

World Headquarters 1750 30th St Ste 301 Boulder, CO 80301

# **Mock Inspection Report**

8057 Mattox Avenue, Jacksonville, FL, USA

May 29, 2021

Performed by Adrian Goodman

This is a mock inspection report to demonstrate that the inspector has performed an inspection according to the <u>InterNACHI®</u> <u>Standards of Practice</u>.

# Roof

View the InterNACHI<sup>®</sup> "Roof" inspection standard at <u>https://www.nachi.org/sop.htm#roof</u>.

Roof-Covering Materials	Minor Defect
Gutters	Not Inspected Not Present
Downspouts	Not Inspected Not Present



Vents, Flashing, Skylights, Chimney, and Other<br/>Roof PenetrationsNo Defect(s) ObservedGeneral Structure of the Roof (from the readily<br/>accessible panels, doors or stairs)No Defect(s) Observed

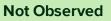
**System Descriptions** 

The Type of Roof-Covering Materials

• Metal

### **Reported Observations**

Did you observe any indications of active roof leaks?



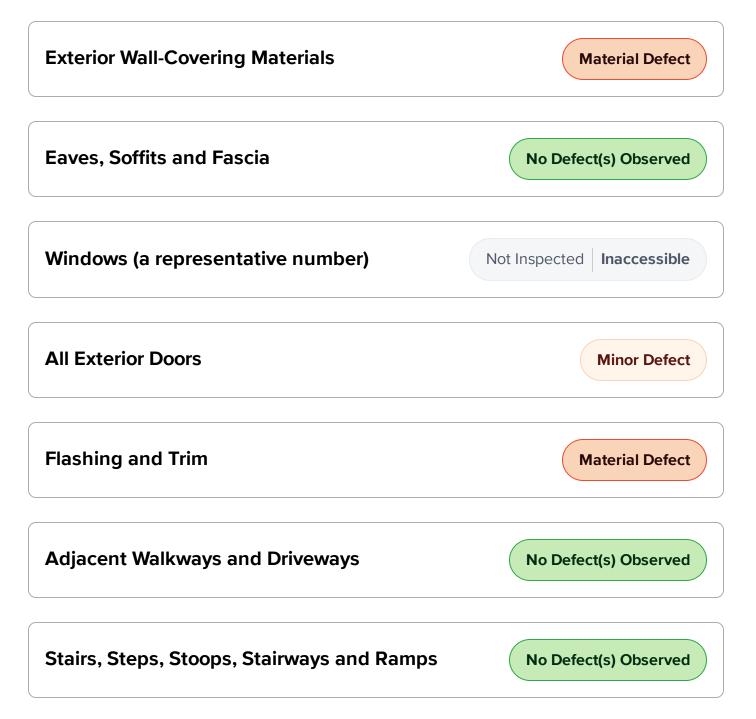


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# Exterior

View the InterNACHI<sup>®</sup> "Exterior" inspection standard at <u>https://www.nachi.org/sop.htm#exterior</u>.





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Porches, Patios, Decks, Balconies and Carports	Material Defect
Railings, Guards and Handrails	Not Inspected Not Present
Vegetation, Surface Drainage, Retaining Walls and Grading of the Property (where they may adversely affect the structure due to moisture intrusion)	No Defect(s) Observed

### **System Descriptions**



### **Reported Observations**

Did you observe any improper spacing between intermediate balusters, spindles or rails?

Not Observed



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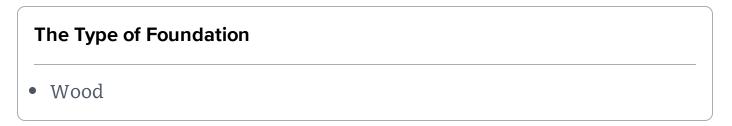
# Basement, Foundation, Crawlspace & Structure

View the InterNACHI<sup>®</sup> "Basement, Foundation, Crawlspace & Structure" inspection standard at <u>https://www.nachi.org/sop.htm#basement</u>.

**Items Inspected** 

Foundation	Material Defect
Basement	Not Inspected Not Present
Crawlspace	Not Inspected Not Present
Structural Components	No Defect(s) Observed

### **System Descriptions**





The Location of the Access to the Under-Floor Space	
• None	
eported Observations	

Did you observe indications of wood in contact with or near soil?	Not Observed
Did you observe indications of active water penetration?	Not Observed
Did you observe indications of possible foundation movement?	Not Observed
Did you observe cutting, notching or boring of framing members?	Not Observed



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# Heating

View the InterNACHI<sup>®</sup> "Heating" inspection standard at <u>https://www.nachi.org/sop.htm#heating</u>.

**Items Inspected** 

Heating System (using normal operating controls)

**Cosmetic Defect** 

### **System Descriptions**

Location of the Thermostat for the Heating System

• None

The Energy Source

• Kerosene

### The Heating Method

• Kerosene Heater



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# Did you observe any heating system that did not operate? Not Observed Did you observe that the heating system was inaccessible? Not Observed



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# Cooling

View the InterNACHI<sup>®</sup> "Cooling" inspection standard at <u>https://www.nachi.org/sop.htm#cooling</u>.

### **Items Inspected**

Cooling System (using normal operating controls)

Minor Defect

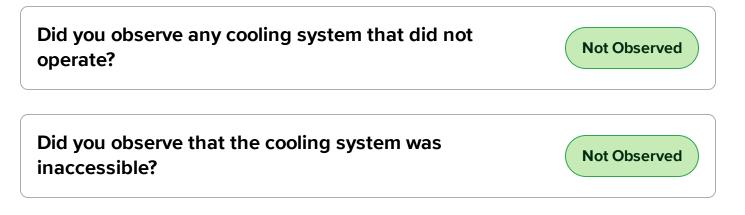
### **System Descriptions**

The Location of the Thermostat for the Cooling System

• None

### **The Cooling Method**

• Window Air Conditioner





View the InterNACHI<sup>®</sup> "Plumbing" inspection standard at <u>https://www.nachi.org/sop.htm#plumbing</u>.

Main Water Supply Shut-Off Valve	Minor Defect
Main Fuel Supply Shut-Off Valve	Not Inspected Not Present
Water Heating Equipment (including the energy source, venting connections, temperature/press relief (TPR) valves, Watts 210 valves, and seismi bracing)	Sure-
Interior Water Supply (including all fixtures and faucets, by running the water)	No Defect(s) Observed
All Toilets (for proper operation by flushing)	No Defect(s) Observed
All Sinks, Tubs and Showers (for functional drainage)	No Defect(s) Observed



Drain, Waste and Vent System	No Defect(s) Observed
Drainage Sump Pumps (with accessible floats)	Not Inspected Not Present

**System Descriptions** 

Whether the Water Supply is Public or Private (based upon observed evidence)

• Private

### The Location of the Main Water Supply Shut-Off Valve

• Right side of property

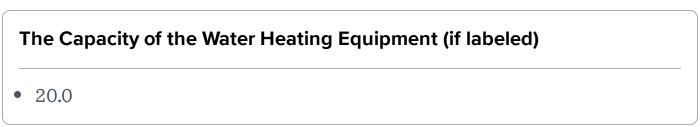
The Location of the Main Fuel Supply Shut-Off Valve

• Not present

The Location of Any Observed Fuel-Storage System

• None





Did you observe deficiencies in the water supply?	Not Observed
Did you observe deficiencies in the installation of hot and cold water faucets?	Not Observed
Did you observe active plumbing water leaks?	Not Observed
Did you observe toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate?	Not Observed

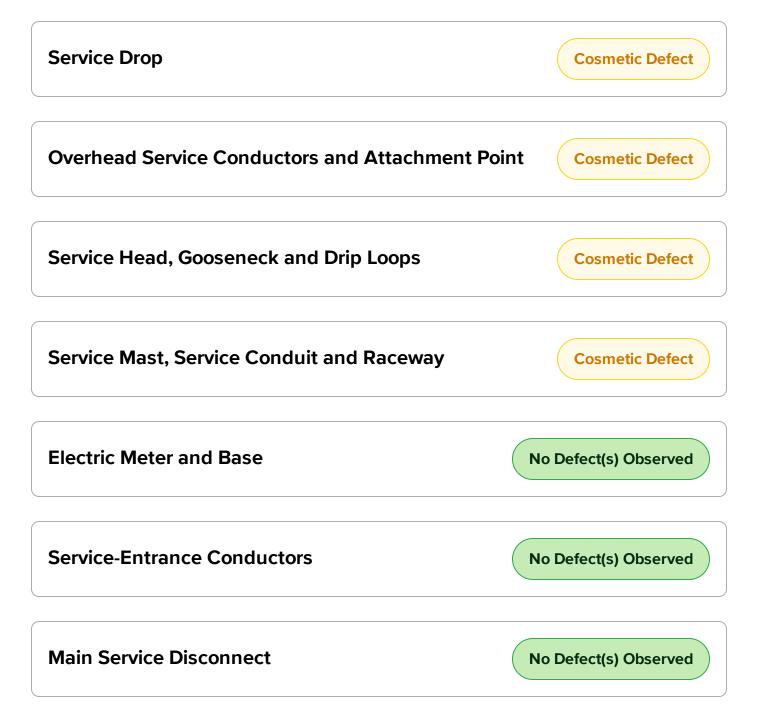


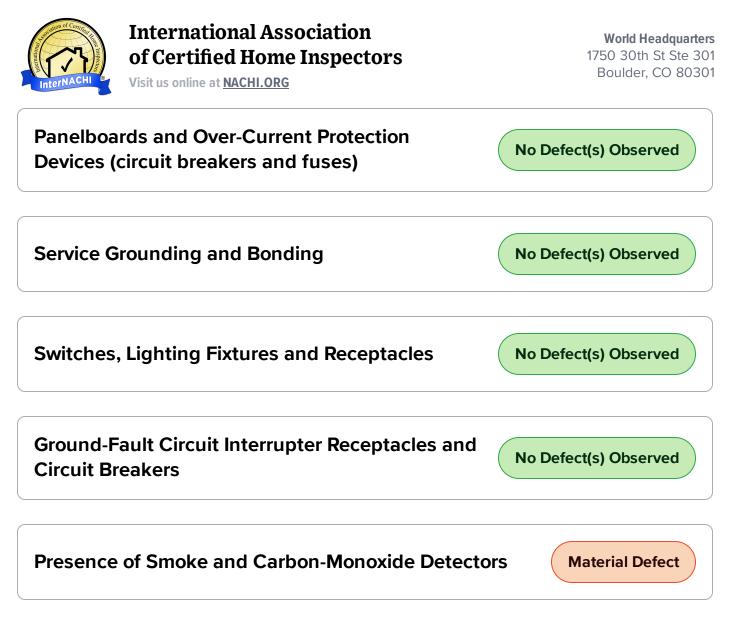
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# **Electrical**

View the InterNACHI<sup>®</sup> "Electrical" inspection standard at <u>https://www.nachi.org/sop.htm#electrical</u>.





### **System Descriptions**



### The Type of Wiring Observed

• Copper



Did you observe deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs?	Not Observed
Did you observe any unused circuit-breaker panel opening that was not filled?	Not Observed
Did you observe the presence of solid conductor aluminum branch-circuit wiring, if readily visible?	Not Observed
Did you observe an issue with any tested receptacle?	Not Observed
Did you observe the absence of smoke and/or carbon monoxide detectors?	Not Observed



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# Fireplace

View the InterNACHI<sup>®</sup> "Fireplace" inspection standard at <u>https://www.nachi.org/sop.htm#fireplace</u>.

### **Items Inspected**

Fireplaces and Chimneys (readily accessible and visible portions)	Not Inspected Not Present
Lintels Above the Fireplace Openings	Not Inspected Not Present
Damper Doors (by opening and closing them, if readily accessible and manually operable)	Not Inspected Not Present
Cleanout Doors and Frames	Not Inspected Not Present

### **System Descriptions**

٦	The Type of Fireplace	
•	None	



Did you observe evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers?	Not Observed
Did you observe manually operated dampers that did not open and close?	Not Observed
Did you observe the lack of a smoke detector in the same room as the fireplace?	Not Observed
Did you observe the lack of a carbon-monoxide detector in the same room as the fireplace?	Not Observed
Did you observe cleanouts not made of metal, pre-cast cement, or other non-combustible material?	Not Observed



# Attic, Insulation & Ventilation

View the InterNACHI<sup>®</sup> "Attic, Insulation & Ventilation" inspection standard at <u>https://www.nachi.org/sop.htm#attic</u>.

### **Items Inspected**

Insulation in Unfinished Spaces (including attics, crawlspaces and foundation areas)	Not Inspected Not Present
Ventilation of Unfinished Spaces (including attics, crawlspaces and foundation areas)	Not Inspected Not Present
Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area	Material Defect

### **System Descriptions**

The Type of Insulation	Observed
• None	

### The Approximate Average Depth of Insulation

• None



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# Did you observe the general absence of insulation or ventilation in unfinished spaces?

Not Observed



# **Doors, Windows & Interior**

View the InterNACHI<sup>®</sup> "Doors, Windows & Interior" inspection standard at <u>https://www.nachi.org/sop.htm#doors</u>.

### Items Inspected

Doors and Windows (a representative numb opening and closing them)	Der, by Material Defect
Floors, Walls and Ceilings	Material Defect
Stairs, Steps, Landings, Stairways and Ramps	Not Inspected Not Present
Railings, Guards and Handrails	Not Inspected Not Present
Garage Vehicle Doors	Not Inspected Not Present

**System Descriptions** 



A Garage Vehicle Door (as manually-operated or installed with a garage door opener)

• None

Did you observe improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards or railings?	Not Observed
Did you observe photo-electric safety sensors that did not operate properly?	Not Observed
Did you observe any window that was obviously fogged or displayed other evidence of broken seals?	Not Observed