Mock Inspection Report

TBD Mar 24, 2025

Performed by George Rapciewicz, CSLB #941548

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

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Roof-Covering Materials

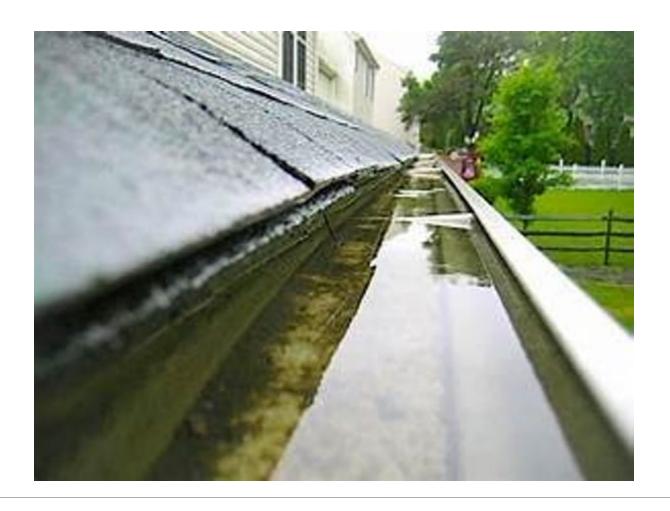


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Gutters

No Defect(s) Observed



Downspouts



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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

1	The Type of Roof-Covering Materials	
•	Asphalt Shingle	

Reported Observations

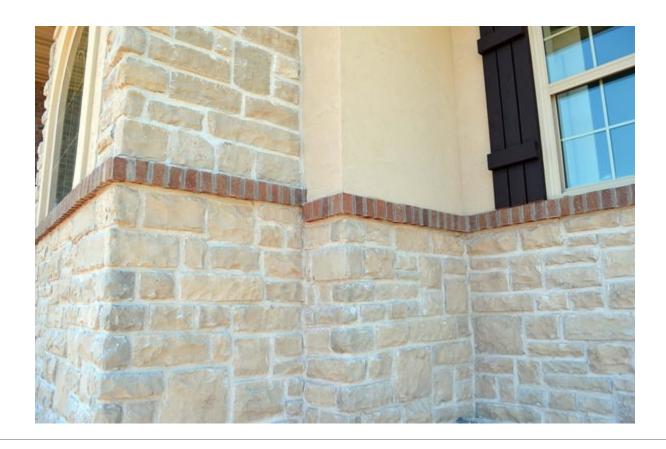
Did you observe any indications of active roof leaks?

Exterior

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

Items Inspected

Exterior Wall-Covering Materials



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Eaves, Soffits and Fascia

No Defect(s) Observed



Windows (a representative number)

All Exterior Doors

Minor Defect

Frame minor rot. Needs correction. Paint falling off. Needs correction.



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Flashing and Trim

No Defect(s) Observed



Adjacent Walkways and Driveways

No Defect(s) Observed

Stairs, Steps, Stoops, Stairways and Ramps



Porches, Patios, Decks, Balconies and Carports

No Defect(s) Observed

Railings, Guards and Handrails

No Defect(s) Observed

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

- Stucco
- Masonry, Brick or Stone

Reported Observations

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

Basement, Foundation, Crawlspace & Structure

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

Items Inspected

Foundation	Not Inspected Not Present
Basement	Not Inspected Not Present
Crawlspace	Not Inspected Not Present
Structural Components	No Defect(s) Observed
System Descriptions	
The Type of Foundation	
Concrete slab	



The Location of the Access to the Under-Floor Space		
• N/A		
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	

Heating

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

Items Inspected
Heating System (using normal operating controls) No Defect(s) Observed
System Descriptions
Location of the Thermostat for the Heating System
Inside hallway next to garage entrance door.
The Energy Source
Natural gas
The Heating Method

Reported Observations

• Natural gas



Did you observe any heating system that did not operate?

Not Observed

Did you observe that the heating system was inaccessible?

Not Observed

Cooling

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

Items Inspected

Cooling System (using normal operating controls)	No Defect(s) Observed
5 ton AC exterior unit.	
stem Descriptions	
The Location of the Thermostat for the Cooling Sys	stem
Hallway next to garage entrance door.	
The Cooling Method	
Central AC	
eported Observations	

Did you observe any cooling system that did not operate?



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Did you observe that the cooling system was inaccessible?

Plumbing

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

Items Inspected

Main Water Supply Shut-Off Valve

No Defect(s) Observed

Shutoff valve located in garage as well as just outside of garage in ground green enclosure.

Main Fuel Supply Shut-Off Valve

No Defect(s) Observed

Located right side exterior of home.

Water Heating Equipment (including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing)

No Defect(s) Observed

Interior Water Supply (including all fixtures and faucets, by running the water)



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)

Public

The Location of the Main Water Supply Shut-Off Valve

• Shutoff valve located in garage as well as just outside of garage in ground green enclosure.



The Location of the Main Fuel Supply Shut-Off Valve	
Right side exterior of home.	
The Location of Any Observed Fuel-Storage System	
• N/A	
The Capacity of the Water Heating Equipment (if labeled)	
• 50 gallons	
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



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Did you observe toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate?

Electrical

View the InterNACHI $^{\rm @}$ "Electrical" inspection standard at https://www.nachi.org/sop.htm#electrical.

Items Inspected

Service Drop	Not Inspected Not Present
Undergound electrical. Pedestal is located acros	ss the street.
Overhead Service Conductors and Attachment Point	Not Inspected Not Present
Service Head, Gooseneck and Drip Loops	Not Inspected Not Present
Service Mast, Service Conduit and Raceway	No Defect(s) Observed

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Electric Meter and Base

No Defect(s) Observed



Service-Entrance Conductors

No Defect(s) Observed

Main Service Disconnect



Panelboards and Over-Current Protection Devices No Defect(s) Observed (circuit breakers and fuses) **Service Grounding and Bonding** No Defect(s) Observed **Switches, Lighting Fixtures and Receptacles** No Defect(s) Observed tested 4 GFCIs **Ground-Fault Circuit Interrupter Receptacles and** No Defect(s) Observed Circuit Breakers Tested 4 GFCIs Presence of Smoke and Carbon-Monoxide No Defect(s) Observed **Detectors**

System Descriptions



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The main service disconnect's amperage rating (if labeled)
• 200 amp	
The Type of Wiring Observed	
• Metallic	
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

Yes (see notes)

Did you observe the absence of smoke and/or carbon monoxide detectors?

No carbon monoxide detector near fireplace. Needs correction

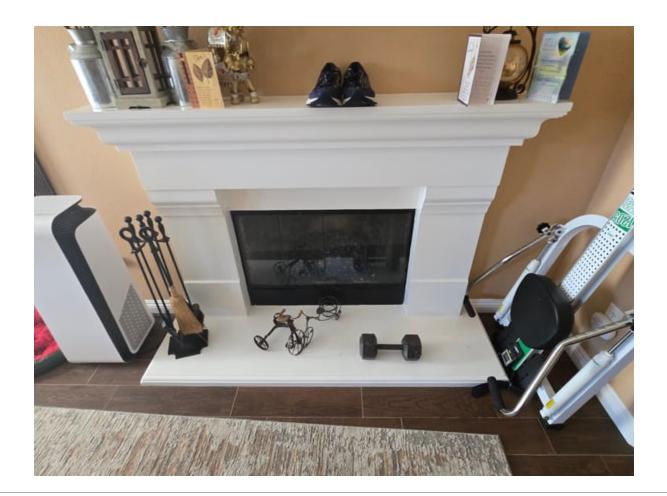
Fireplace

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

Items Inspected

Fireplaces and Chimneys (readily accessible and visible portions)

No Defect(s) Observed



Lintels Above the Fireplace Openings



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Damp	er Doors	(by ope	ening and	closing	them, if	•
readily	y accessi	ble and	manually	, operab	le)	

No Defect(s) Observed

Cleanout Doors and Frames

No Defect(s) Observed

System Descriptions

The Type of Fireplace

• Factory built

Reported Observations

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?

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?

Yes (see notes)

No carbon monoxide detector near fireplace. Needs correction

Did you observe cleanouts not made of metal, pre-cast cement, or other non-combustible material?



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)

No Defect(s) Observed

Insulation is 5 inches deep



Ventilation of Unfinished Spaces (including attics, crawlspaces and foundation areas)

No Defect(s) Observed

There is an attic ventilation fan installed.

Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area

No Defect(s) Observed

CVA	L 0 100		indiana
3 V5	tem	Descr	iptions

The Type of Insulation Observed	
Blown fiberglass	
The Approximate Average Depth of Insulation	

Reported Observations

• 5 inches

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

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)

No Defect(s) Observed

Floors, Walls and Ceilings

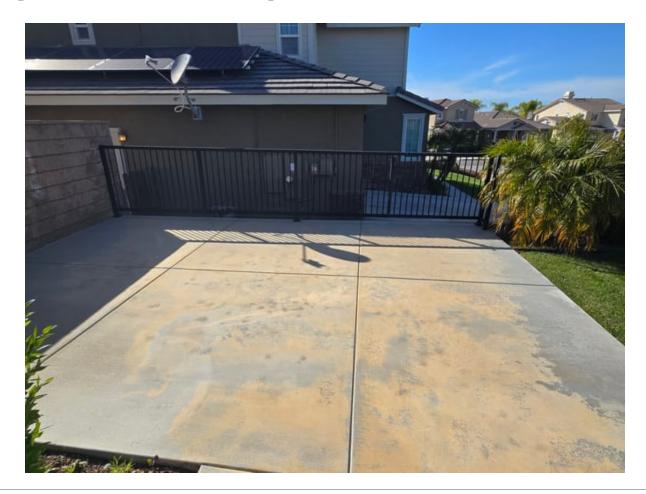
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Stairs, Steps, Landings, Stairways and Ramps

No Defect(s) Observed

Exterior rail installed right side of home due to new concrete and 3 foot drop. Rail is made of steel and powder coated.



Railings, Guards and Handrails

No Defect(s) Observed

Garage Vehicle Doors

System Descriptions

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

- Manually-operated
- Installed with a garage door opener

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?