: 7	Gas/LP Condition	7.2. The gas line at the basement is improperly secured. This is considered improper and is a potential safety issue until corrected. Recommend adding additional support such as a proper plumbing straps.
-----------------	------------------	---

## Site Details

### 1. Time and Attendance

***In Attendance:***

- Inspection started at: 9 am
- Client
- Client's Family Member and/or Friends
- Buyer's Agent

### 2. Residence Style

***Occupancy:***

- Single family home
- with attached garage

### 3. Residence information

***Home Type:***

- Over 60 Years Old, per MLS
- Occupied

### 4. Weather Conditions

***Conditions:***

- Rain

# Grounds

## 1. Driveway and Walkway Condition

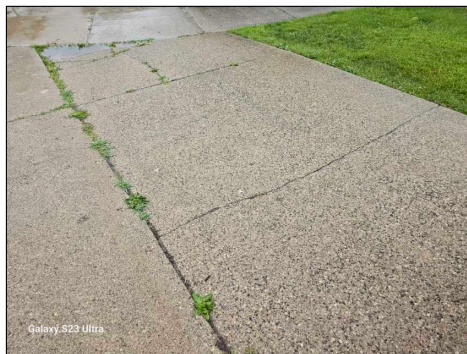
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Concrete

**Observations:**

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

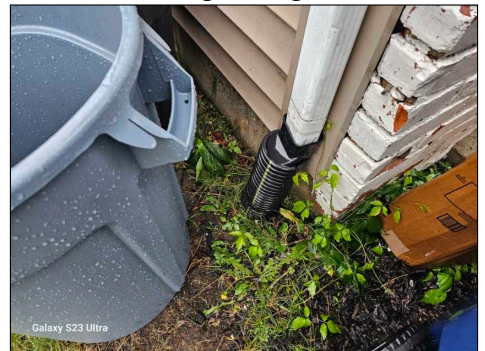
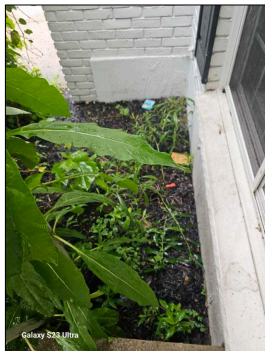


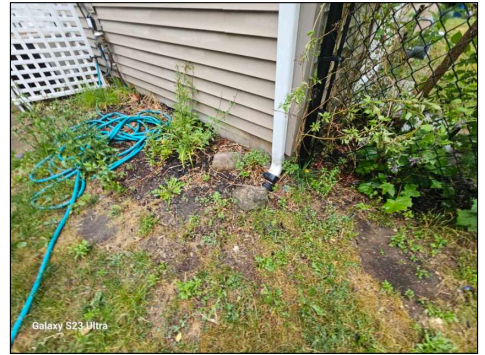
## 2. Grading and Drainage

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Observations:**

2.1. There is a negative slope at multiple areas around the home. This may allow water to pool against the foundation. Recommend regrading the area.





### 3. Vegetation Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. Overhanging tree branches noted over the roof. Monitor and trim as necessary.

3.2. Tree branches noted rubbing on the siding. Trim as needed to help prevent siding damage.



### 4. Porches

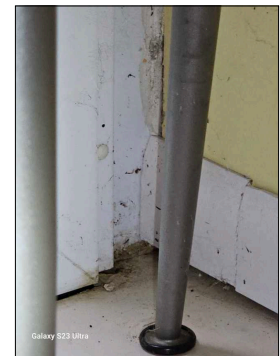
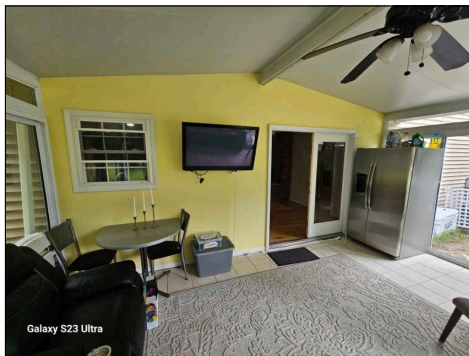
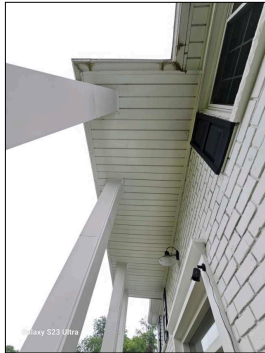
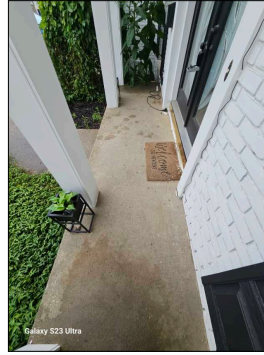
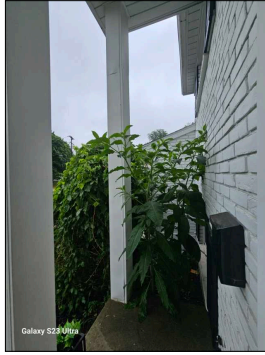
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. Posts are loose at the base on the porch at the front of the home. A repair is recommended.

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

4.3. Signs of past moisture intrusion noted at the back porch/sun room. No active leaks were noted at the time of inspection, recommend monitoring and repairing as needed.

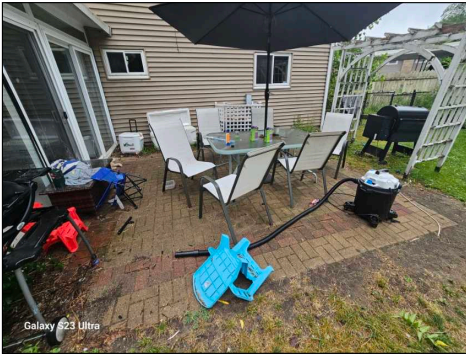


## 5. Patio Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. The patio at the back of the home has common cracks present.



## 6. Retaining Wall Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Materials:

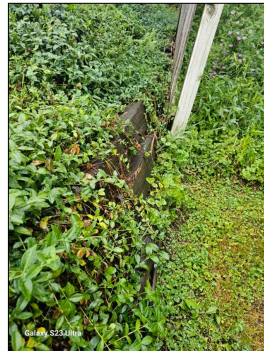
- Wood

### Observations:

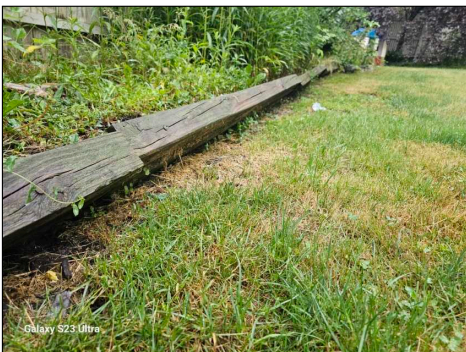
6.1. The retaining wall at the left side of the home is damaged. Repairs are needed.

6.2. The retaining wall (s) at the left side of the home are past vertical but solid. Monitor and repair as necessary.

6.3. The retaining wall at the back of the home is failing as evidenced by cracks and/or structural displacement.



Wall failing ext rear



## 7. Fence & Gate Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Materials:

- Wood
- Chain Link

### Observations:

7.1. The fence/fence posts at multiple areas around the home are damaged/deteriorated.

7.2. One section of fence was loose/leaning at the back of the home. Recommend repair/replace as needed.

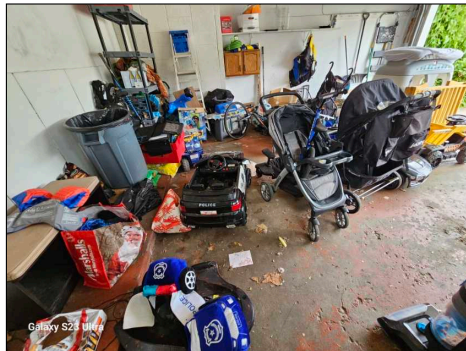
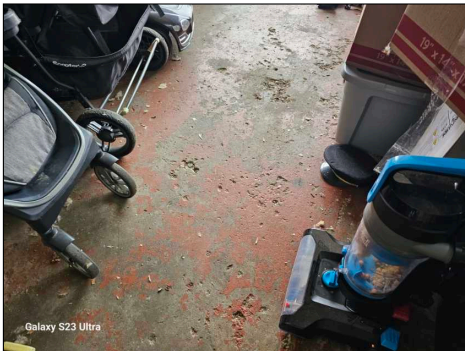


## 8. Garage Floor Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

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



## 9. Exterior Site Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

9.1. Hornet or other stinging insect nests noted at the back of the home. Have these professionally removed.



Fire pit noted at the exterior rear of home

## 10. Stair observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

10.1. The stairs at the left side of the home have loose treads. These could pose a safety hazard and should be replaced.



# Exterior Areas

## 1. Siding Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Vinyl Siding
- Brick

**Observations:**

1.1. 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.

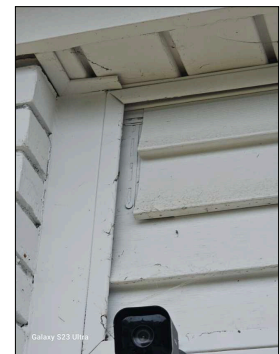
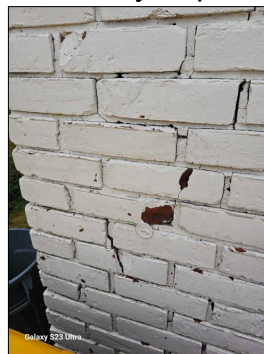
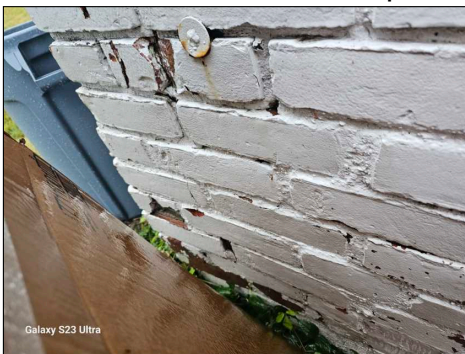
1.2. Siding damage noted at the right side of the home. Repairs are needed to seal and correct potential water entry points.

1.3. Gaps/openings in the siding noted at the front of the home. Repair and maintain sealant as needed.

1.4. Cracks noted in the brick siding at the front of the home. Repairs are recommended by a qualified masonry contractor.

1.5. Spalling brick noted at the front of the home. Seal and maintain as necessary.

1.6. The brick siding at the exterior front side is pulling away from the home. A repair is recommended by a qualified masonry professional.



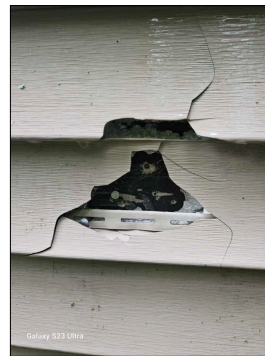
Pulling away exterior front side.



Sealed window noted right side



Unconventional repair noted exterior right side.



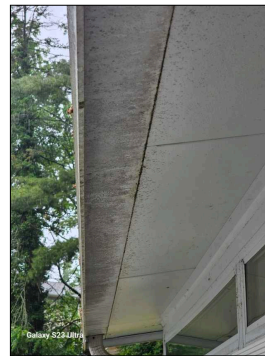
## 2. Eaves, Soffits & Fascias Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Damage noted to the fascia and/or soffit near the chimney. Recommend monitoring and repairing as necessary.

2.2. Moisture staining noted on the soffit/fascia at the back of the home. This may indicate the presence of moisture behind finished surfaces. Recommend further evaluation/correction by a qualified contractor.



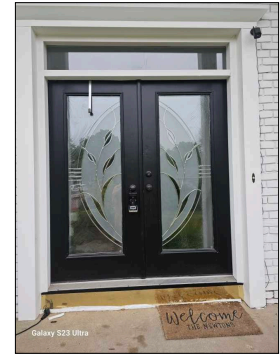
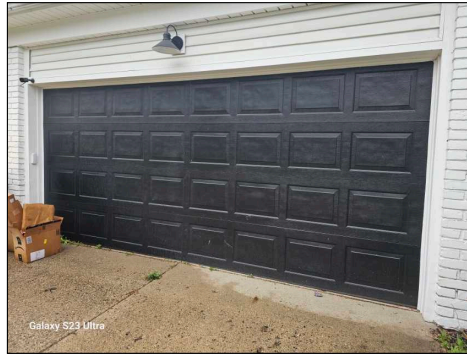
## 3. Exterior Door(s) Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

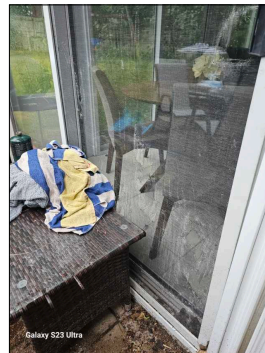
Observations:

3.1. Moisture damaged frame noted at the base of the entrance door at multiple areas around the home, repairs recommended to the frame, threshold and any other damaged underlayments.

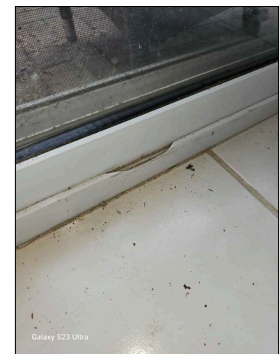
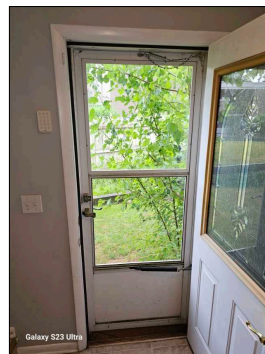
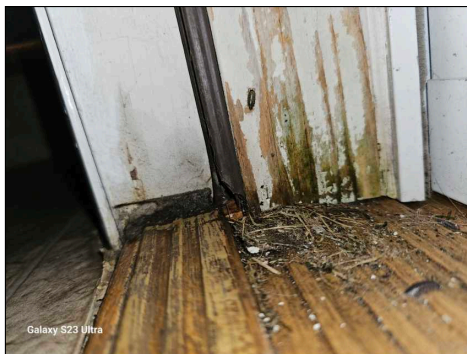
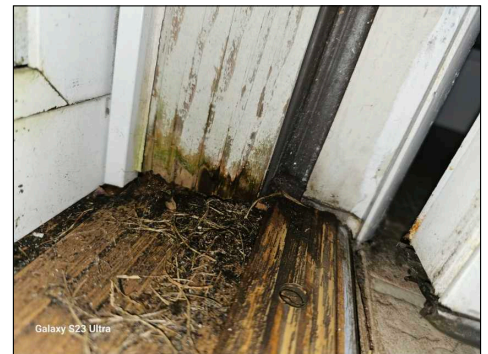
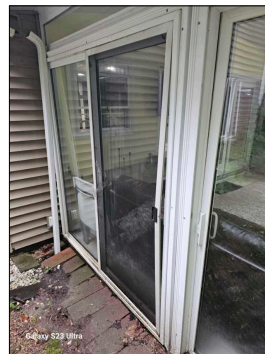
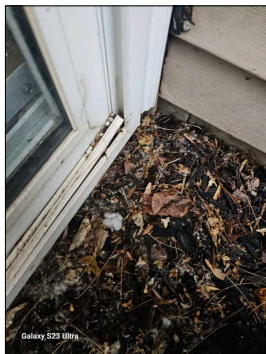
3.2. The exterior storm/screen doors at the back of the home has a damaged screen.



Damaged capping noted at the attached garage door frame. Monitor and repair as needed.



Loose flashing/ improper tape repairs noted front door. Tape is not a permanent repair and should be properly repaired.



Damage noted back sun room sliding glass door casing

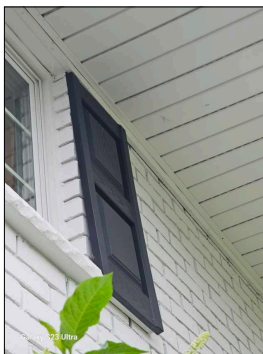
**4. Exterior Window and Door Trim**

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

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

4.2. Loose shutters noted at one or more exterior areas—repair/properly  
secure as needed.



# Attic

## 1. Attic Access observations

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Access / location:**

- Scuttle Opening
- Access Door/Panel
- Bedroom
- Attached Garage

**Method of inspection:**

- Entered

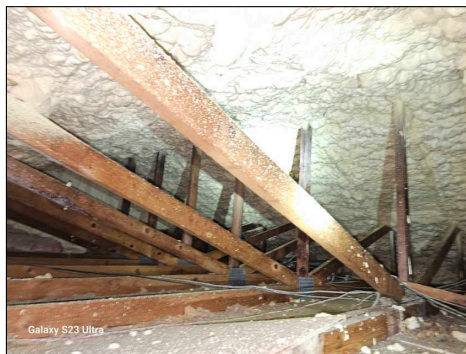


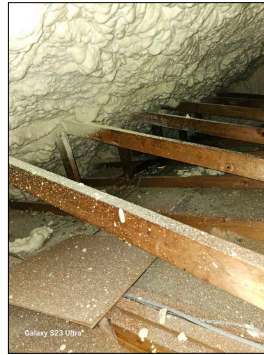
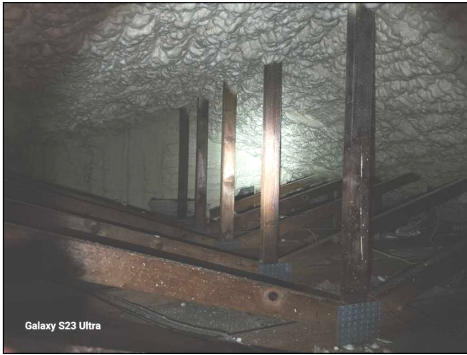
## 2. Attic Framing Condition

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Framing materials:**

- Engineered trusses





### 3. Insulation Condition

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
• Foam



### 4. Attic Ventilation Conditions

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Type:**  
• Gable Vents

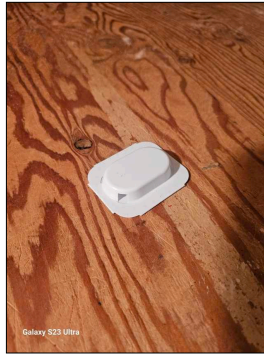


## 5. Rodent Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. Ant traps noted. No live activity was noted at the time of inspection.



## 6. Environmental Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. Potential microbial growth noted at one location. 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.



## 7. Moisture observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. Signs of past leaking noted in one location. Recommend having the sellers provide documentation of past repairs. No active leaks were noted at the time of inspection.



Negative moisture noted in the attached garage

# Roof

## 1. Roofing material

### **Style and material**

- 3 Tab Asphalt
- Rubber Membrane

### **Method/ # of layers**

- Walked
- 1

## 2. Roof Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. The roof covering has moss/algae present. There are commercial products that can be applied to the roof covering to remove the moss.

2.2. The roof has noticeable deviation at multiple areas around the home, but area remains solid with no indication of movement. See Attic section for more information.

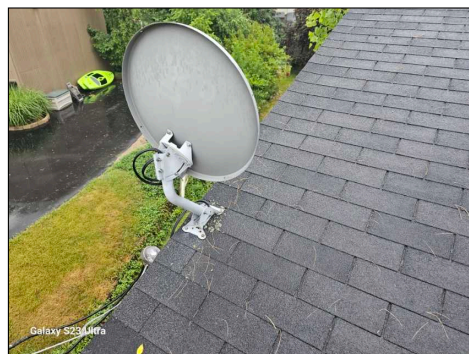
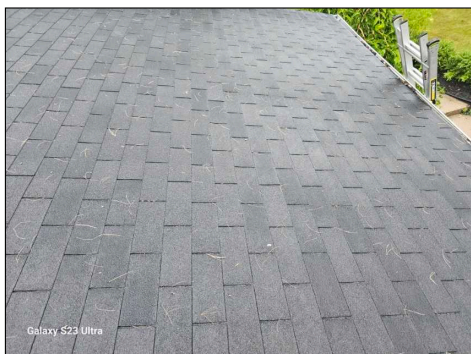
2.3. Average granule loss noted at a few areas on the roof. This is considered normal ware and tare. Recommend monitoring/repairing if condition worsens.

2.4. Shingle tabs are torn off and missing at the exterior rear. Repairs are needed by a qualified roofer.

2.5. There are areas with previous repairs noted at the the back . Repairs appear to be serviceable. Recommend monitoring and repairing as necessary.

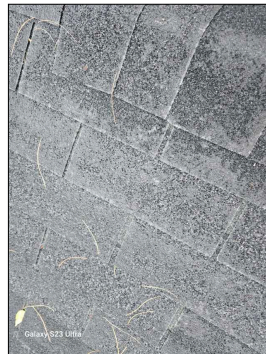
2.6. The rubber membrane roof has low areas that hold water. No signs of leaks were observed, but we recommend further review by a qualified roofer.

2.7. The roof covering material is still functional but is showing signs of aging and weathering. Yearly maintenance and any necessary repairs are recommended for its remaining life.

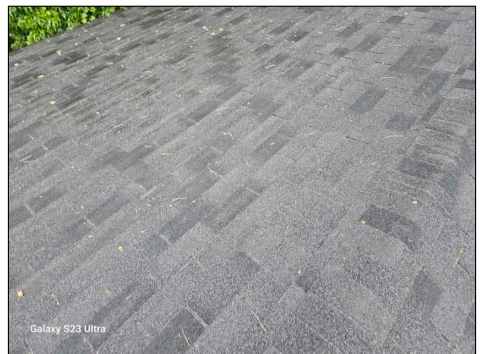
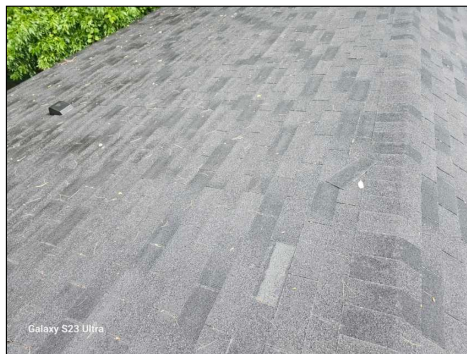




Deviation noted front side



Low spots noted front side porch



Missing tab noted rear



Previous repairs noted at the rear

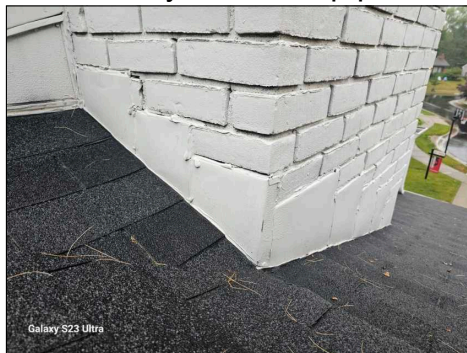


### 3. Flashing

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. Mastic (tar) covered flashing is present at roof penetration areas. This product was applied as a repair or maintenance to the areas. The use of this product is acceptable, but it will require regular review and maintenance to ensure its serviceability and to help prevent water penetration.





#### 4. Chimney

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. The visible portions of the fireplace/chimney system were inspected. We could not see all of the flue and recommend a Level 2 chimney inspection of the flue and firebox systems to determine if latent defects exist before use as a wood burning fireplace.

4.2. Cracks noted in the brick chimney. Repairs are recommended by a qualified masonry contractor.

4.3. Gaps noted in the mortar at the chimney. Tuck pointing is recommended by a qualified person.

4.4. The crown is cracked and needs maintenance repairs to help keep moisture from causing deterioration.



Cracked crown noted



## 5. Gutter observations

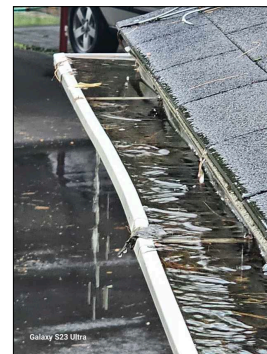
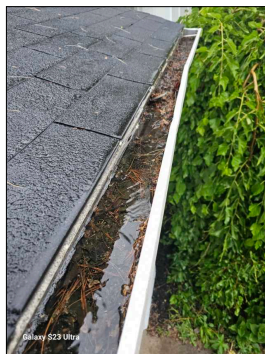
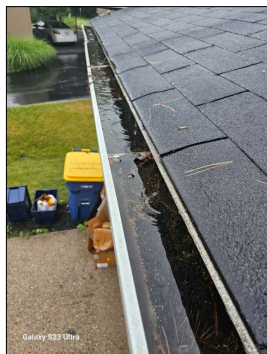
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. The gutters are leaking at multiple connection points. General maintenance and repairs are recommended.

5.2. The gutters at multiple areas have debris present and should be cleared of debris to determine if they drain properly.

5.3. The gutter is poorly sloped and will not drain properly at multiple areas around the home.



## 6. Downspout Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. The downspouts terminate next to the house and should have extensions added to divert water at least 6' from the foundation.

6.2. 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.

6.3. The downspout is disconnected at the back of the home and should be reconnected.

6.4. The downspout at the back of the home is loose and should be secured.

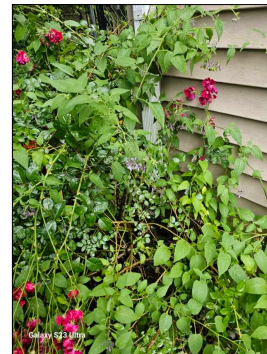
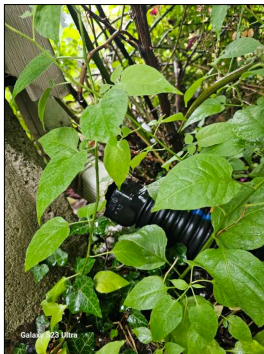
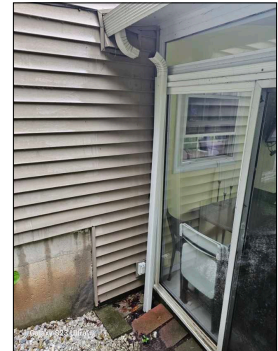
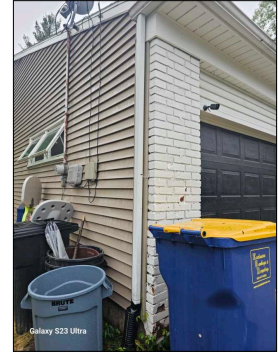
6.5. The downspout connection at the exterior left side is damaged. A repair is needed to limit a water loss event.



Extensions needed exterior upper level front side.



Damaged downspout extension noted front side. This should be properly sealed/repaired.



# Foundation

## 1. Building materials

**Materials:**

- Poured concrete

**Type(s):**

- Basement, crawlspace, and slab

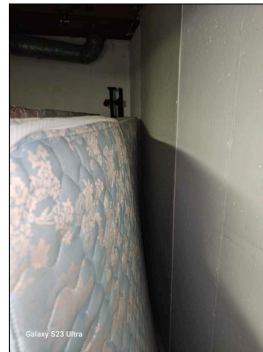
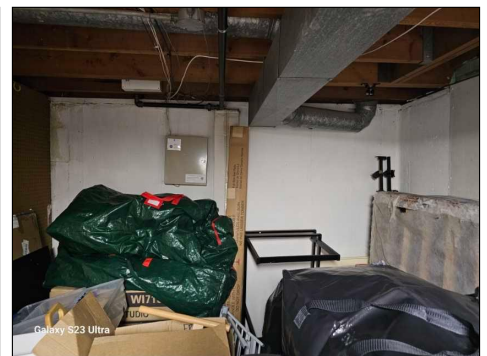
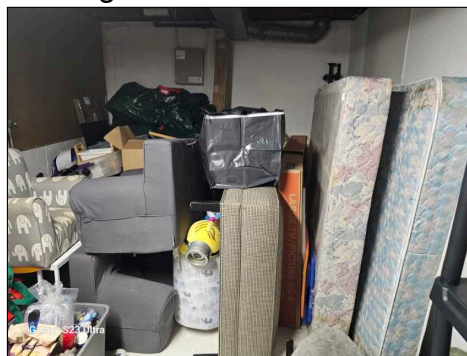
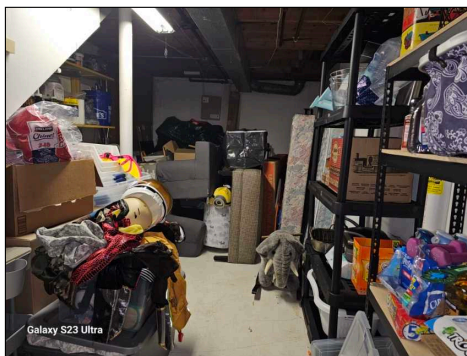
## 2. Basement observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

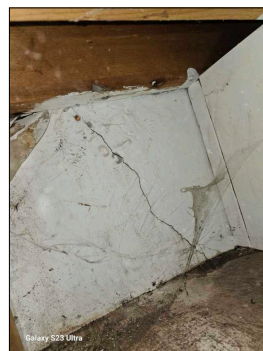
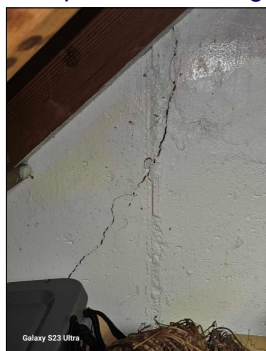
Observations:

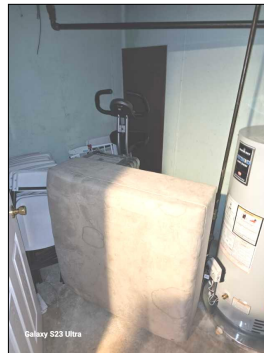
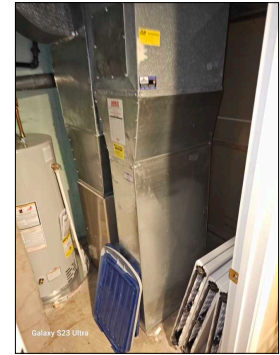
2.1. Common cracks observed in the foundation walls. Monitor for expansion and repair as necessary.

2.2. Previous repairs observed on the foundation walls. Repairs appear serviceable. Obtain any warranties or receipts that may apply and monitor for additional cracking.



Previous repair noted storage room





### 3. Crawlspace observations

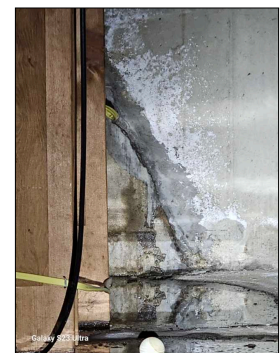
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

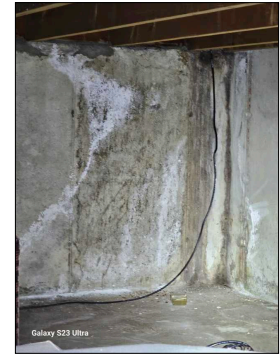
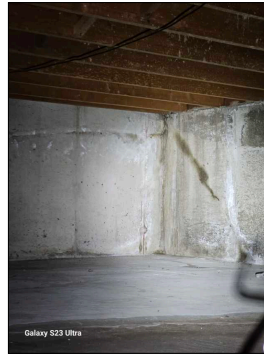
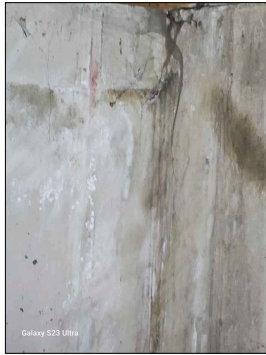
3.1. The crawlspace was not fully inspected due to limited clearance at the opening and under the structure. It was visually inspected from the opening. Areas not accessible / visible are exempt from this report.

3.2. Previous repairs are failing on the foundation walls at the front foundation wall. Further evaluation and repairs are recommended by a qualified professional.

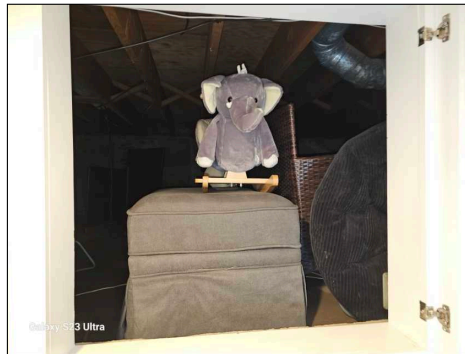
3.3. Common cracks observed in the foundation walls. While these may not be structurally significant, signs of moisture entry were observed. They should be evaluated and sealed by a qualified water proofing professional or foundation specialist.



Previous sealant repairs failing at the crawlspace. This should be resealed/repared by a qualified foundation specialist.



Moisture intrusion noted at the crawlspace



#### 4. Slab foundation observations

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



#### 5. Framing observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

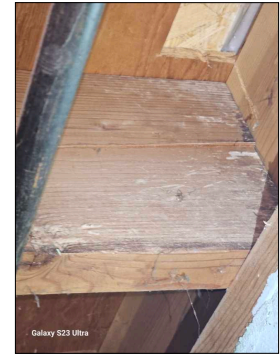
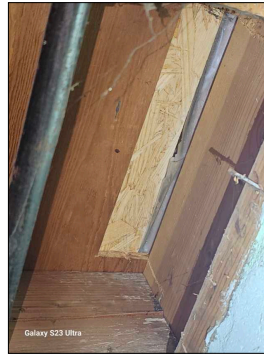
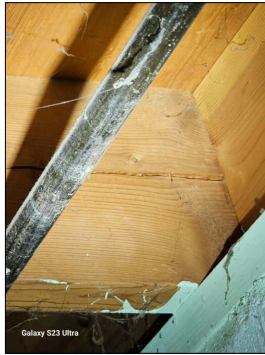
Observations:

5.1. No live termite activity noted at the time of inspection.

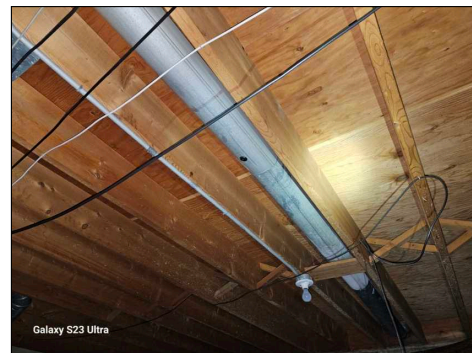
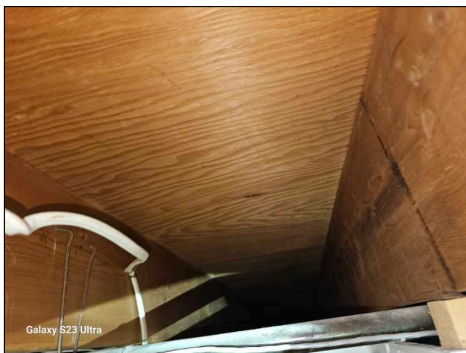
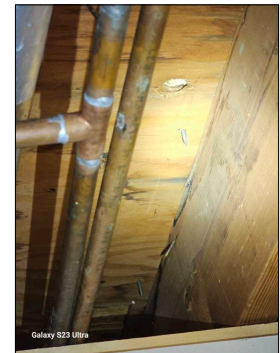
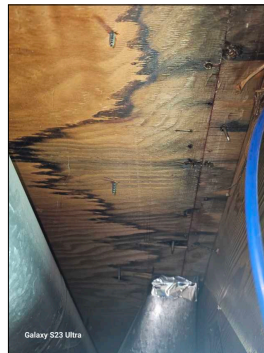
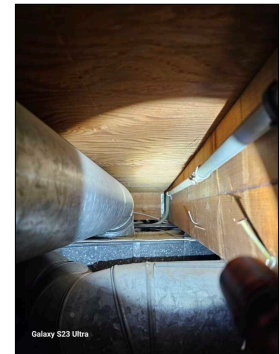
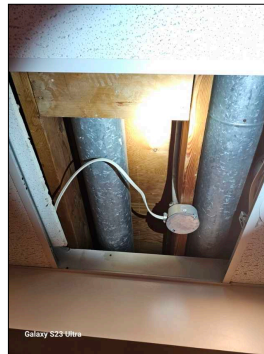
5.2. One or more cracked joists noted at the foundation. The extent of the issue doesn't necessarily affect a structural aspect of the home. However, we recommend monitoring for additional cracking and repairing as needed.

5.3. Moisture damaged framing noted at one or more areas of the foundation. No repairs are needed at this time, but they should be monitored and repaired as necessary.

5.4. Previous repairs observed on the framing. Repairs appear serviceable. Obtain any warranties or receipts that may apply and monitor for additional cracking.



Sealed register/previous repairs noted  
at the sub-flooring



## 6. Ventilation observations

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 7. Environmental Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. Potential microbial growth noted at one or more locations. Testing is currently being performed to determine if this is a health hazard.



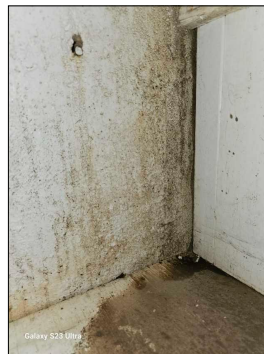
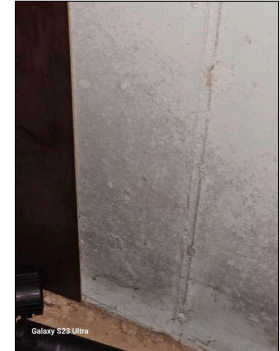
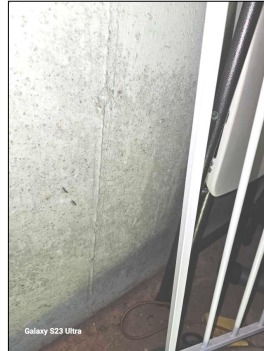
Microbial growth noted, laundry room,  
under utility sink



Potential mold growth noted at the  
crawlspace



Potential mold growth noted storage  
room



Potential mold growth noted crawlspace

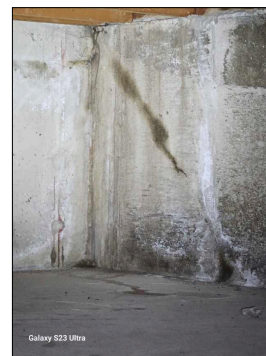
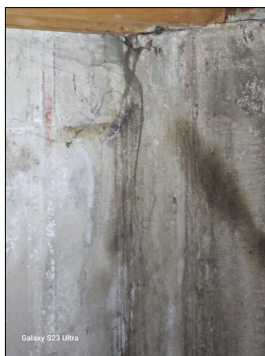
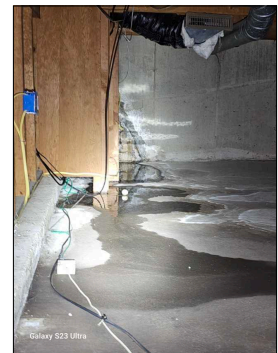
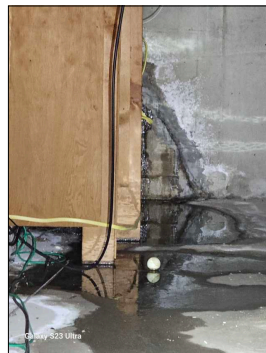
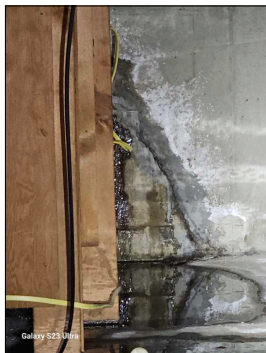
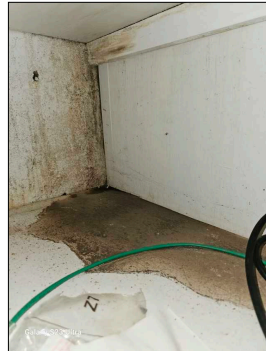
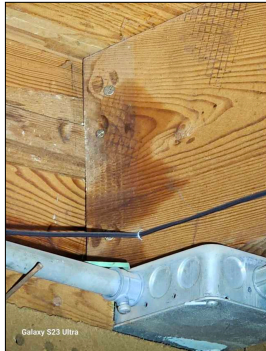
## 8. Moisture Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

8.1. 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.

8.2. Water entry observed in the crawlspace at the left side foundation wall. 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.



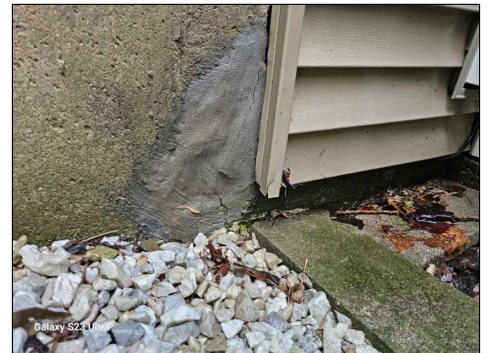
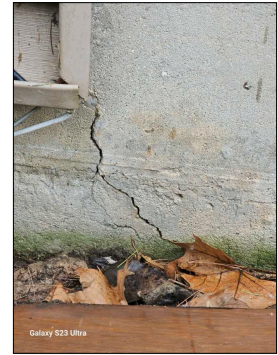
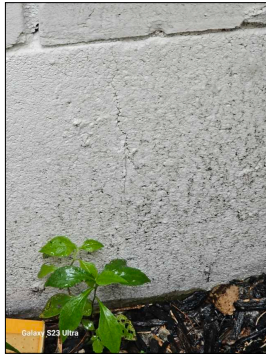
## 9. Exterior Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

9.1. The stem wall(s) at multiple areas around the home have common cracks present. While these may not be structurally significant, they may allow water penetration. Monitor and repair as necessary.

9.2. Past repairs noted on the foundation at the back of the home. Repairs appear to be serviceable. Recommend contacting the sellers for any relevant receipts or warranty information.



Previous repairs noted exterior rear of home



# Interior Areas

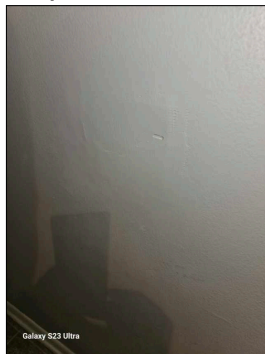
## 1. Interior Wall Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

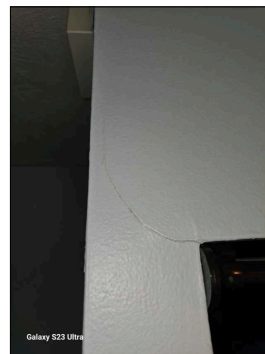
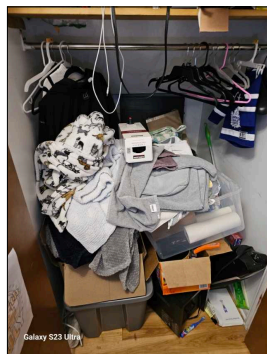
Observations:

1.1. Cracking/damage noted on the wall at multiple areas of the home. Recommend monitoring for additional movement and patching and repairing as needed.

1.2. Indications of previous water issues observed as evidenced by dry water stains at the kitchen. 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.



Moisture damaged wall noted under kitchen sink. No active moisture was noted at the time of inspection.



## 2. Interior Ceiling Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Cracking noted on the ceiling at multiple areas of the home. In our opinion this is normal settling. Recommend repair and monitor for additional movement.

2.2. There is evidence of a previous repair at the kitchen. Repair appears serviceable. Recommend you review the Property Disclosure Statement for further information regarding this repair.



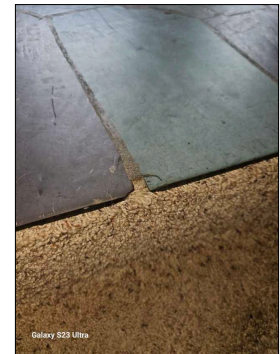
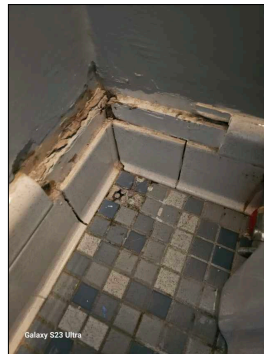
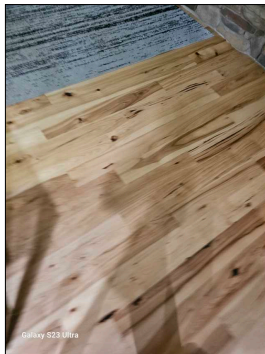
Past repair noted kitchen

### 3. Floor Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. Damaged flooring material noted at multiple interior areas. Repair as needed.



Master bathroom damaged tile noted.

### 4. Cabinets Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. One or more cabinet doors/drawers have damaged/loose hinges at the kitchen.

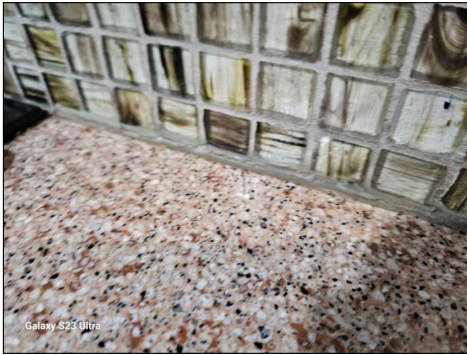


### 5. Countertop Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. Cracked grout noted at the kitchen. Reseal/repair as needed.



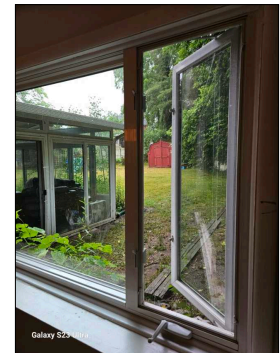
## 6. Window Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. Indications of previous water issues observed, as evidenced by dry water stains at various interior windows. The area tested negative with a moisture meter at the time of the inspection. Have seller provide proof of adequate repairs.

6.2. One or more window cranks are damaged / non functional at the upper level. Replacement hardware is needed for proper operation.



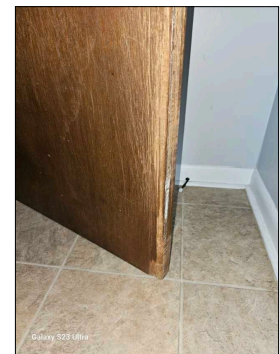
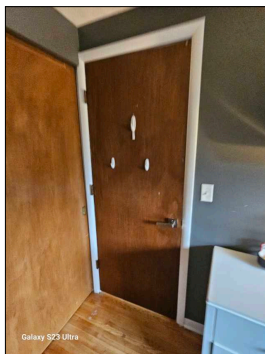
## 7. Interior Door Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

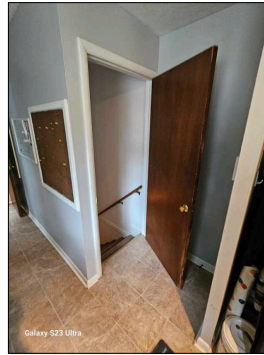
Observations:

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

7.2. One or more interior doors at the main floor is damaged on the door/frame.



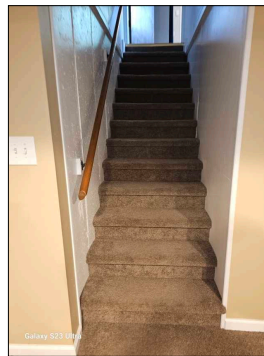
Missing upper level bedroom closet doors

**8. Rodent Observations**

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**9. Stair observations**

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**10. Rail observations**

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Fireplace (s)

## 1. Types of systems installed

**Type (s):**

- Solid fuel burning

## 2. Solid fuel burning observations

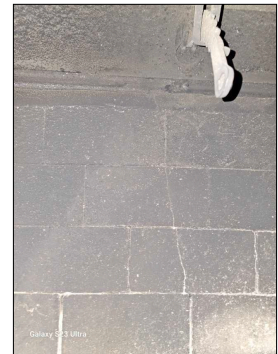
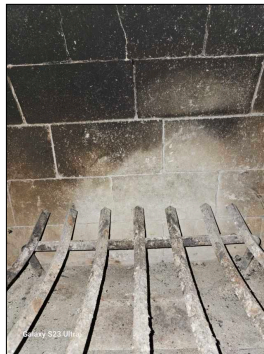
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

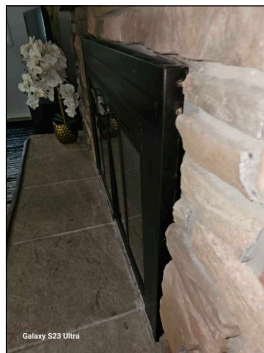
2.1. The firebox has gaps in the brick that should be corrected before use.

2.2. The firebox has broken bricks. Correction is needed before use.

2.3. The firebox casing is loose. A repair is needed by a qualified chimney sweep.



Loose firebox casing noted



## 1. Heating observations

IN	NI	NP	RR	N/A
			✓	

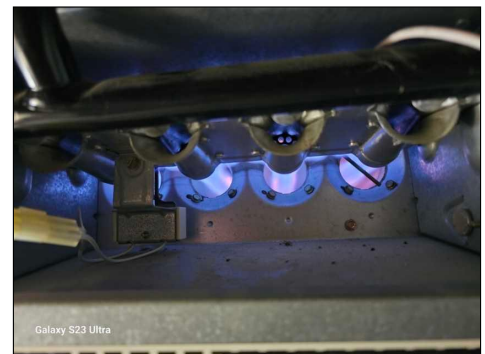
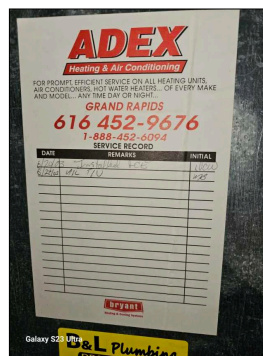
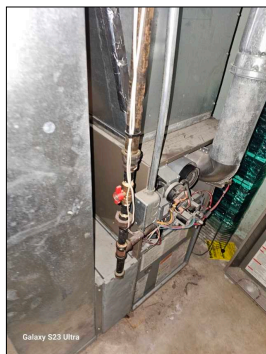
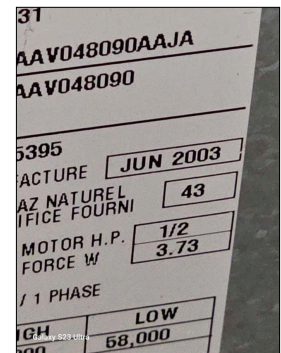
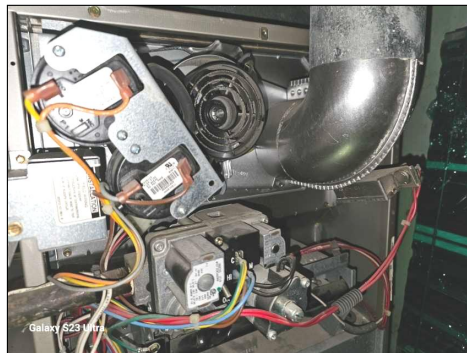
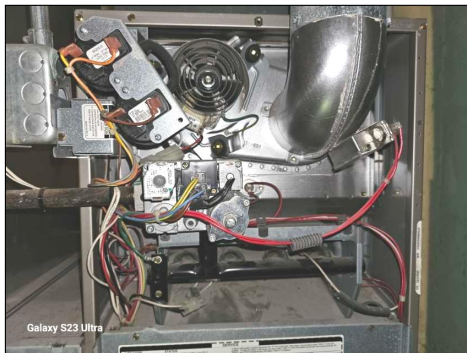
- Forced Air Furnace

- Gas

Observations:

1.4. The furnace is approaching, or at, the end of its expected design life. The system will need maintenance and repairs in the future. The following are recommended:

1. Place the system under a maintenance service contract.
2. Have the heat exchanger checked at the start of each heating season.
3. Install carbon monoxide detectors at the primary sleeping areas.
4. Consider purchasing a home warranty.



## 2. HVAC Ductwork/Boiler Pipes Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Type:**

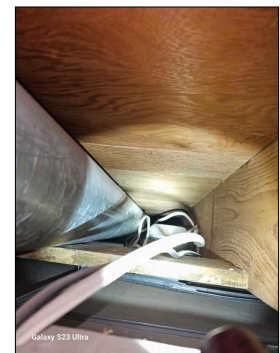
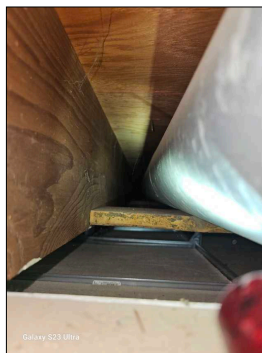
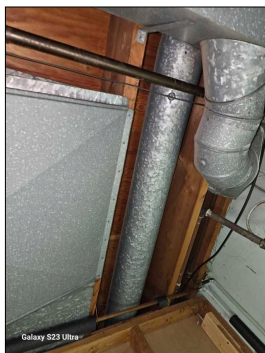
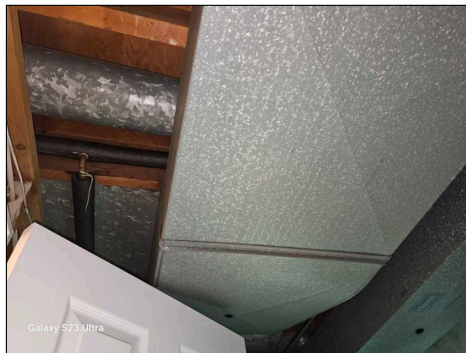
• Insulated

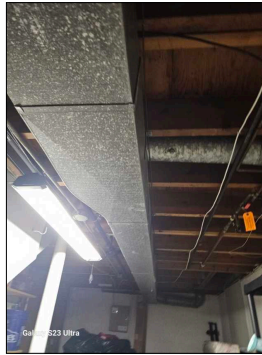
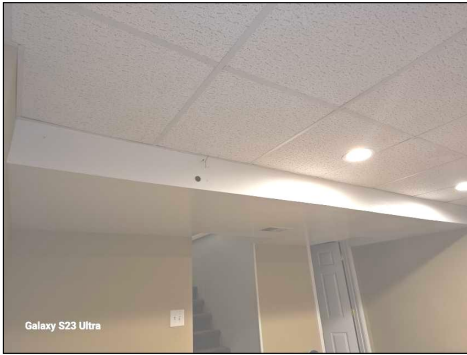
Observations:

2.1. Ductwork is not sealed in some areas and should be to be more energy efficient.

2.2. The ductwork shows signs of being dirty as evidenced by dark areas around registers. You should consider having the ductwork professionally cleaned and sealed.

2.3. Rusted ductwork noted in the basement. Repair as needed.



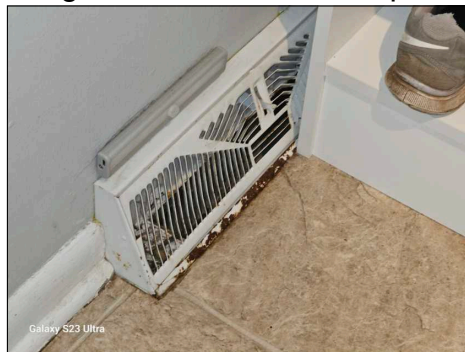


### 3. Registers & Baseboards

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. Multiple registers were rusted. Repair/replace as needed.



### 4. Venting

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## 5. Filter Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Type:**

- Disposable Cartridge

**Size:**

- 16x25x4

Observations:

5.1. Furnace filter is dirty and replacement is needed.



## 6. Thermostats

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# AC System

## 1. AC System Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Type:**

- Central Air Conditioner

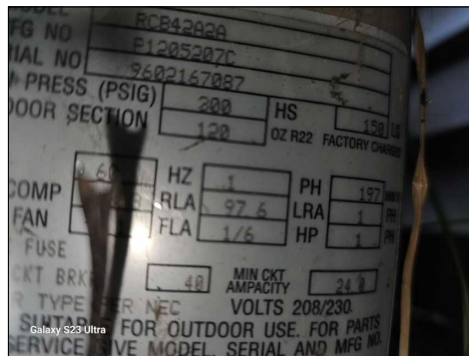
**Fuel/Energy:**

- Electric

Observations:

1.1. The air conditioning unit is at or past the typical life span. We cannot predict the future performance of the unit, but recommend regular service and cleaning.

1.2. The exterior condensing unit is approximately 28 years old. The average working life is 15-20 years.



## 2. AC Compressor(s) Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. The AC system compressor is dirty and should be cleaned before regular use. This can affect system performance.

2.2. The AC System compressor fins are damaged/flattened. This can cause the unit to not operate properly and possibly reduce the life of the unit.



**3. Suction Lines Condition**

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**4. Condensation Line/Tray Condition**

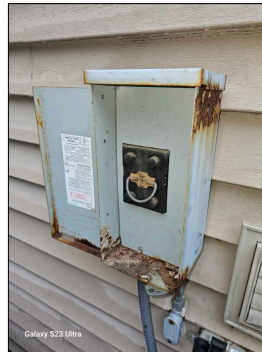
IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**5. AC System Electrical Disconnect Condition**

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. The electrical disconnect box is rusted. Recommend monitoring and repairing as needed.



# Electrical

## 1. Electrical Service Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Type:**

- Overhead Service

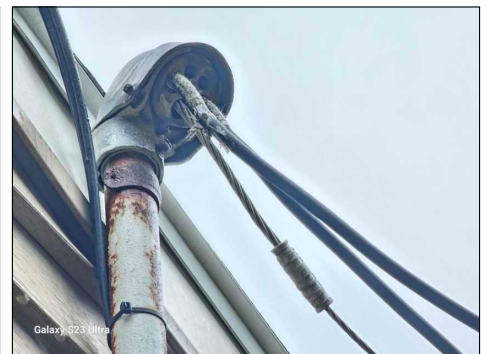
**Observations:**

1.1. The electrical service wire at the left side of the home is showing signs of aging and wear. This is common for homes of similar age however we recommend further reviews/repairs by a qualified electrician.

1.2. The overhead electrical service at the left side of the home has an improper drip loop present. Recommend further reviews/repairs by a qualified electrician as necessary.

1.3. The electrical mast is leaning and missing support brackets. Repairs are needed to ensure proper support.

1.4. An outdated electrical service was noted for the home. This may not meet today's current electrical standards and requirements for the home. Recommend further reviews/upgrades by a qualified electrician.



Improper drip loop noted, exterior left side



## 2. Electrical Panels Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Location:**

- Attached garage

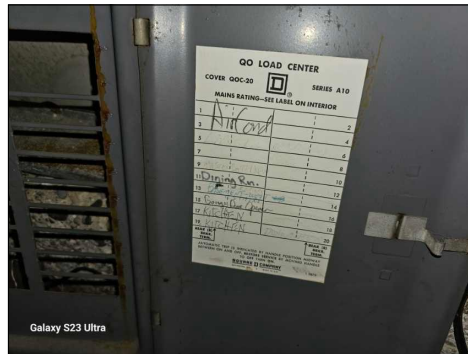
**Amperage:**

- 100 AMP

Observations:

2.1. The circuits are not properly labeled and should be correctly identified by an electrician.

2.2. The main electrical shut off breaker was not located and should be demonstrated by sellers or have one installed by a qualified electrician.



## 3. Breaker/Fuse Conditions

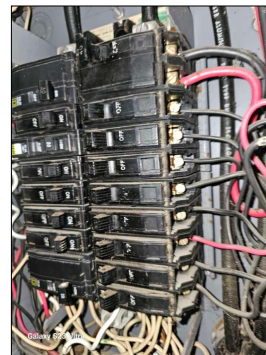
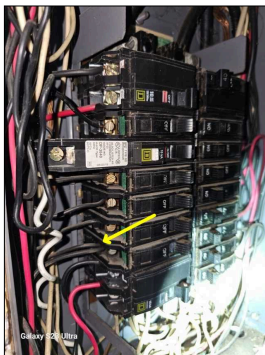
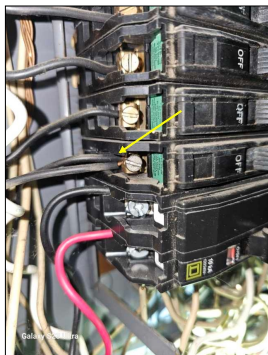
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Types of Disconnect:**

- Electrical Breakers

Observations:

3.1. There was one double tapped breaker noted in the main panel. There should only be one wire to each breaker and should be corrected.



Double tapped breaker noted

#### 4. Branch Wiring Observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Copper

**Materials:**

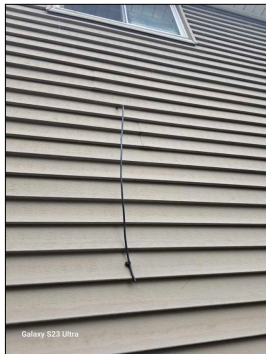
- Romex

- Cloth Covered

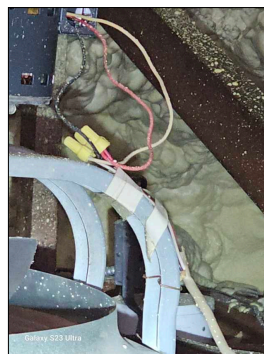
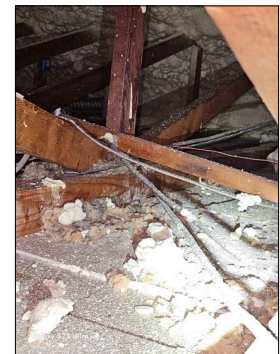
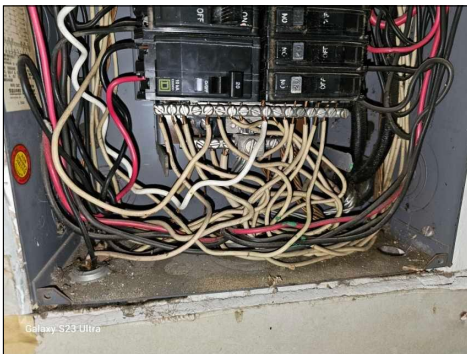
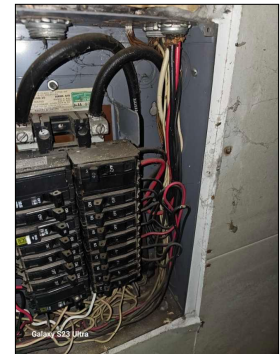
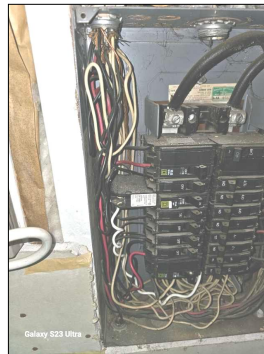
Observations:

4.1. One or more junction boxes are loose in the attic and should be secured.

4.2. Open electrical splices noted at the attic. Correction needed by an electrician.



Cut data lines noted at multiple exterior areas.



Open splice noted in the attic

#### 5. Switch observations

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

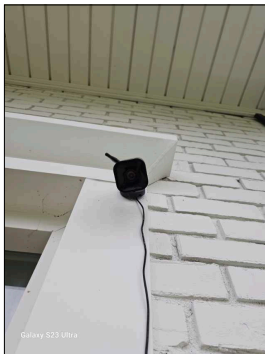
## 6. Fixture Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

6.1. The exterior light fixture at the left side of the home is improperly secured..

6.2. The light fixture at multiple areas of the home did not operate (check bulb first).



## 7. Receptacle observations

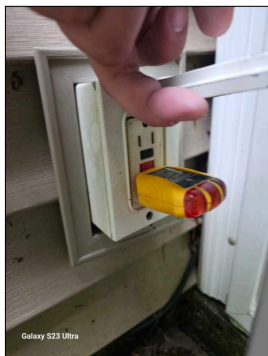
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

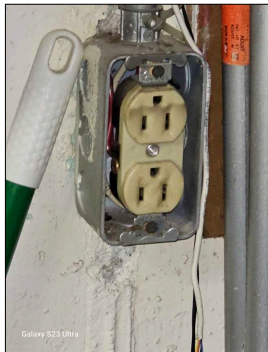
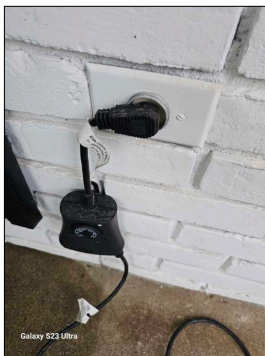
7.1. An outlet has an "open ground" at multiple areas of the home. Have an electrician make any necessary corrections.

7.2. Ungrounded 2 hole outlets were noted at multiple areas of the home. This is common for the age of the home and considered acceptable wiring. For upgrade options, contact an electrician.

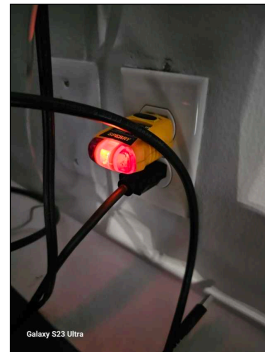
7.3. No power noted to one or more outlet(s) in the exterior rear of the home.

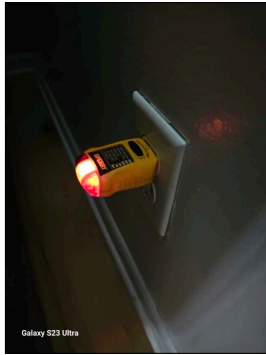


N.P exterior rear **GFC**



O.G basement





## 8. GFCI observations

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

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

8.2. The GFCI outlet at the upper level bathroom tripped but did not reset. Repair or replace.

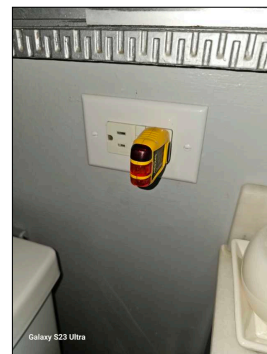
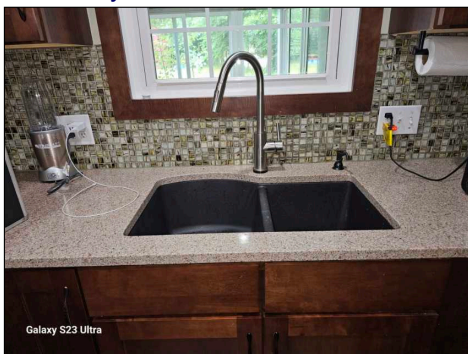
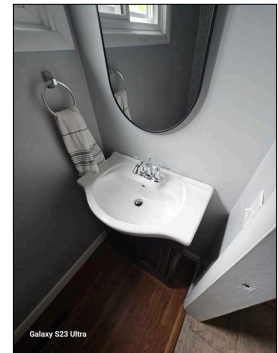
8.3. The GFCI outlet at multiple areas of the home did not trip when tested. Repair or replace.



D.t hallway bathroom



D.t master



D.R upper level guest bathroom

# Plumbing

## 1. Water Service Condition

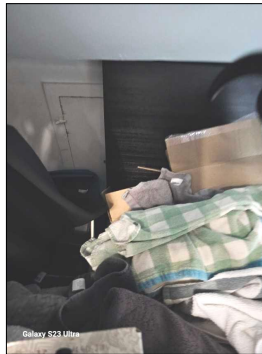
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Service:**

- Public Water Supply

Observations:

1.1. The main water shutoff valve is located under the basement stairs. However, due to homeowners belongings we could not fully access the shut off valve at the time of inspection. Recommend having sellers remove debris and demonstrate the functionality of the valve.



## 2. Water Distribution Pipe Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Materials:**

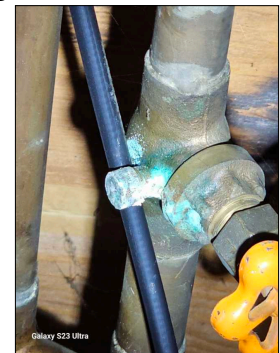
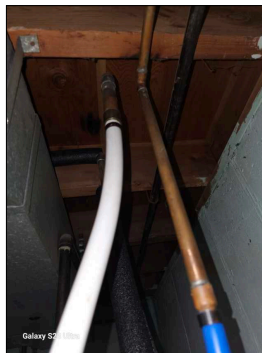
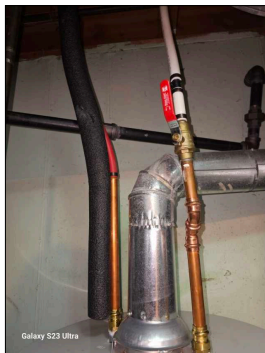
- Copper
- PEX

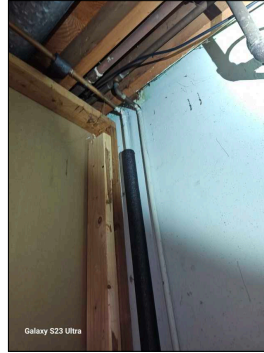
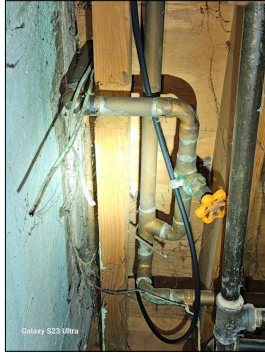
Observations:

2.1. Rust/corrosion present on the water supply lines at the basement. Monitor and repair/replace if condition worsens.

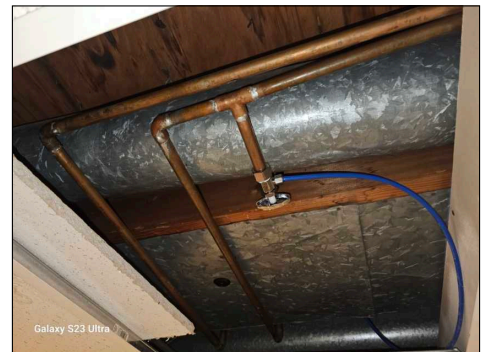
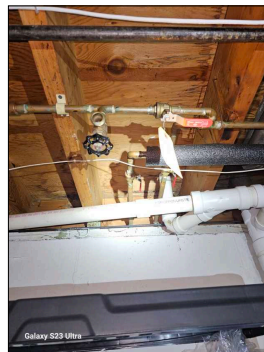
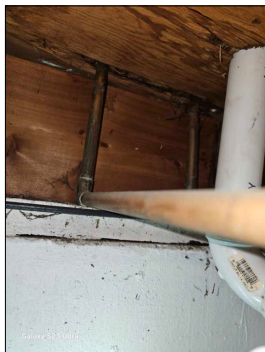
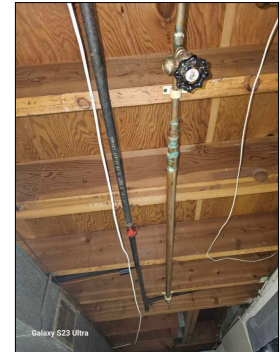
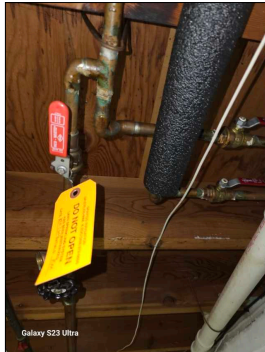
2.2. Water lines are not properly supported in the basement. Correction needed to help prevent damage.

2.3. Signs of past leaks noted at one or more areas of the basement. This is common for homes of similar age and no active leaks were noted at the time of inspection. Recommend monitoring and repairing as needed.





Cut/no longer in use supply lines noted in the basement. Recommend properly supporting or removing the line as needed.



Past leaks noted



### 3. Plumbing Faucets Conditions

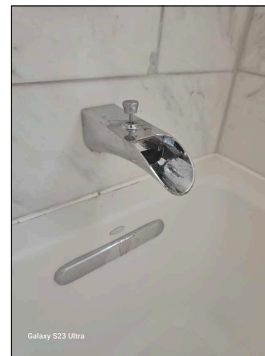
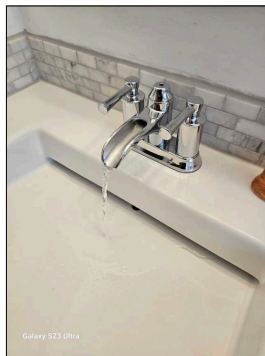
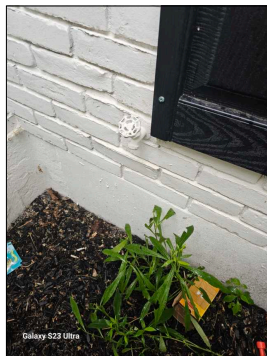
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. The stopper at the hallway bathroom sink did not function properly. Repair/replace as necessary. The fixture drained as intended.

3.2. An exterior faucet at the front of the home was operable, but had no water flow. Per company policy, we don't turn on interior shut off valves and recommend asking the seller to demonstrate their functionality.

3.3. The tub spout is loose and should be secured to help prevent damage to the pipe.



### 4. Plumbing Fixtures Conditions

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

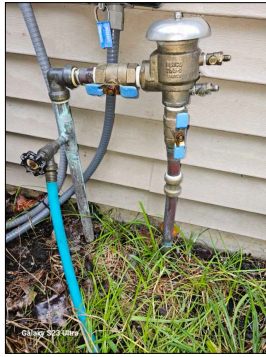
4.1. The toilet at the hallway bathroom is loose at the floor. A proper repair is necessary to prevent a water loss event.

4.2. The shower head at the master bathroom is improperly secured. A proper repair is necessary to prevent a water loss event.

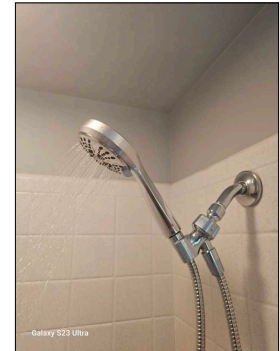
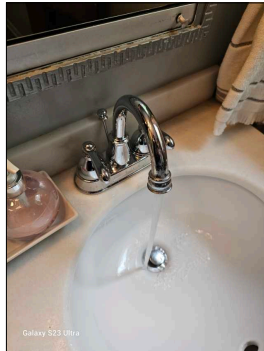
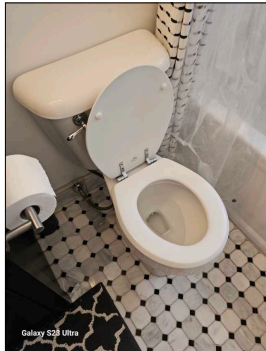
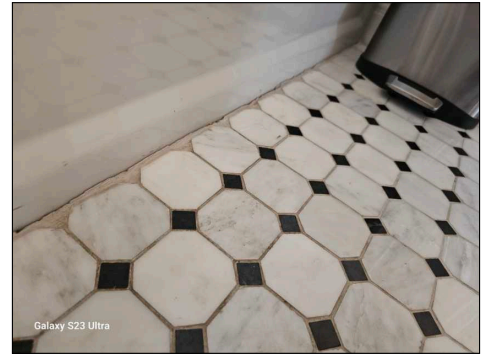
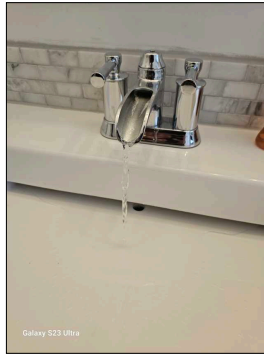
4.3. The sink at the hallway bathroom has low water flow. We could not determine the cause, but repairs are needed for normal usage.

4.4. The shower door at the master bathroom is improperly secured. A repair is needed.

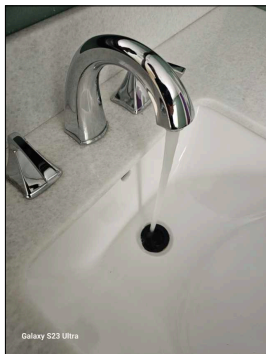
4.5. Maintain caulking around all plumbing fixtures.



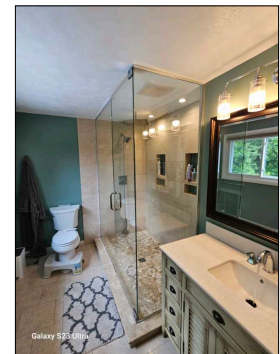
Pressure vacuum breaker-lawn irrigation system-was not operational at the time of inspection



Loose to the wall master bath



Loose pane glass noted at the master bathroom shower. This should be properly secured/repared.



**5. Drains, Waste & Vents Condition**

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- **PVC**
- Cast Iron
- Copper

**Observations:**

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

5.2. Signs of past leaks noted at one or more areas of the basement. No active leaks were noted at the time of inspection. Recommend monitoring and repairing as needed.

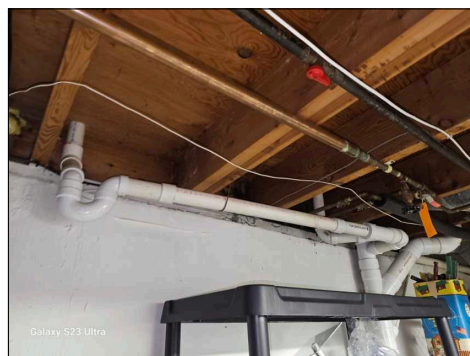
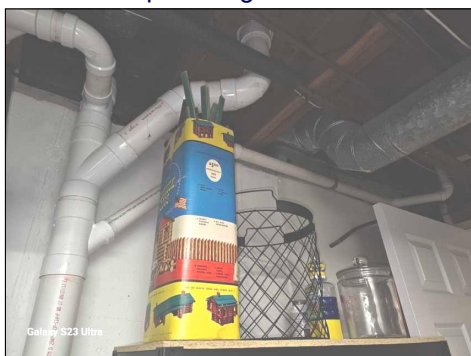
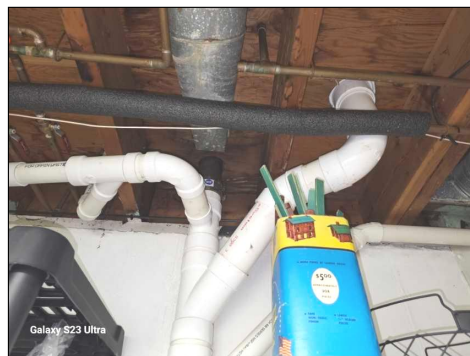
5.3. The drain pipe(s) has an S-trap installed and should be changed to a P-trap with an "Auto-vent" at multiple areas. An S-trap can sometimes gurgle (struggling for air when draining water). Also, if not used for long periods, an S-trap can allow the water in the trap to evaporate, which could cause sewer odors to leak out. An S-trap can sometimes lose the water in the trap through a pressure drop in the sewage system (outside the house). Although this is commonly found in homes of similar age, this is not considered up to current standard.

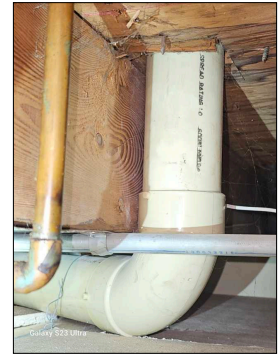
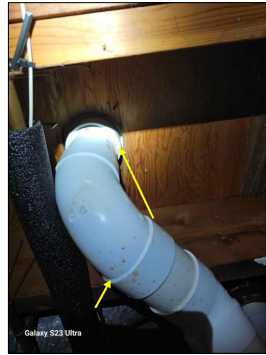


Signs of past leaks noted at the main plumbing stack.

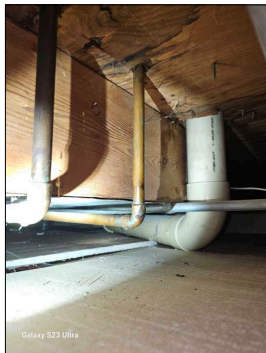


Previous sewer cleaning noted

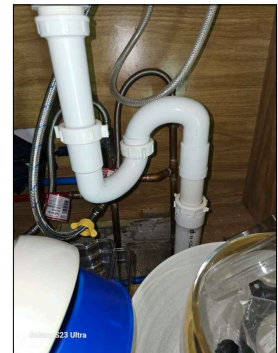




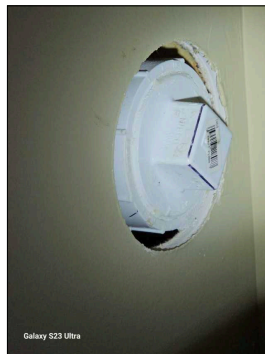
Past leaks noted at the toilet drain. No active leaks were noted at the time of inspection.



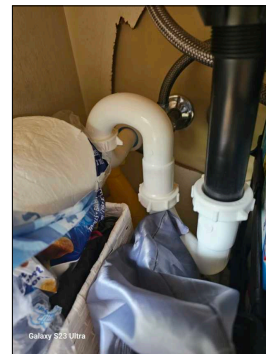
S-trap half bath



S-trap utility sink



Clean-out noted basement



## 6. Water Heater Conditions

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Type:**

• Gas

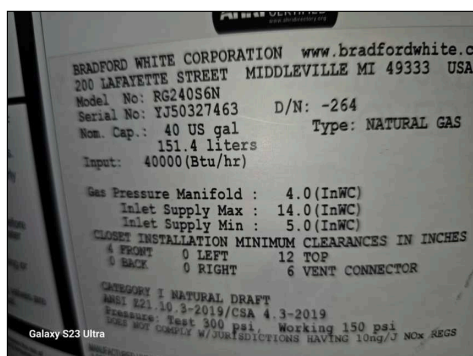
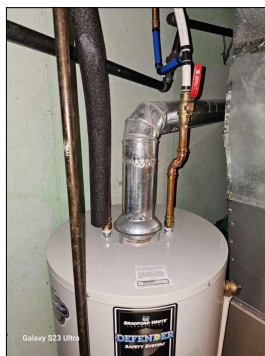
**Size:**

• 40 Gallons

Observations:

6.1. 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](https://www.youtube.com)

6.2. The water heater is approximately 1 years old.



## 7. Gas/LP Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Materials:

- Black Pipe
- Flexible Coated Gas Line
- Copper (Not approved for use with some gas utility jurisdictions)

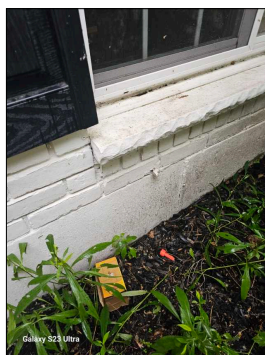
### Observations:

7.1. The main gas meter/shutoff valve is located at the left side of the home.

7.2. The gas line at the basement is improperly secured. This is considered improper and is a potential safety issue until corrected. Recommend adding additional support such as a proper plumbing straps.



Old burp valve noted exterior front side.  
Not in use





Improperly secured gas line noted in the mechanical closet. Recommend installing proper plumbing straps.

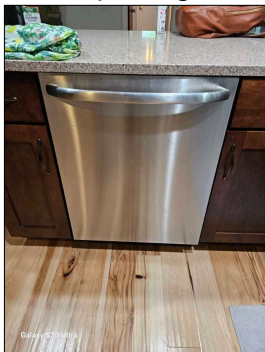
# Kitchen Appliances

## 1. Dishwasher

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. Unit is loose in the opening and should be secured.

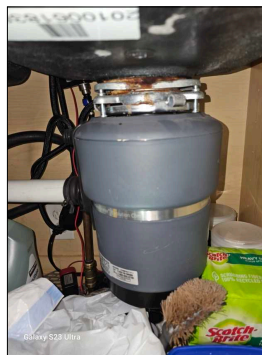


## 2. Garbage Disposal Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Unit is corroded and shows signs of past leaks. Recommend monitoring and repairing as necessary.



## 3. Range Hood Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Type of venting:**

- Built-in Microwave - Recirculating

Observations:

3.1. The light did not function. Check bulb first.



**4. Oven/Range Condition**

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**5. Cooktop Condition**

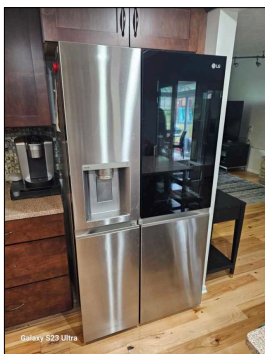
IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**6. Microwave**

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**7. Refrigerator Condition**

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## Fans / pumps / Misc.

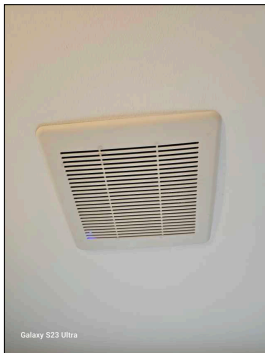
### 1. Bathroom Exhaust Fan(s) Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. There was no exhaust fan, but the bathroom had the minimum requirement of an operable window at the half bath.

1.2. One exhaust fan vents to the attic and should be extended to the exterior.

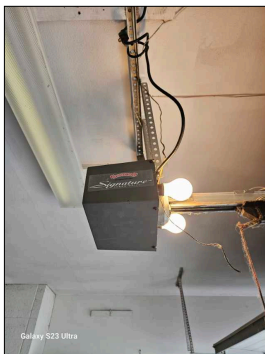


### 2. Garage Door Opener Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Missing light cover noted.

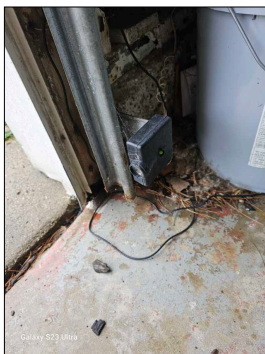


### 3. Safety / Sensors

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

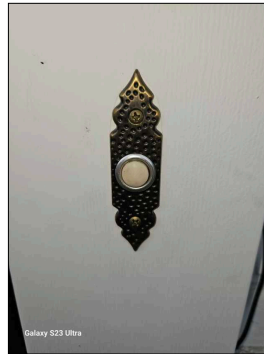
Observations:

3.1. Motion sensors are not functional and should be serviced.



#### 4. Door Bell & Chimes Condition

IN	NI	NP	RR	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



#### 5. Dryer Vent Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

5.1. 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.

5.2. The dryer vent terminates within close proximity to the exterior condensing unit. Recommend relocated the termination of the dryer vent as necessary.



#### 6. Smoke Detectors

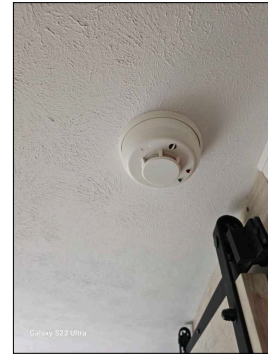
IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

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

6.2. Working smoke detectors were not found at all areas of the home.

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

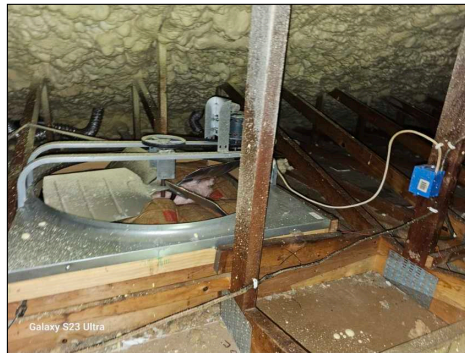


## 7. Whole House Vent Fan Condition

IN	NI	NP	RR	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. The whole house attic vent fan was blocked with insulation and was not functional at the time of inspection.





# Locker Inspection Services

## Thank You for Choosing Locker Inspection Services

Thank You for allowing Locker Inspection Services LLC to be a part of your real estate buying process.

If you have family, friends or know of someone in need of a home inspection, we hope you would feel confident giving them our name and number. The finest compliment we can receive would be a referral from you.

We VALUE your feedback and welcome you to share your opinion and experience with others by leaving us a Google review. Thank You!



800 Monroe Ave Suite 230  
Grand Rapids MI