



# International Association of Certified Home Inspectors

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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**

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This is a mock inspection report to demonstrate that the inspector has performed an inspection according to the [InterNACHI® Standards of Practice](#).

### Roof

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

#### Items Inspected

**Roof-Covering Materials**

Minor Defect

**Gutters**

Not Inspected | Not Present

**Downspouts**

Not Inspected | Not Present



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**Vents, Flashing, Skylights, Chimney, and Other  
Roof Penetrations**

**No Defect(s) Observed**

**General Structure of the Roof (from the readily  
accessible panels, doors or stairs)**

**No Defect(s) Observed**

## System Descriptions

**The Type of Roof-Covering Materials**

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- Metal

## Reported Observations

**Did you observe any indications of active roof leaks?**

**Not Observed**



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## Exterior

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

### Items Inspected

**Exterior Wall-Covering Materials**

**Material Defect**

**Eaves, Soffits and Fascia**

**No Defect(s) Observed**

**Windows (a representative number)**

**Not Inspected | Inaccessible**

**All Exterior Doors**

**Minor Defect**

**Flashing and Trim**

**Material Defect**

**Adjacent Walkways and Driveways**

**No Defect(s) Observed**

**Stairs, Steps, Stoops, Stairways and Ramps**

**No Defect(s) Observed**



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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

**The Type of Exterior Wall-Covering Materials**

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- Aluminum Siding

## 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® “Basement, Foundation, Crawlspace & Structure” inspection standard at <https://www.nachi.org/sop.htm#basement>.

### Items Inspected

**Foundation**

**Material Defect**

**Basement**

Not Inspected | **Not Present**

**Crawlspace**

Not Inspected | **Not Present**

**Structural Components**

**No Defect(s) Observed**

### System Descriptions

**The Type of Foundation**

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- Wood



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## The Location of the Access to the Under-Floor Space

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- None

### Reported 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® “Heating” inspection standard at <https://www.nachi.org/sop.htm#heating>.

### Items Inspected

**Heating System (using normal operating controls)**

**Cosmetic Defect**

### System Descriptions

**Location of the Thermostat for the Heating System**

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- None

**The Energy Source**

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- Kerosene

**The Heating Method**

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- Kerosene Heater

### Reported Observations



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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® “Cooling” inspection standard at <https://www.nachi.org/sop.htm#cooling>.

### 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

### Reported Observations

**Did you observe any cooling system that did not operate?**

**Not Observed**

**Did you observe that the cooling system was inaccessible?**

**Not Observed**



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

## Items Inspected

**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/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing)**

Material Defect

**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



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**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)**

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- Private

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

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- Right side of property

**The Location of the Main Fuel Supply Shut-Off Valve**

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- Not present

**The Location of Any Observed Fuel-Storage System**

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- None



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## The Capacity of the Water Heating Equipment (if labeled)

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- 20.0

### Reported Observations

**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® “Electrical” inspection standard at  
<https://www.nachi.org/sop.htm#electrical>.

### Items Inspected

**Service Drop**

**Cosmetic Defect**

**Overhead Service Conductors and Attachment Point**

**Cosmetic Defect**

**Service Head, Gooseneck and Drip Loops**

**Cosmetic Defect**

**Service Mast, Service Conduit and Raceway**

**Cosmetic Defect**

**Electric Meter and Base**

**No Defect(s) Observed**

**Service-Entrance Conductors**

**No Defect(s) Observed**

**Main Service Disconnect**

**No Defect(s) Observed**



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**Panelboards and Over-Current Protection  
Devices (circuit breakers and fuses)**

No Defect(s) Observed

**Service Grounding and Bonding**

No Defect(s) Observed

**Switches, Lighting Fixtures and Receptacles**

No Defect(s) Observed

**Ground-Fault Circuit Interrupter Receptacles and  
Circuit Breakers**

No Defect(s) Observed

**Presence of Smoke and Carbon-Monoxide Detectors**

Material Defect

## System Descriptions

**The main service disconnect's amperage rating (if labeled)**

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- 200

**The Type of Wiring Observed**

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- Copper



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## Reported Observations

**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® “Fireplace” inspection standard at <https://www.nachi.org/sop.htm#fireplace>.

### 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

**The Type of Fireplace**

---

- None

### Reported Observations





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**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**



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## Attic, Insulation & Ventilation

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

### 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**

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- None

**The Approximate Average Depth of Insulation**

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- None

### Reported Observations



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

**Not Observed**



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## Doors, Windows & Interior

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

### Items Inspected

**Doors and Windows (a representative number, by opening and closing them)**

**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



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

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- None

### Reported Observations

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