## **Mock Inspection Report**

508 Windsor Drive, Manchester, GA, USA

Oct 15, 2024

Performed by Ronnie Watkins

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	No Defect(s) Observed
Gutters	Not Inspected   Not Within Scope
Downspouts	Not Inspected   Not Present

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

No Defect(s) Observed



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

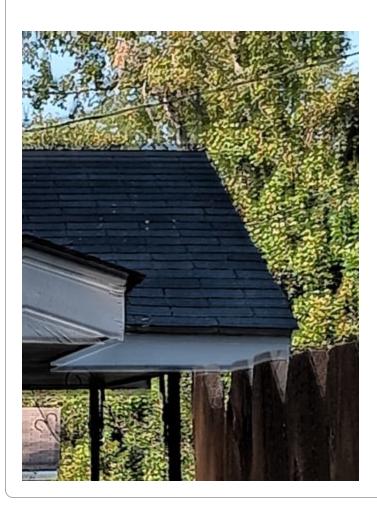
No Defect(s) Observed



**System Descriptions** 

## The Type of Roof-Covering Materials

Asphalt Shingle



### **Reported Observations**

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

**Not Observed** 

No active roof leaks were observed during the inspection



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#### **Exterior**

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

**Items Inspected** 

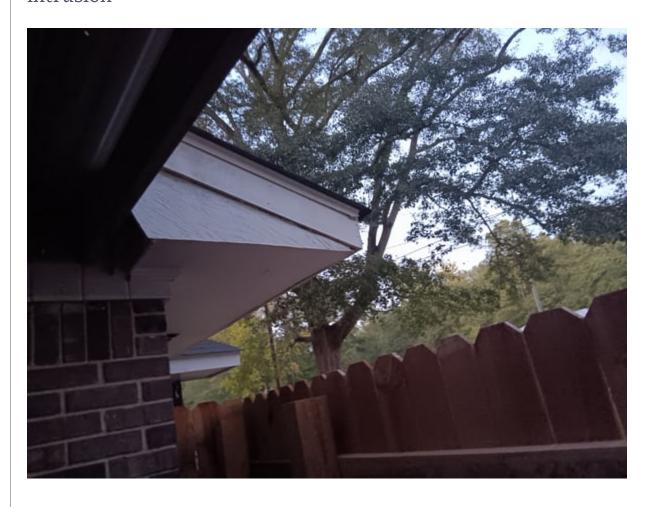
**Exterior Wall-Covering Materials** 

No Defect(s) Observed

## **Eaves, Soffits and Fascia**

**Cosmetic Defect** 

In need of resealing and repainting to prevent decay from moisture intrusion





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## Windows (a representative number)

No Defect(s) Observed

A total of 2 screens were missing or damaged. All windows that were inspected opened and closed properly.

**All Exterior Doors** 

No Defect(s) Observed

Flashing and Trim

No Defect(s) Observed

**Adjacent Walkways and Driveways** 

No Defect(s) Observed

Stairs, Steps, Stoops, Stairways and Ramps

Not Inspected | **Not Within Scope** 

Porches, Patios, Decks, Balconies and Carports

No Defect(s) Observed

Railings, Guards and Handrails

Not Inspected | Not Within Scope

Vegetation, Surface Drainage, Retaining Walls and Grading of the Property (where they may adversely affect the structure due to moisture intrusion)

Not Inspected | Not Within Scope

**System Descriptions** 

## The Type of Exterior Wall-Covering Materials

- Masonry, Brick or Stone
- The brick is excellent shape and showed no signs of defects

#### **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.

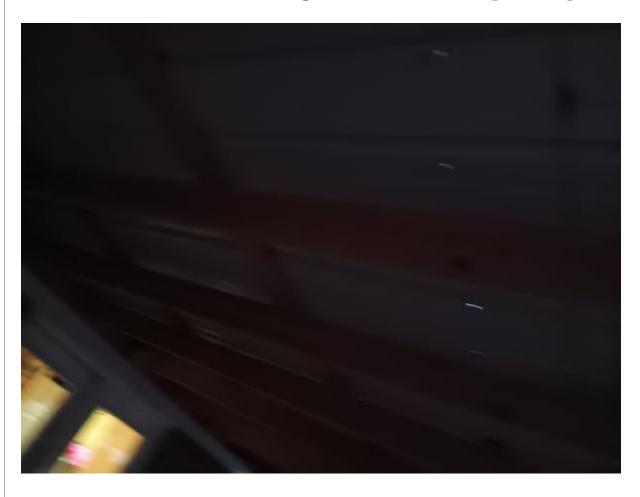
**Items Inspected** 

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

### **Structural Components**

**Major Defect** 

Multiple holes were noticed in the back patio roof top , I recommend adding additional  $2\times4$  lumber under the roofing metal and on top of the rafters and insert metal roofing screws in all the exposed ,open holes





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### **System Descriptions**

## The Type of Foundation

Slap on grade

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

Non- existent



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?

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### Heating

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

**Items Inspected** 

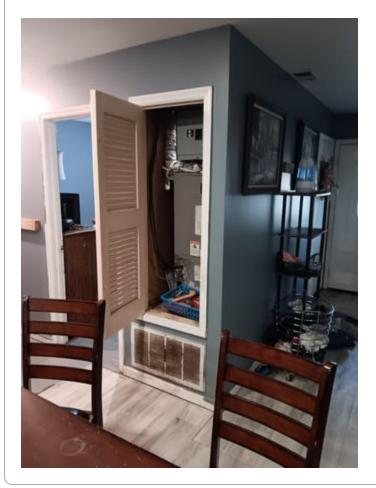
# Heating System (using normal operating controls)

Not Inspected | **Not Within Scope** 

**System Descriptions** 

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

• At the entrance of the hallway

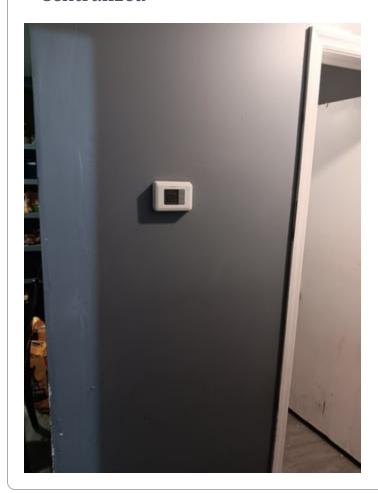


## **The Energy Source**

• Electricity

## **The Heating Method**

• Centralized



**Reported Observations** 

Did you observe any heating system that did not operate?

**Not Observed** 

The system operated but did not cool

Did you observe that the heating system was inaccessible?



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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 would run but not cool.	
System Descriptions	
The Location of the Thermostat for the Cooling System	
Entrance of the hallway	
The Cooling Method	
Central air conditioning system	
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 No Defect(s) Observed Main Fuel Supply Shut-Off Valve Not Inspected | Not Present Water Heating Equipment (including the energy source, venting connections, No Defect(s) Observed temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing) Interior Water Supply (including all fixtures and No Defect(s) Observed faucets, by running the water) All Toilets (for proper operation by flushing) No Defect(s) Observed All Sinks, Tubs and Showers (for functional No Defect(s) Observed drainage)

**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

• In the front yard close to the road

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

Not present

Did you observe active plumbing water leaks?

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he Location of Any Observed Fuel-Storage System	
None present	
he Capacity of the Water Heating Equipment (if labeled)	
Unaccessible	
orted Observations	
oid you observe deficiencies in the water supply?	Not Observed
Oid you observe deficiencies in the installation of hot and old water faucets?	Not Observed
cold was operated by the right handle and the hot was co	ntrolled by the



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



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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 Within Scope
Overhead Service Conductors and Attachment Point	Not Inspected   Not Within Scope
Service Head, Gooseneck and Drip Loops	Not Inspected   Not Within Scope
Service Mast, Service Conduit and Raceway	Not Inspected   Not Within Scope
Electric Meter and Base	Not Inspected   Not Within Scope
Service-Entrance Conductors	Not Inspected   Not Within Scope

**Main Service Disconnect** Not Inspected | Not Within Scope Panelboards and Over-Current Protection Not Inspected | Not Within Scope **Devices (circuit breakers and fuses) Service Grounding and Bonding** Not Inspected | **Not Within Scope** Switches, Lighting Fixtures and Not Inspected | **Not Within Scope Receptacles Ground-Fault Circuit Interrupter** Not Inspected | **Not Within Scope Receptacles and Circuit Breakers** Presence of Smoke and Carbon-Monoxide Not Inspected | **Not Within Scope Detectors** 

**System Descriptions** 



The main service disconnect's amperage rating	(if labeled)
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Not within the scope of the inspection

### The Type of Wiring Observed

• Not within the scope of the inspection

#### **Reported Observations**

Did you observe deficiencies in the integrity of the serviceentrance 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?



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



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### **Fireplace**

View the InterNACHI  $^{\circledR}$  "Fireplace" inspection standard at https://www.nachi.org/sop.htm#fireplace.

**Items Inspected** 

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

### The Type of Fireplace

• Their was not a fireplace at the time of this inspection

#### **Reported Observations**



Not Observed

Did you observe evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers?

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?



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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 Within Scope** 

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

Not Inspected | Not Within Scope

**Mechanical Exhaust Systems in the** Kitchen, Bathrooms and Laundry Area

Not Inspected | **Not Within Scope** 

#### **System Descriptions**

### The Type of Insulation Observed

• Not within the scope of the inspection

### The Approximate Average Depth of Insulation

Not within the scope of the inspection



**Reported Observations** 

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
1 bedroom door is not attached to the casing or dwelling. The bathroom door jam is broken, mastay closed.	
Floors, Walls and Ceilings	No Defect(s) Observed
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 present during report

#### **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?