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

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

No Defect(s) Observed





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Gutters

No Defect(s) Observed



Downspouts

No Defect(s) Observed



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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



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The Type of Roof-Covering Materials

- Asphalt Shingle

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

No Defect(s) Observed





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Eaves, Soffits and Fascia

No Defect(s) Observed



Windows (a representative number)

No Defect(s) Observed



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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

No Defect(s) Observed



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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?**

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

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



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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



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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)

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

- Natural gas

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)

No Defect(s) Observed

5 ton AC exterior unit.

System Descriptions

The Location of the Thermostat for the Cooling System

- Hallway next to garage entrance door.

The Cooling Method

- Central AC

Reported Observations

Did you observe any cooling system that did not operate?

Not Observed



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Did you observe that the cooling system was
inaccessible?

Not Observed



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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)

No Defect(s) Observed



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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.



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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?

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

Not Inspected | **Not Present**

Underground electrical. Pedestal is located across 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

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

tested 4 GFCIs

Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers

No Defect(s) Observed

Tested 4 GFCIs

Presence of Smoke and Carbon-Monoxide Detectors

No Defect(s) Observed

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



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

Yes (see notes)

No carbon monoxide detector near fireplace. Needs correction



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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)

No Defect(s) Observed



Lintels Above the Fireplace Openings

No Defect(s) Observed



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Damper Doors (by opening and closing them, if readily accessible and manually operable)

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?

Not Observed



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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?

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)

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.



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Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area

No Defect(s) Observed

System Descriptions

The Type of Insulation Observed

- Blown fiberglass

The Approximate Average Depth of Insulation

- 5 inches

Reported Observations

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)

No Defect(s) Observed

Floors, Walls and Ceilings

No Defect(s) Observed



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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

No Defect(s) Observed



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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?

Not Observed