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Mock Inspection Report

67 Squirrel Circle, Ringgold, GA, USA

Nov 16, 2024

Performed by **Michael Teems**

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

The roof was inspected and no defects were found with the roofing material which were architectural asphalt shingles.

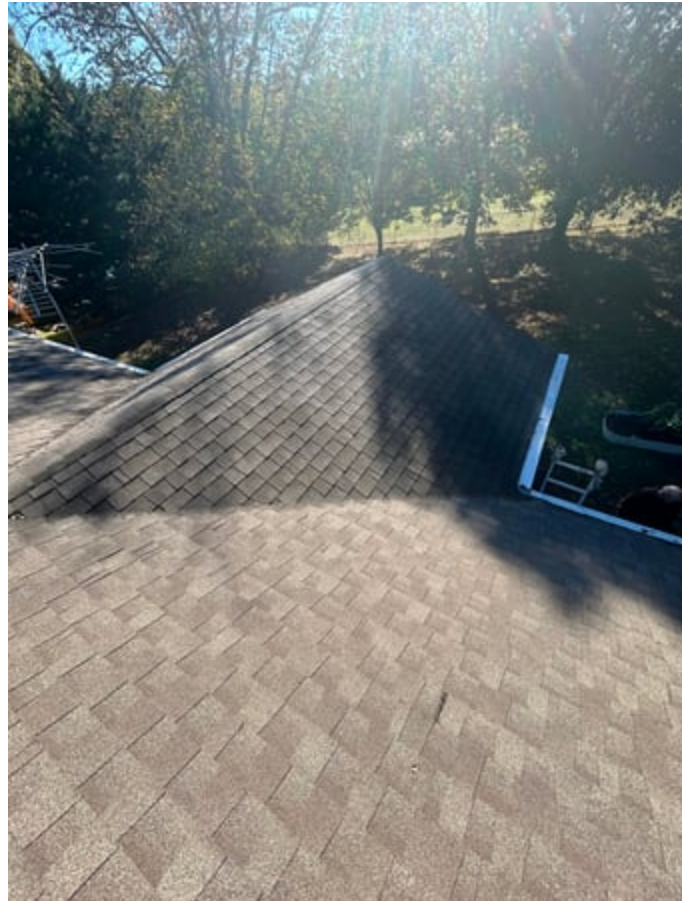




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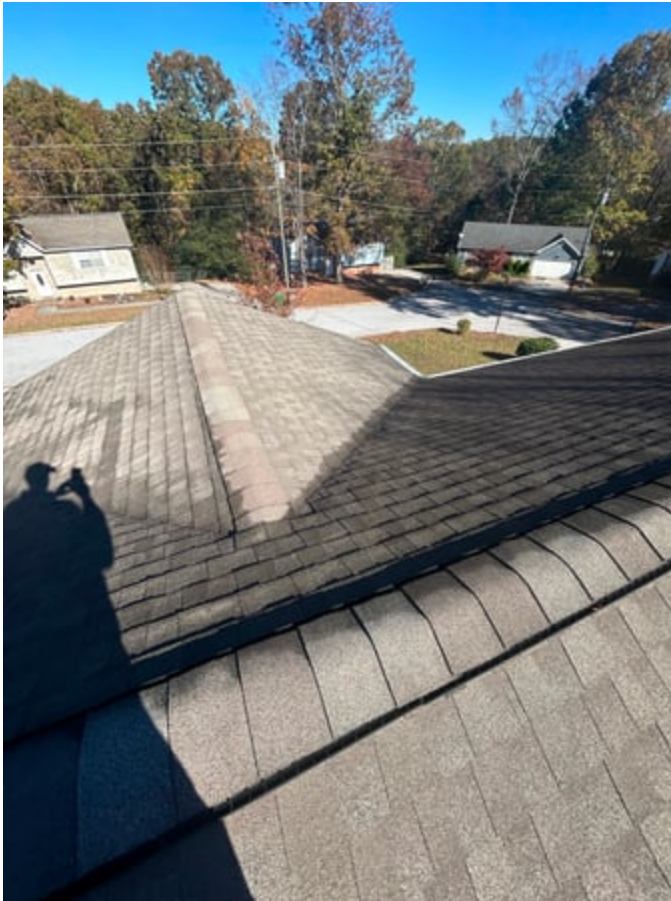




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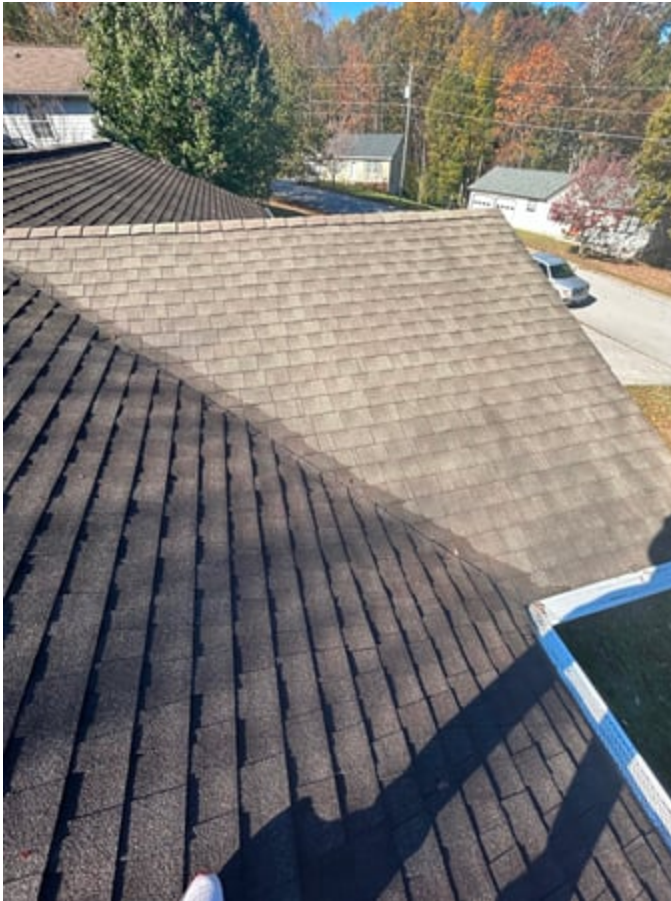




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Gutters

No Defect(s) Observed

The homes gutters were inspected with no defects found. Gutters contained gutter guards.





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Downspouts

Minor Defect

Downspouts were inspected and found to have splash guards.
Recommend gutter extensions to direct water further away from home.





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

Minor Defect

Roof penetrations were inspected and found to be less than 6 inches above surface.





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

No Defect(s) Observed

The overall condition of the roof inspected was found to be in good shape with no issues noted. Roof later was replace with last 5 years according to homeowner.

System Descriptions



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The Type of Roof-Covering Materials

- Asphalt Shingle
- Roof shingles were found to be in very good shape.



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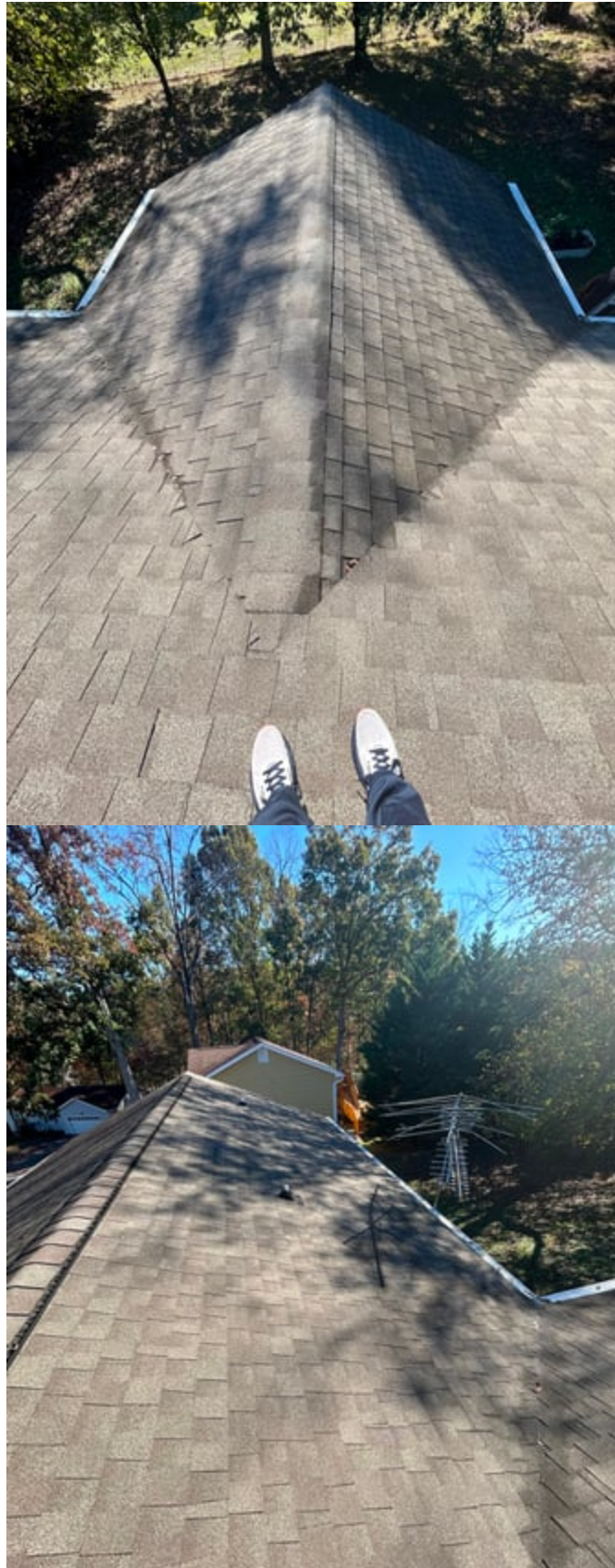




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Reported Observations

Did you observe any indications of active roof leaks?

Not Observed



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Exterior

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Exterior Wall-Covering Materials

Minor Defect

The siding inspected was found to be original siding and contained areas that showed waviness, water damage and cosmetic issues.





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Eaves, Soffits and Fascia

Minor Defect

There were several areas noted with missing material and damage.



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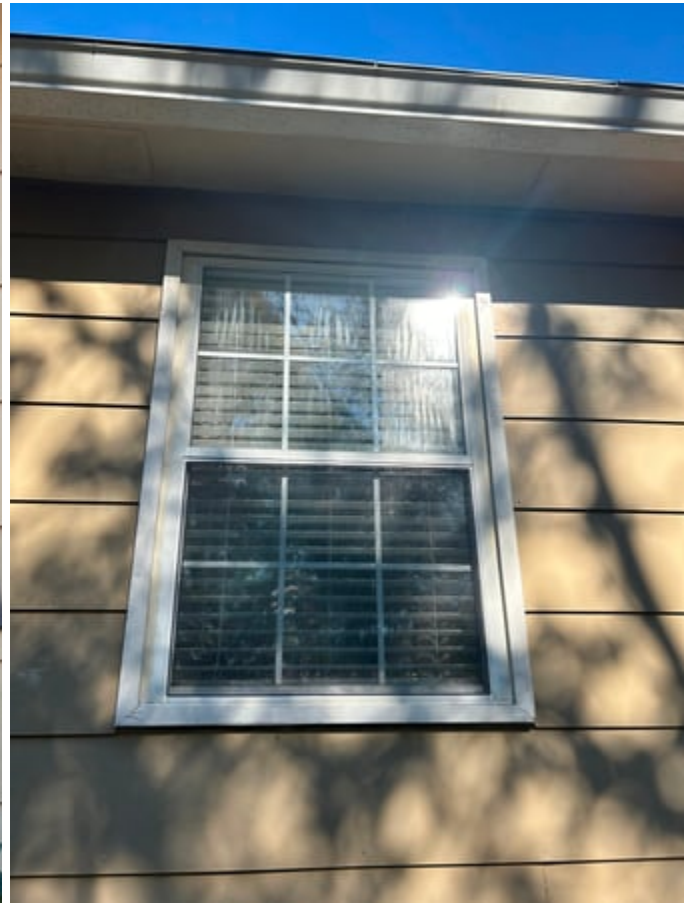
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Windows (a representative number)

Material Defect

Trim on several windows showed water damage and wood rot. Windows showed condensation within.

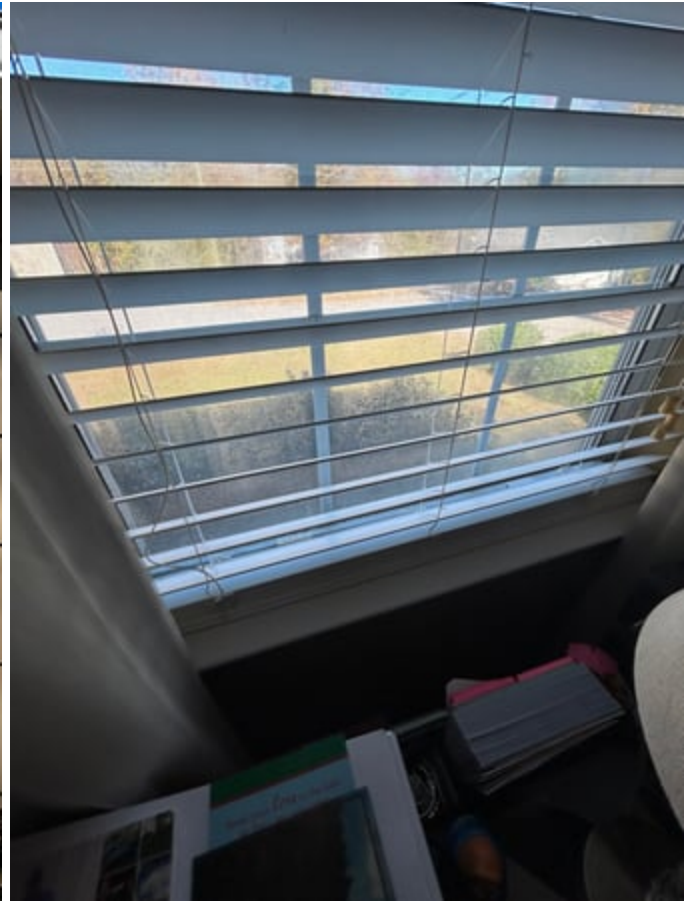




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All Exterior Doors

No Defect(s) Observed



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Flashing and Trim

Material Defect

Trims on several windows showed rot and recommended replacement.





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Adjacent Walkways and Driveways

Minor Defect

Driveway showed cracks which had been filled but could use additional repairs.

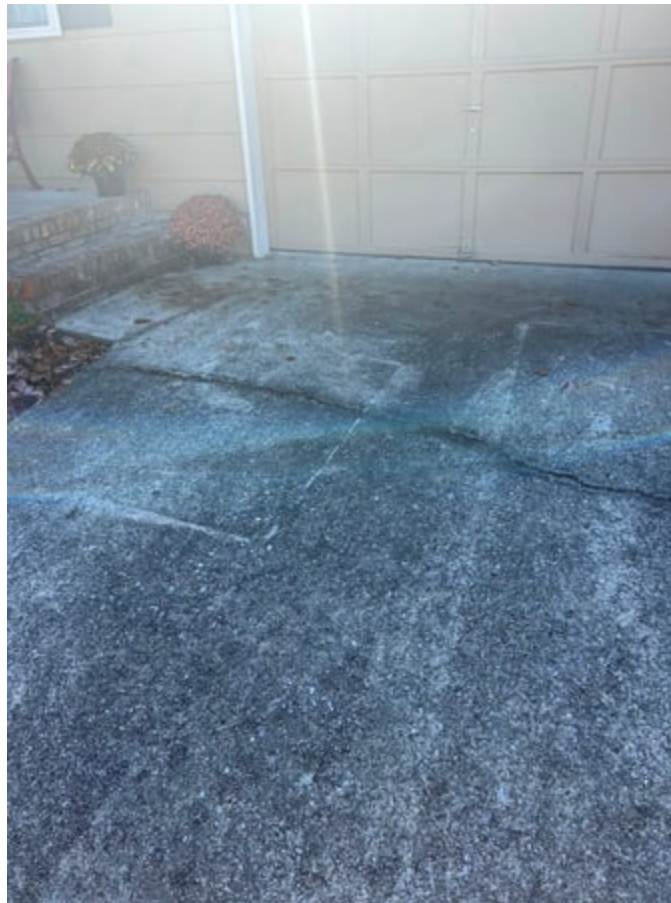




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Stairs, Steps, Stoops, Stairways and Ramps

No Defect(s) Observed

Porches, Patios, Decks, Balconies and Carports

No Defect(s) Observed



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Railings, Guards and Handrails

Minor Defect

Front porch guard was found to be and recommend repair.





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

Minor Defect

Vegetation found to be too close to home in areas in front and rear.
Recommend that vegetation be cut back away from home.



System Descriptions



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The Type of Exterior Wall-Covering Materials

- Pressboard material



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



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Foundation

Minor Defect

Settlement cracks noted in several areas of foundation in stucco material.





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Basement

Not Inspected | **Not Present**



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Crawlspace

Minor Defect

No vapor retarder present at time of inspection. Some areas not visible do to occupants possessions.



Structural Components

No Defect(s) Observed

System Descriptions



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The Type of Foundation

- Stucco and brick

The Location of the Access to the Under-Floor Space

- Crawl space door on left side of house.

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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View the InterNACHI® “Heating” inspection standard at
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Heating System (using normal operating controls)

No Defect(s) Observed





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System Descriptions



Location of the Thermostat for the Heating System

- The thermostat was located in main hallway on right hand side.



The Energy Source

- Electricity



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The Heating Method

- Warm Air Forced Furnace.

Reported Observations

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

System Descriptions

The Location of the Thermostat for the Cooling System

- Thermostat located in main hallway on right hand side.

The Cooling Method

- Central Air

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

Main Fuel Supply Shut-Off Valve

No Defect(s) Observed



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

No Defect(s) Observed





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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



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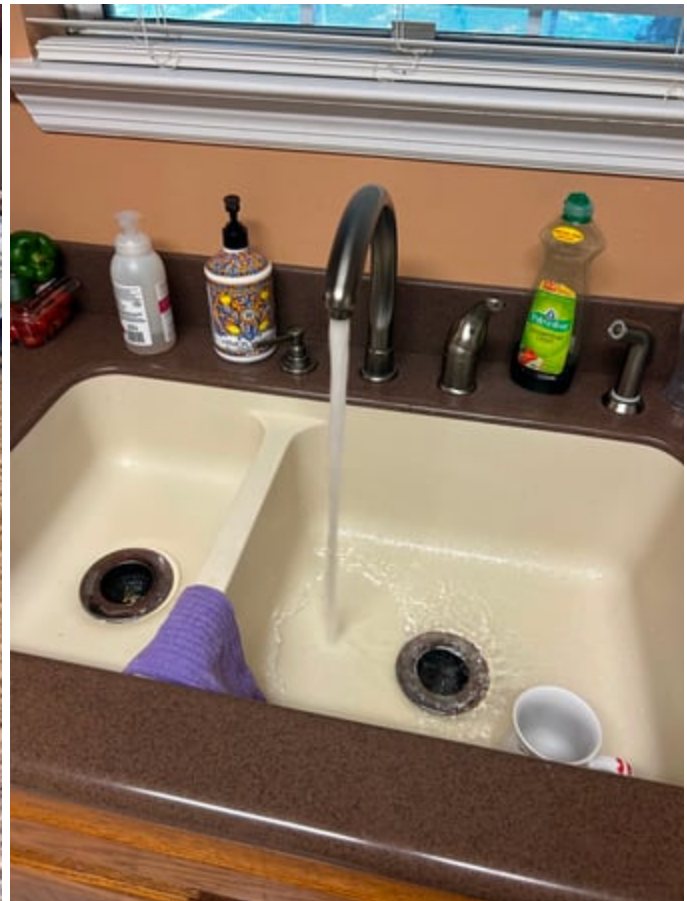
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All Sinks, Tubs and Showers (for functional drainage)

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



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Whether the Water Supply is Public or Private (based upon observed evidence)

- Public

The Location of the Main Water Supply Shut-Off Valve

- In crawlspace area on right side upon entrance.

The Location of the Main Fuel Supply Shut-Off Valve

- Not applicable

The Location of Any Observed Fuel-Storage System

- Not applicable

The Capacity of the Water Heating Equipment (if labeled)

- 50 gallons

Reported Observations



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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

No Defect(s) Observed



Overhead Service Conductors and Attachment Point

No Defect(s) Observed



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Service Head, Gooseneck and Drip Loops

No Defect(s) Observed

Service Mast, Service Conduit and Raceway

No Defect(s) Observed

Electric Meter and Base

No Defect(s) Observed





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Service-Entrance Conductors

No Defect(s) Observed

Main Service Disconnect

No Defect(s) Observed



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

Major Defect



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Service Grounding and Bonding

Material Defect

No GFCIs or AFCIs located in home.



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Switches, Lighting Fixtures and Receptacles

Minor Defect

None present in home.

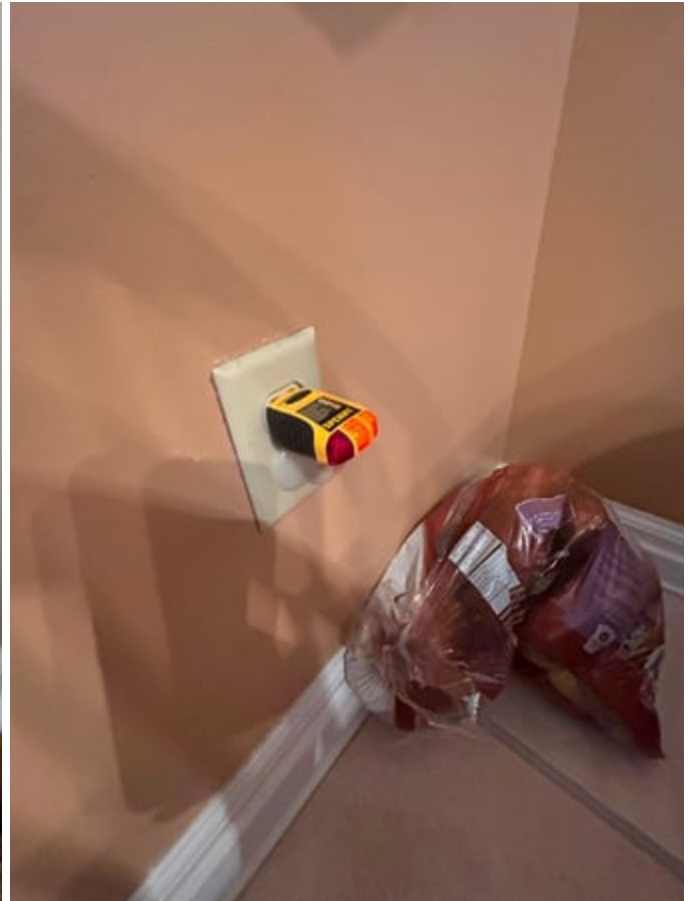




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Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers

Minor Defect

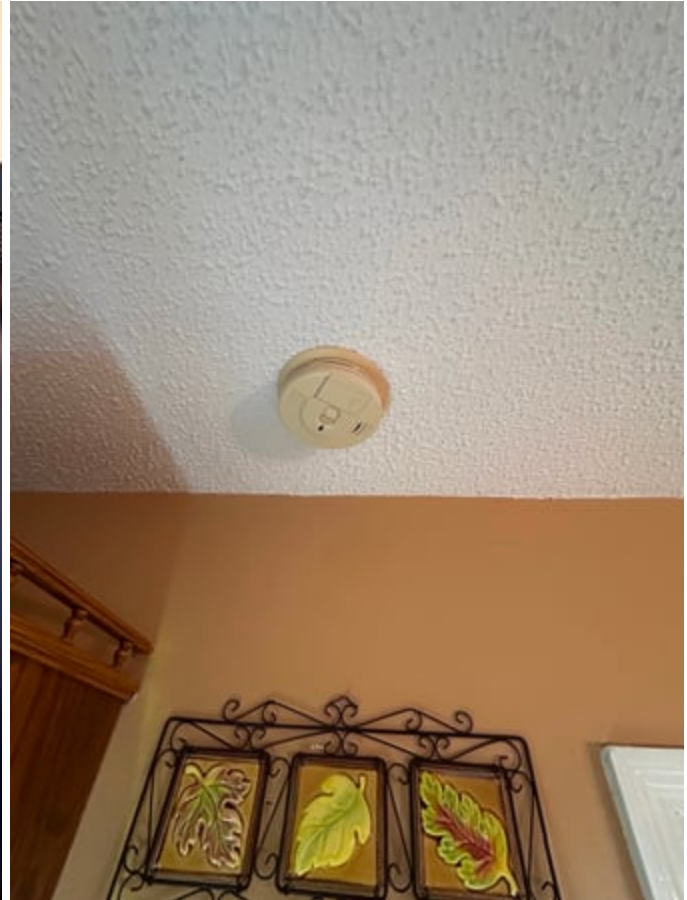
No GFCIs in home.



Presence of Smoke and Carbon-Monoxide Detectors

Major Defect

Smoke detectors out of date and no carbon monoxide detectors in home.



System Descriptions

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

- 200 amp



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The Type of Wiring Observed

- Not applicable

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?

Yes (see notes)

No GFCIs present in home.



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

Yes (see notes)

No carbon monoxide detectors and smoke detectors were old.



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Fireplace

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Items Inspected

**Fireplaces and Chimneys (readily accessible
and visible portions)**

Not Inspected | **Not Present**

Lintels Above the Fireplace Openings

Not Inspected | **Not Present**

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

Not Inspected | **Not Present**

Cleanout Doors and Frames

Not Inspected | **Not Present**

System Descriptions

The Type of Fireplace

- Not applicable.



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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

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)

Major Defect

No insulation in crawlspace.

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

No Defect(s) Observed



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Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area

Minor Defect

Bathroom exhausted into attic and not exterior



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The Type of Insulation Observed

- None present in crawl space.



The Approximate Average Depth of Insulation

- Not applicable.

Reported Observations



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

Yes (see notes)

No insulation in crawlspace.



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Doors, Windows & Interior

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Items Inspected

Doors and Windows (a representative number, by opening and closing them)

Material Defect

Floors, Walls and Ceilings

No Defect(s) Observed

Windows show water damage and condensation.

Stairs, Steps, Landings, Stairways and Ramps

No Defect(s) Observed

Railings, Guards and Handrails

No Defect(s) Observed



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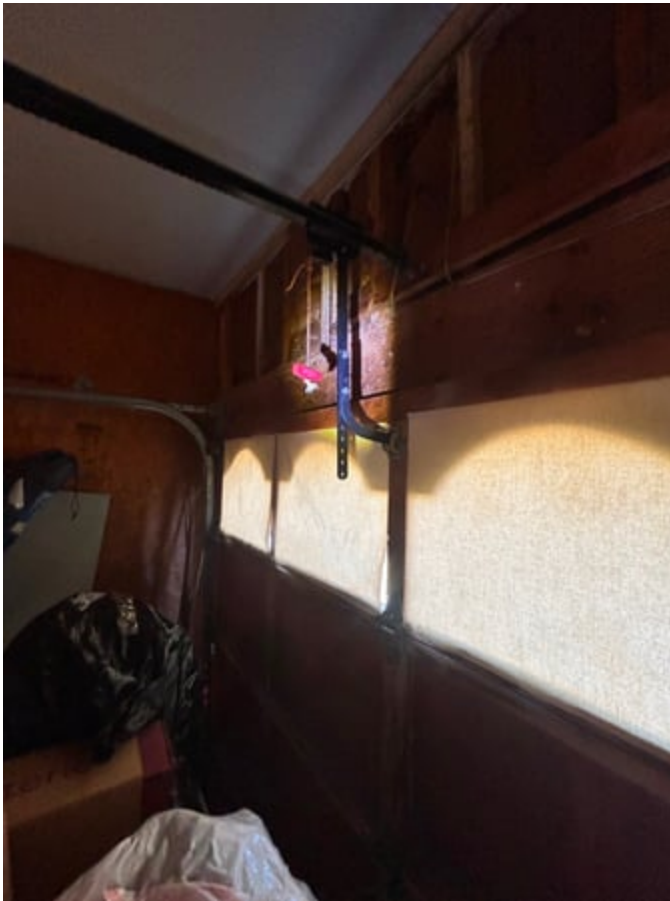
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Garage Vehicle Doors

Major Defect

Eye beams were located too high. Door panels showed water damage. Springs did not have cables.

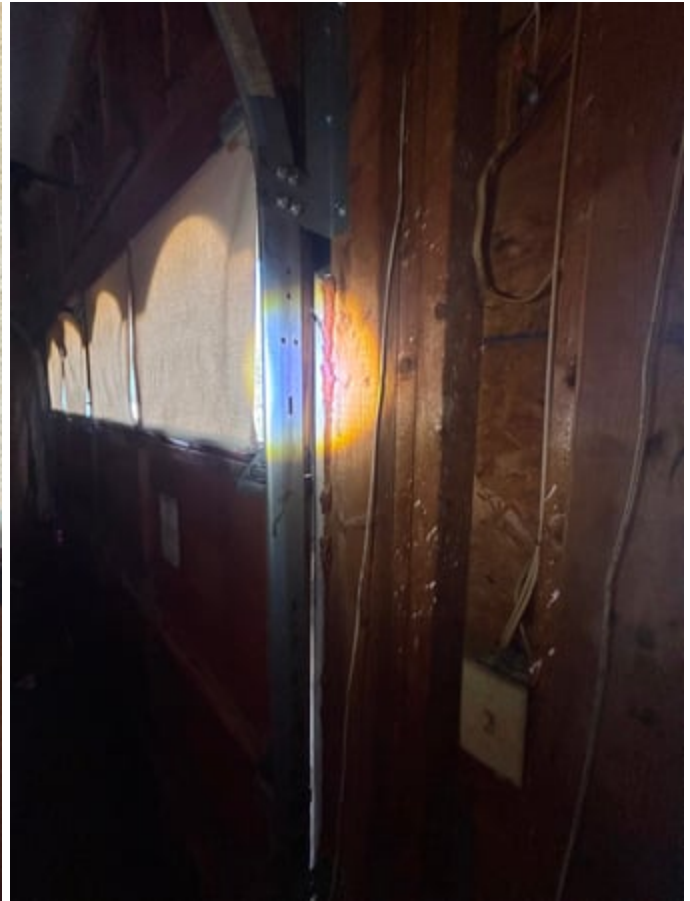




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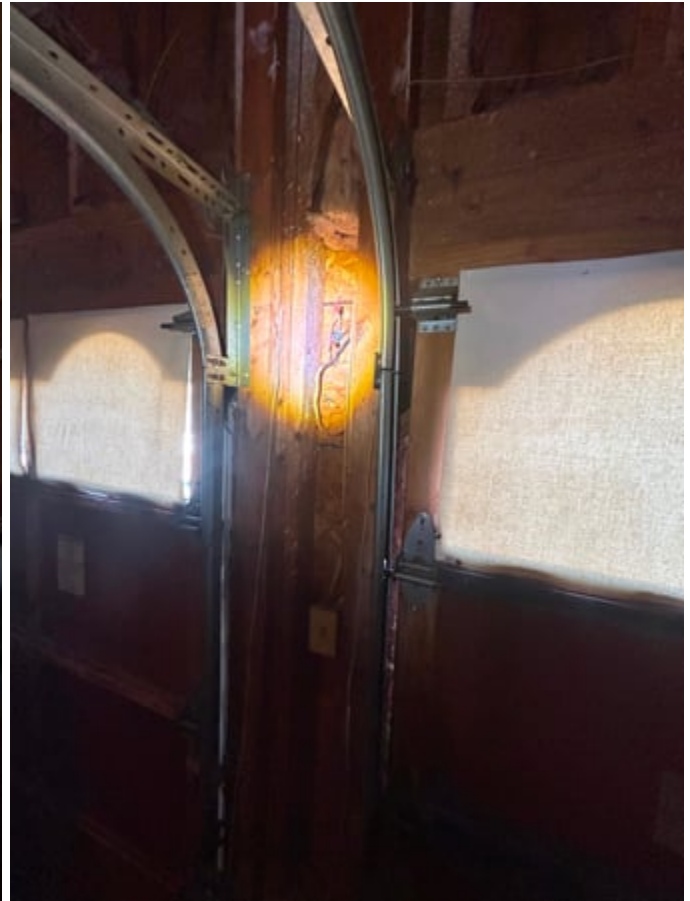
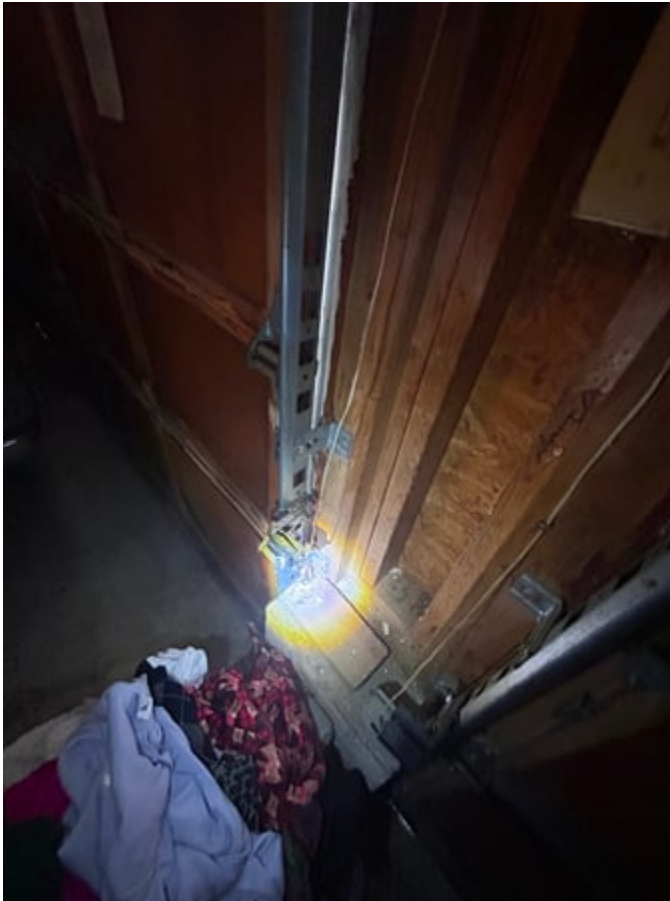




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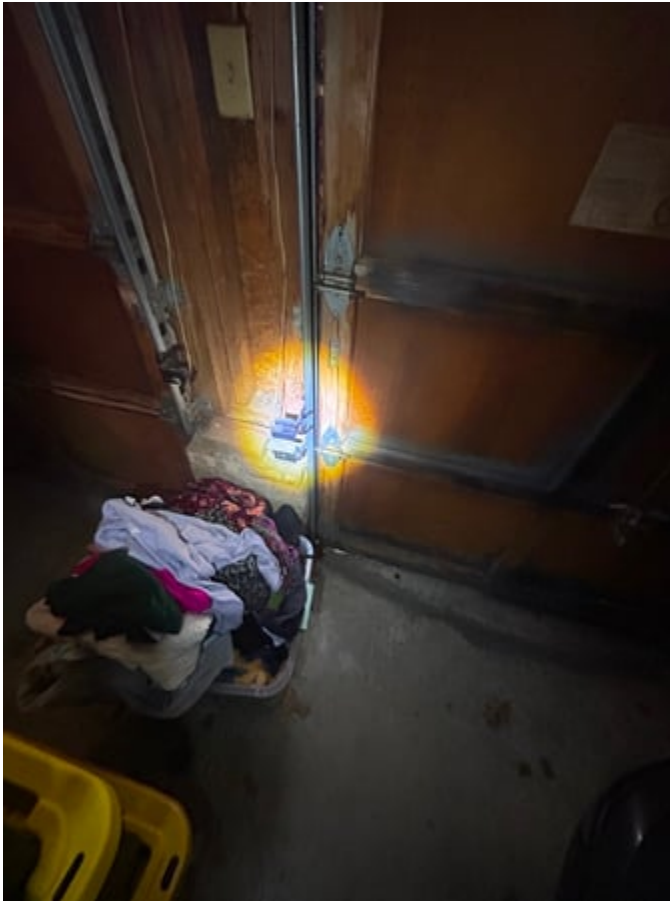




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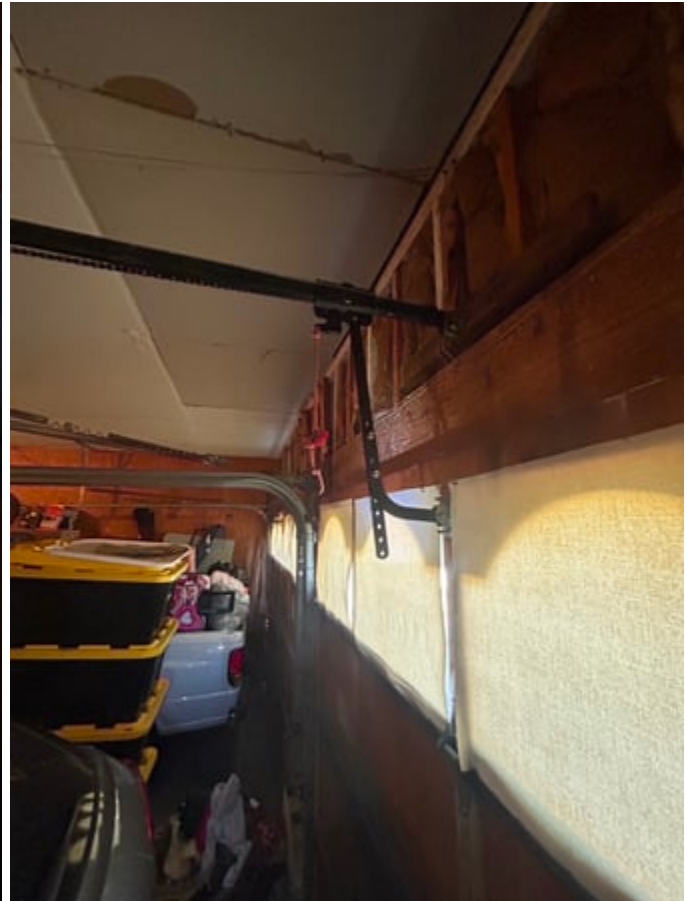




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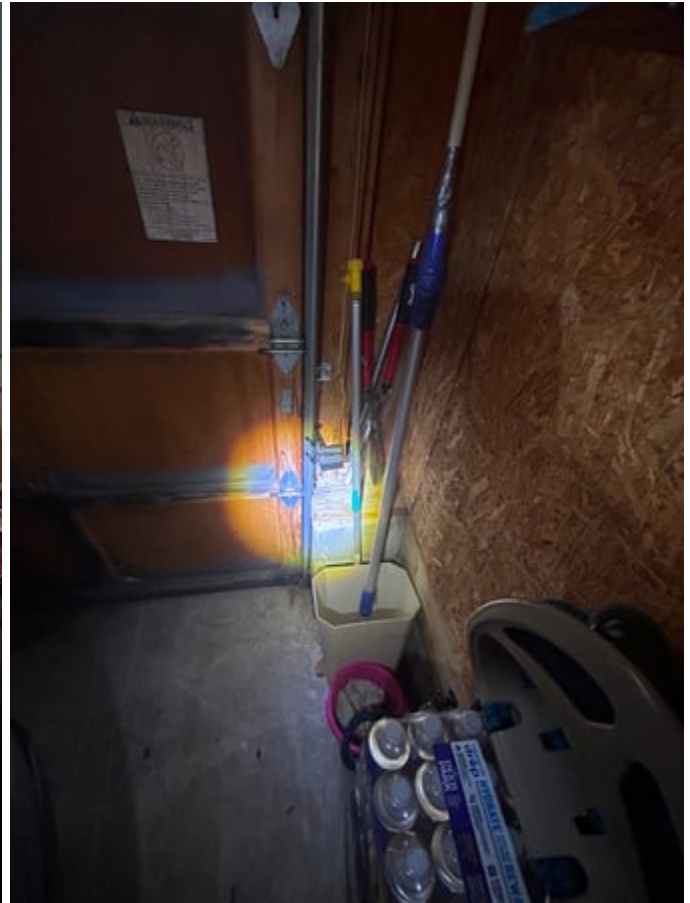




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System Descriptions

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

- Installed with a garage door opener

Reported Observations



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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?

Yes (see notes)

Safety sensors too high.

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

Yes (see notes)

Water condensation was noticed in several windows.