



International Association of Certified Home Inspectors

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

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



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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

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



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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



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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

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



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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?

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

No Defect(s) Observed

Basement

Not Inspected | **Not Present**

Crawlspace

Not Inspected | **Not Present**



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Structural Components

Major Defect

Multiple holes were noticed in the back patio roof top , I recommend adding additional 2×4 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

- Slab on grade

The Location of the Access to the Under-Floor Space

- Non- existent

Reported Observations



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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)

Not Inspected | **Not Within Scope**

System Descriptions

Location of the Thermostat for the Heating System

- At the entrance of the hallway





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The Energy Source

- Electricity

The Heating Method

- Centralized



Reported Observations



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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?

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 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, 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

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)

- 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



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The Location of Any Observed Fuel-Storage System

- None present

The Capacity of the Water Heating Equipment (if labeled)

- Unaccessible

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

Cold was operated by the right handle and the hot was controlled by the left .

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 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**



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Main Service Disconnect

Not Inspected | **Not Within Scope**

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

Not Inspected | **Not Within Scope**

Service Grounding and Bonding

Not Inspected | **Not Within Scope**

Switches, Lighting Fixtures and Receptacles

Not Inspected | **Not Within Scope**

Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers

Not Inspected | **Not Within Scope**

Presence of Smoke and Carbon-Monoxide Detectors

Not Inspected | **Not Within Scope**

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

- 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 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?**

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 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**

System Descriptions

The Type of Fireplace

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

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 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



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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

1 bedroom door is not attached to the casing or present within the dwelling. The bathroom door jam is broken , making the door unable to stay 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

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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?

Not Observed