



International Association of Certified Home Inspectors

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

Mock Inspection Report

5875 Gloria Drive #6, Sacramento, CA, USA

Aug 17, 2022

Performed by **Dennis Fong**

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

Cement Tile

Gutters

No Defect(s) Observed

Missing downspout bracket



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Downspouts

Cosmetic Defect

Missing Downspout Bracket

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

- Concrete or Clay Tile

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

Eaves, Soffits and Fascia

No Defect(s) Observed

Windows (a representative number)

No Defect(s) Observed

All Exterior Doors

No Defect(s) Observed

Flashing and Trim

No Defect(s) Observed

Adjacent Walkways and Driveways

No Defect(s) Observed

Uneven concrete sidewalks have be ground down



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Stairs, Steps, Stoops, Stairways and Ramps

No Defect(s) Observed

Porches, Patios, Decks, Balconies and Carports

Cosmetic Defect

Missing globe at porch light fixture.

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
- Very good condition. No cracks noted

Reported Observations



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

Not Observed

Metal railings



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**

Second Story Condominium

Structural Components

No Defect(s) Observed

System Descriptions

The Type of Foundation

- Slab on grade at ground floor



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The Location of the Access to the Under-Floor Space

- 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)

No Defect(s) Observed

System Descriptions

Location of the Thermostat for the Heating System

- Hallway

The Energy Source

- Natural Gas

The Heating Method

- Hydronic with air blower

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

Ductwork and hydronic water lines



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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

System Descriptions

The Location of the Thermostat for the Cooling System

- Hallway

The Cooling Method

- Central air conditioning system, split 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

Located at ground level near first floor patio on East Elevation

Main Fuel Supply Shut-Off Valve

No Defect(s) Observed

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

Material Defect

Seismic bracing is plumbers strap

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



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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 City Water Supply

The Location of the Main Water Supply Shut-Off Valve

- Ground Floor outside patio on East Elevation

The Location of the Main Fuel Supply Shut-Off Valve

- Located at ground level near first floor patio on East Elevation



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The Location of Any Observed Fuel-Storage System

- None

The Capacity of the Water Heating Equipment (if labeled)

- Apollo 510 - 40 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

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**

**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

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**

No Defect(s) Observed

System Descriptions

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

- 400 amp main to building - 8 units

The Type of Wiring Observed

- 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

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Items Inspected

Fireplaces and Chimneys (readily accessible and visible portions)

No Defect(s) Observed

Lintels Above the Fireplace Openings

Not Inspected | Not Present

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

- Wood Insert

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?

Yes (see notes)

Informed owner that additional smoke detector to be installed

Did you observe the lack of a carbon-monoxide detector in the same room as the fireplace?

Yes (see notes)

Informed owner that additional carbon-monoxide detector to be installed

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

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

No Defect(s) Observed

Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area

No Defect(s) Observed

System Descriptions

The Type of Insulation Observed

- Fiberglass batts

The Approximate Average Depth of Insulation

- 10 inches

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)

No Defect(s) Observed

Floors, Walls and Ceilings

No Defect(s) Observed

Stairs, Steps, Landings, Stairways and Ramps

No Defect(s) Observed

Railings, Guards and Handrails

No Defect(s) Observed

Garage Vehicle Doors

No Defect(s) Observed

System Descriptions



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

- Installed with a garage door opener

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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

Tested and functioned properly

Did you observe any window that was obviously fogged or displayed other evidence of broken seals?

Not Observed