



International Association of Certified Home Inspectors

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

Mock Inspection Report

2559 31st Street, Denver, CO, USA

Oct 5, 2024

Performed by **Vladimir Doig**

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

Not Inspected | Inaccessible

4 story building.

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

The Type of Roof-Covering Materials

- Metal
- used google maps to determine

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)

Minor Defect

crack on one window. recommend getting replaced.

All Exterior Doors

No Defect(s) Observed

Flashing and Trim

Minor Defect

some cracked siding



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Adjacent Walkways and Driveways

Major Defect

cracks on side walk way and uneven walk way to front door.

Stairs, Steps, Stoops, Stairways and Ramps

No Defect(s) Observed

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

- Vinyl
- wasp nest found



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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

No Defect(s) Observed

Crawlspace

No Defect(s) Observed

Structural Components

No Defect(s) Observed

System Descriptions

The Type of Foundation

- ground level concrete



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The Location of the Access to the Under-Floor Space

- In closet under main floor stairs

Reported Observations

Did you observe indications of wood in contact with or near soil?

Not Observed

river rocks all around foundation.

Did you observe indications of active water penetration?

Yes (see notes)

down spout water pooling near foundation/ window well causing erosion.

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

- in Livingroom/ kitchen

The Energy Source

- natural gas

The Heating Method

- central forced AC

Reported Observations

Did you observe any heating system that did not operate?

Not Observed



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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

- in living room/ kitchen

The Cooling Method

- central ac

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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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

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 | Inaccessible

sealed for radon mitigation.

System Descriptions

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

- Public Denver Water

The Location of the Main Water Supply Shut-Off Valve

- In Basement

The Location of the Main Fuel Supply Shut-Off Valve

- exterior on side of home



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The Location of Any Observed Fuel-Storage System

- N/A

The Capacity of the Water Heating Equipment (if labeled)

- 35

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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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

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

Service-Entrance Conductors

No Defect(s) Observed



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Main Service Disconnect

No Defect(s) Observed

**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



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

- 40 amps

The Type of Wiring Observed

- copper/ insulated

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 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

- N/A

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 Present

no attic

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

Not Inspected | Not Present

Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area

Not Inspected | Not Present

System Descriptions

The Type of Insulation Observed

- N/A

The Approximate Average Depth of Insulation

- 6-12 inches



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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

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
- working and stopping

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