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## Mock Inspection Report

Colorado Springs, CO, USA

Jun 5, 2025

Performed by **John Pharris**

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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**

At the time of inspection, roof was observed from the ground level.



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## Gutters

**No Defect(s) Observed**

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At the time of inspection no defects were observed.



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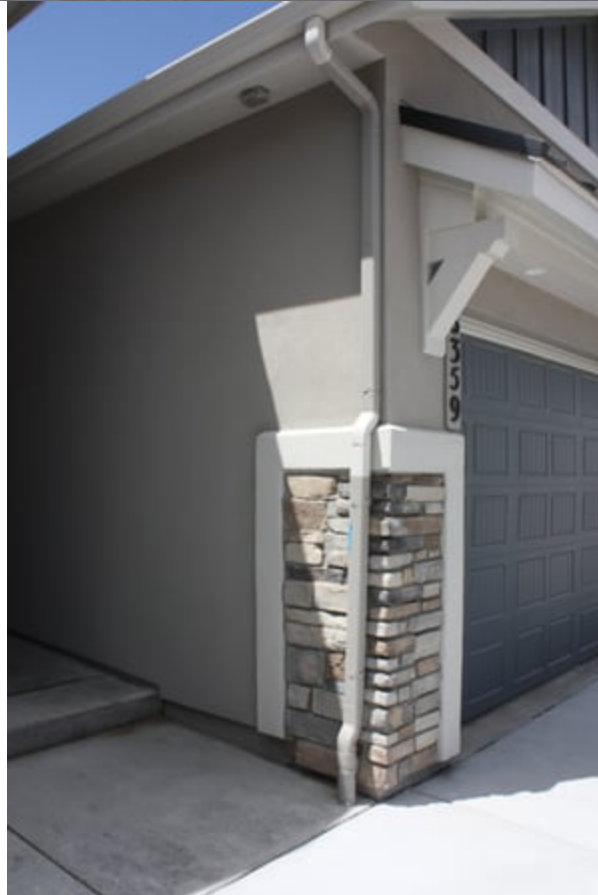




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## Downspouts

No Defect(s) Observed

At the time of inspection no defects were observed. Recommendation is to have concrete blocks installed to help prevent washout. Home owner is in process of having landscaping installed.

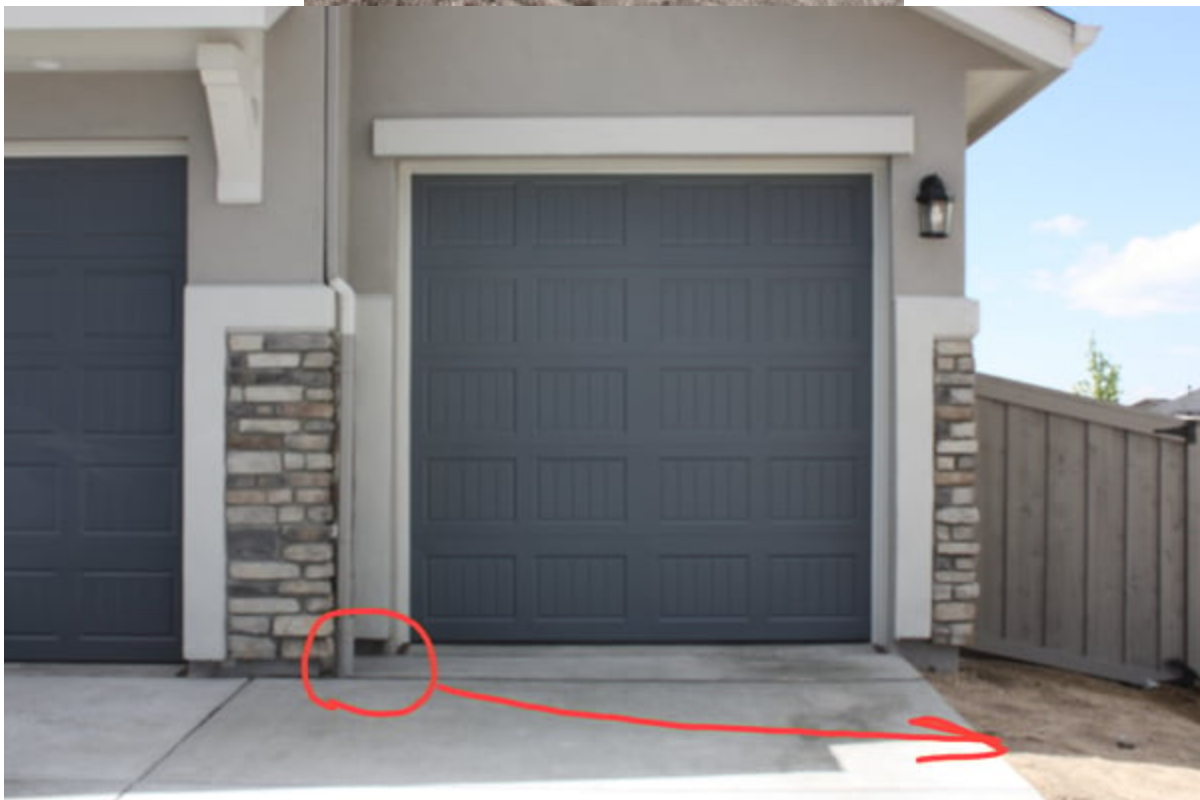




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### Vents, Flashing, Skylights, Chimney, and Other Roof Penetrations

No Defect(s) Observed

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At the time of inspection no defects were observed.

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

No Defect(s) Observed

---

At the time of inspection no defects were observed.

## System Descriptions



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## The Type of Roof-Covering Materials

- Asphalt Shingle
- At the time of inspection no defects were observed. This is a new home, less than 6 months old, pictures do not show how well the roof looks.



## Reported Observations

Did you observe any indications of active roof leaks?

Not Observed

At the time of inspection no defects were observed.



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# **Exterior**

View the InterNACHI® “Exterior” inspection standard at  
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## **Items Inspected**



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## Exterior Wall-Covering Materials

**No Defect(s) Observed**

---

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## Eaves, Soffits and Fascia

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---

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## Windows (a representative number)

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## All Exterior Doors

No Defect(s) Observed

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## Flashing and Trim

No Defect(s) Observed

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## Adjacent Walkways and Driveways

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---

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## Stairs, Steps, Stoops, Stairways and Ramps

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## Porches, Patios, Decks, Balconies and Carports

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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)**

Not Inspected | **Not Present**

At the time of inspection no landscaping installed: homeowner has a contractor scheduled to install.



## System Descriptions



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## The Type of Exterior Wall-Covering Materials

---

- Stucco
- Masonry, Brick or Stone
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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**



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## Foundation

No Defect(s) Observed

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At the time of inspection no defects were observed. Basement was finished with a section that was unfinished (storage space) and the utilities were in this location (HVAC, Water Heater, Radon, House cabling).

## Crawlspace

Not Inspected | **Not Present**



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## Structural Components

**No Defect(s) Observed**

---

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## System Descriptions



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## The Type of Foundation

---

- At the time of inspection concrete.





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

- Location is in the basement; unfinished space was present at the time of inspection.



### Reported Observations

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

Not Observed

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**Did you observe indications of active water penetration?**

**Not Observed**

---

At the time of inspection no defects were observed.

**Did you observe indications of possible foundation movement?**

**Not Observed**

---

At the time of inspection no defects were observed.

**Did you observe cutting, notching or boring of framing members?**

**Not Observed**

---

At the time of inspection no defects were observed.



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# **Heating**

View the InterNACHI® “Heating” inspection standard at  
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## **Items Inspected**



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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

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- Main floor next to the stair well in the hall way.

#### The Energy Source

---

- At the time of inspection natural gas.

#### The Heating Method

---

- At the time of inspection forced air.

### Reported Observations

Did you observe any heating system that did not operate?

---

Not Observed

At the time of inspection no defects were observed.



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**Did you observe that the heating system was  
inaccessible?**

**Not Observed**

---

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View the InterNACHI® “Cooling” inspection standard at  
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### Items Inspected

#### Cooling System (using normal operating controls)

No Defect(s) Observed

At the time of inspection no defects were observed.

### System Descriptions

#### The Location of the Thermostat for the Cooling System

- See Heating section for location and pictures.

#### The Cooling Method

- At the time of inspection forced 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

At the time of inspection no defects were observed.





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## 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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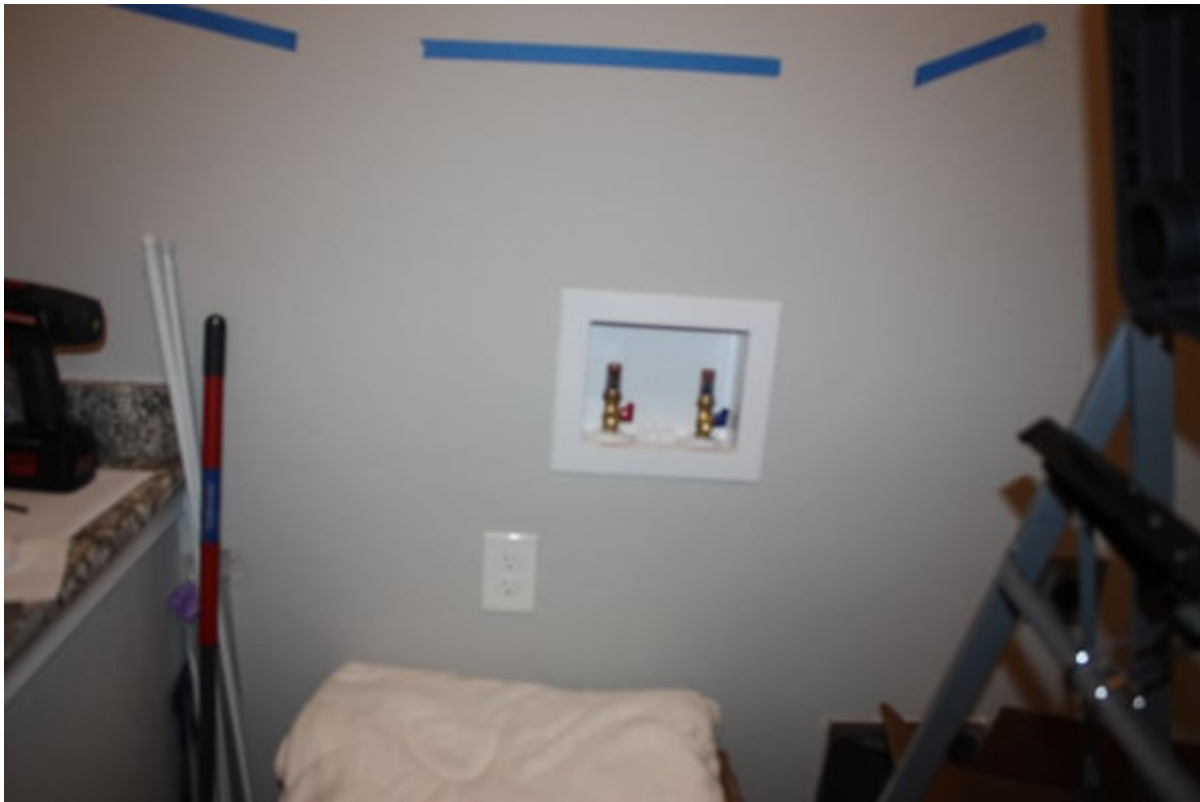




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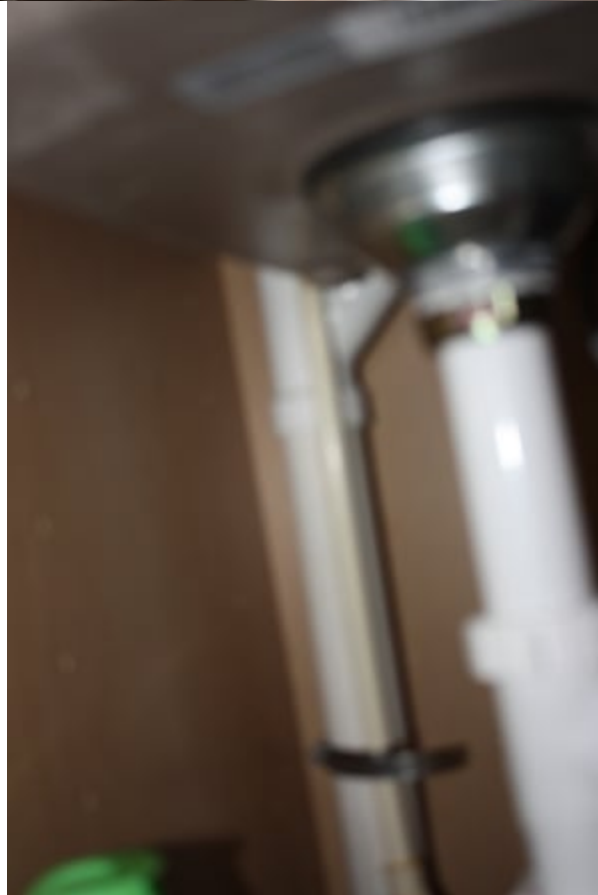




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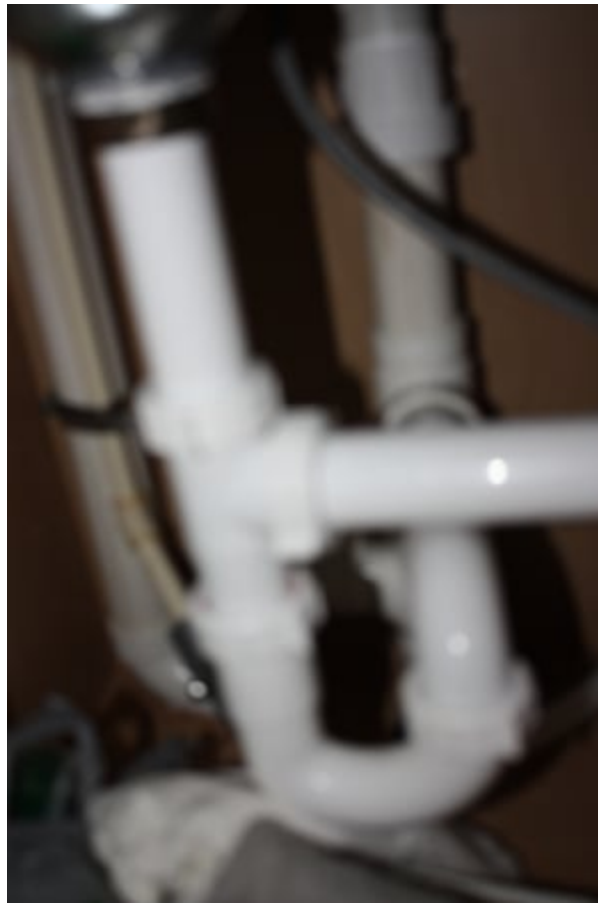




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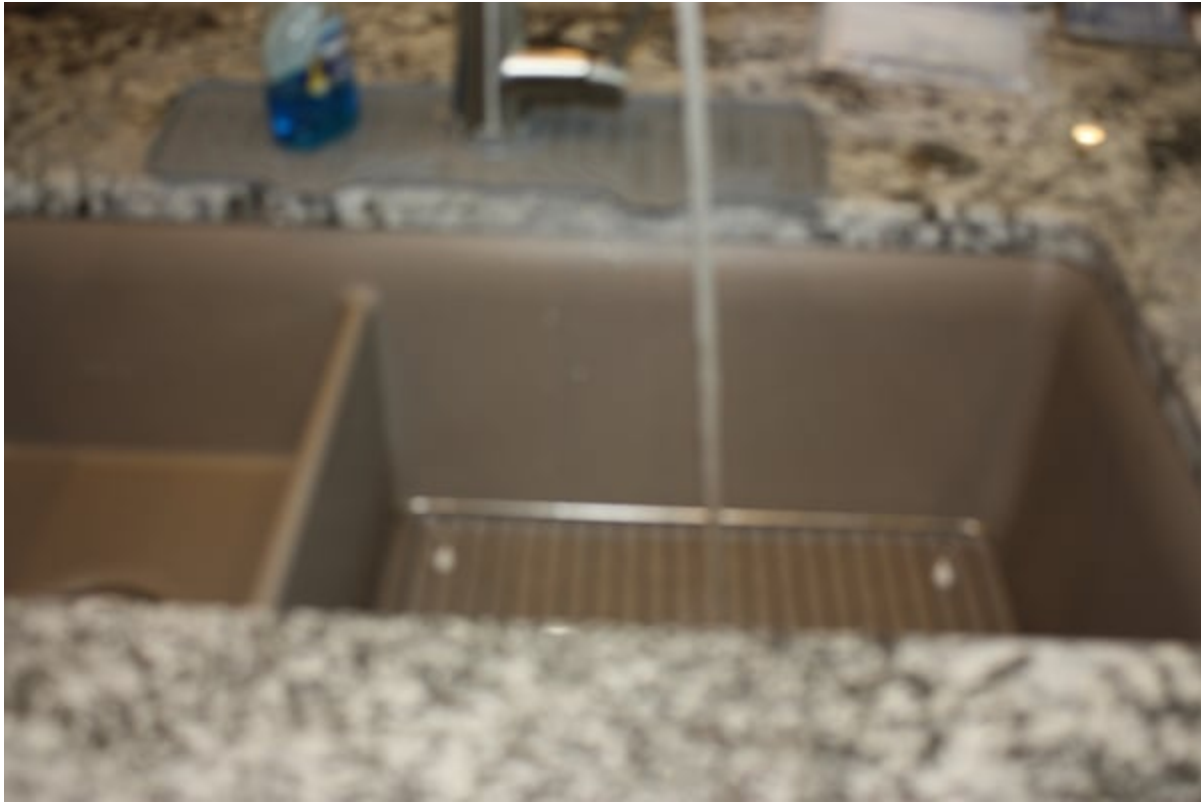




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## All Toilets (for proper operation by flushing)

**No Defect(s) Observed**

---

At the time of inspection no defects were observed.



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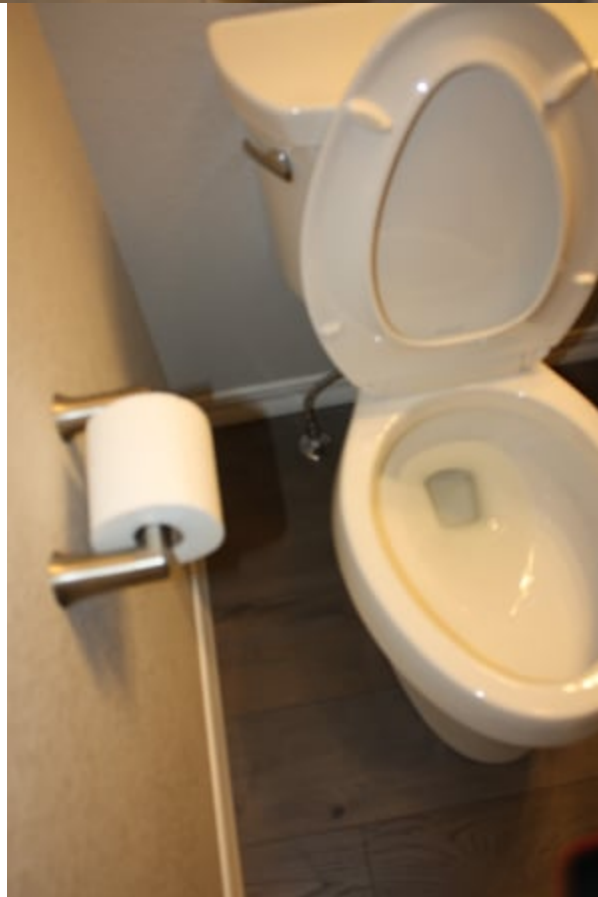




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## All Sinks, Tubs and Showers (for functional drainage)

No Defect(s) Observed

At the time of inspection no defects were observed.

## Drain, Waste and Vent System

No Defect(s) Observed

At the time of inspection no defects were observed.



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## Drainage Sump Pumps (with accessible floats)

Not Inspected | Inaccessible

## System Descriptions

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

- Public supply.

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

- Location is in the basement in the unfinished area next to the Hot Water Heater.

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

- Location is on the exterior of the house on the North-East corner.

### The Location of Any Observed Fuel-Storage System

- At the time of inspection no fuel-storage systems were observed.



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### The Capacity of the Water Heating Equipment (if labeled)

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- 60 gallons

## Reported Observations

Did you observe deficiencies in the water supply?

---

Not Observed

At the time of inspection no defects were observed.

Did you observe deficiencies in the installation of hot and cold water faucets?

---

Not Observed

At the time of inspection no defects were observed.

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

No Defect(s) Observed

At the time of inspection no defects were observed. Underground service.

#### Overhead Service Conductors and Attachment Point

Not Inspected | Not Present

At the time of inspection underground service.

#### Service Head, Gooseneck and Drip Loops

Not Inspected | Not Present

At the time of inspection lines were burred.

#### Service Mast, Service Conduit and Raceway

No Defect(s) Observed

At the time of inspection no defects were observed.



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## Electric Meter and Base

**No Defect(s) Observed**

---

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## Service-Entrance Conductors

No Defect(s) Observed

At the time of inspection no defects were observed.





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## Main Service Disconnect

No Defect(s) Observed

At the time of inspection no defects were observed.





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

**No Defect(s) Observed**

At the time of inspection no defects were observed.



## Service Grounding and Bonding

**No Defect(s) Observed**

At the time of inspection no defects were observed.



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### Switches, Lighting Fixtures and Receptacles

No Defect(s) Observed

At the time of inspection no defects were observed.

### Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers

No Defect(s) Observed

At the time of inspection no defects were observed. Tested and reset properly.





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## Presence of Smoke and Carbon-Monoxide Detectors

**No Defect(s) Observed**

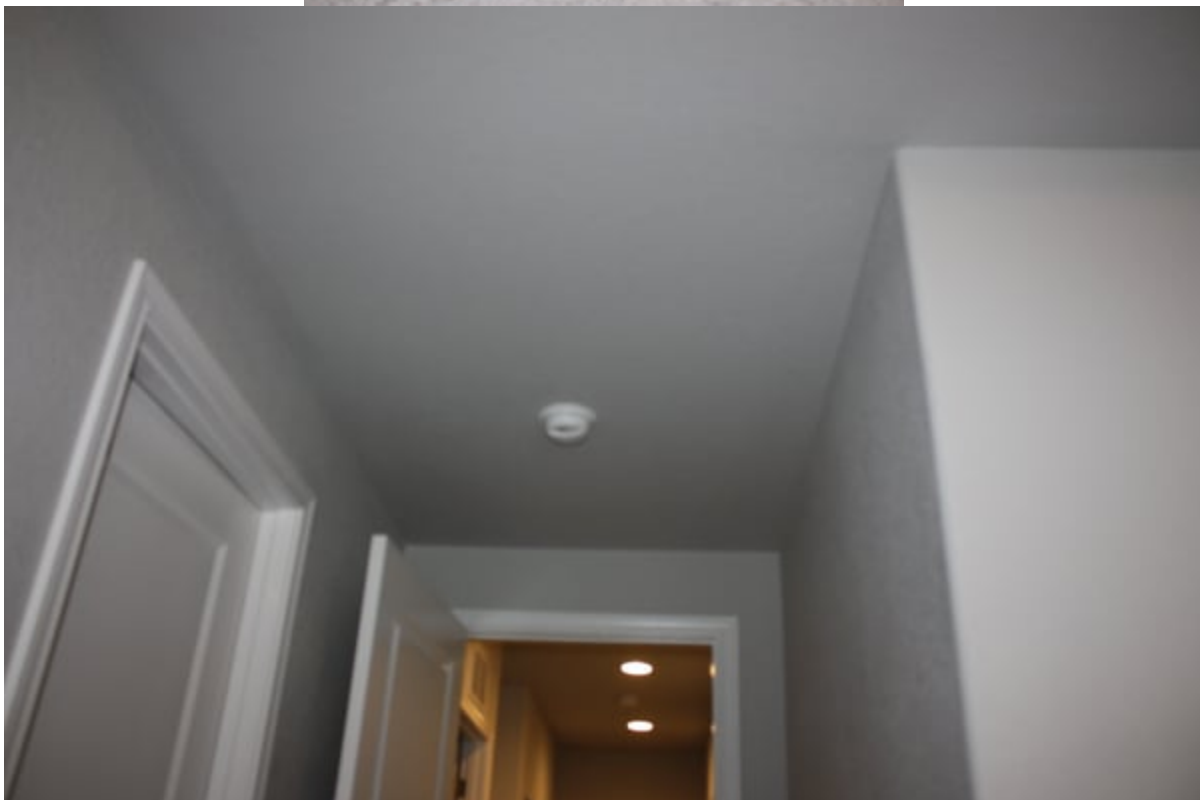
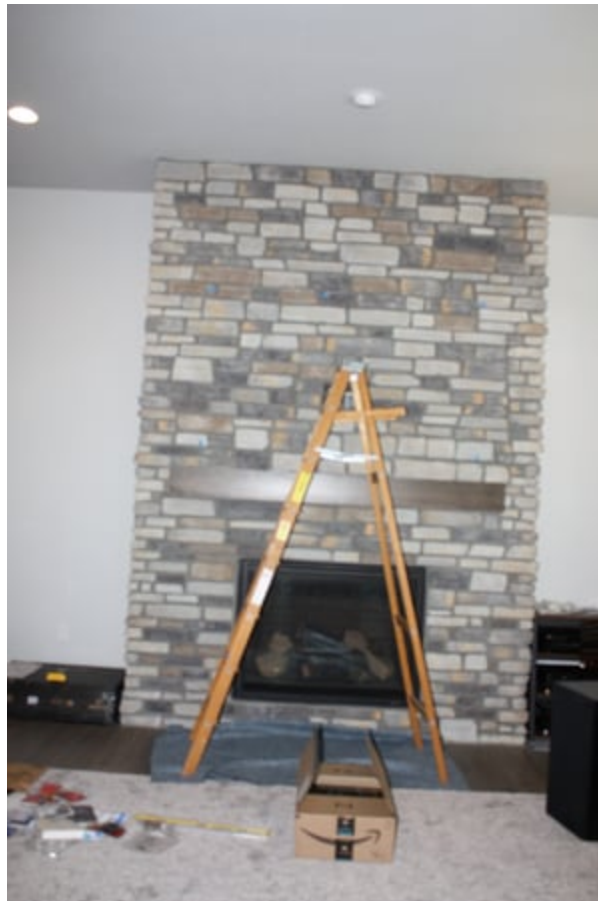
At the time of inspection no defects were observed. Each bedroom smoke detector was present. Living room with manufactured fireplace a smoke detector was present.



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## System Descriptions

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

- At the time of inspection main service was not labeled, panel main disconnect was 200 AMPS



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### The Type of Wiring Observed

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- At the time of inspection 12/3 and 14/3. Home owner had custom electrical wiring installed.

### 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**

At the time of inspection no defects were observed.

**Did you observe any unused circuit-breaker panel opening that was not filled?**

---

**Not Observed**

At the time of inspection no defects were observed.

**Did you observe the presence of solid conductor aluminum branch-circuit wiring, if readily visible?**

---

**Not Observed**

At the time of inspection no defects were observed.



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**Did you observe an issue with any tested receptacle?**

**Not Observed**

---

At the time of inspection no defects were observed. 124 Volts registered at multiple outlets.

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

**Not Observed**

---

At the time of inspection no defects were 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)**

**No Defect(s) Observed**

At the time of inspection no defects were observed.

**Lintels Above the Fireplace Openings**

Not Inspected | **Inaccessible**

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

Not Inspected | **Inaccessible**

**Cleanout Doors and Frames**

Not Inspected | **Not Present**

## System Descriptions



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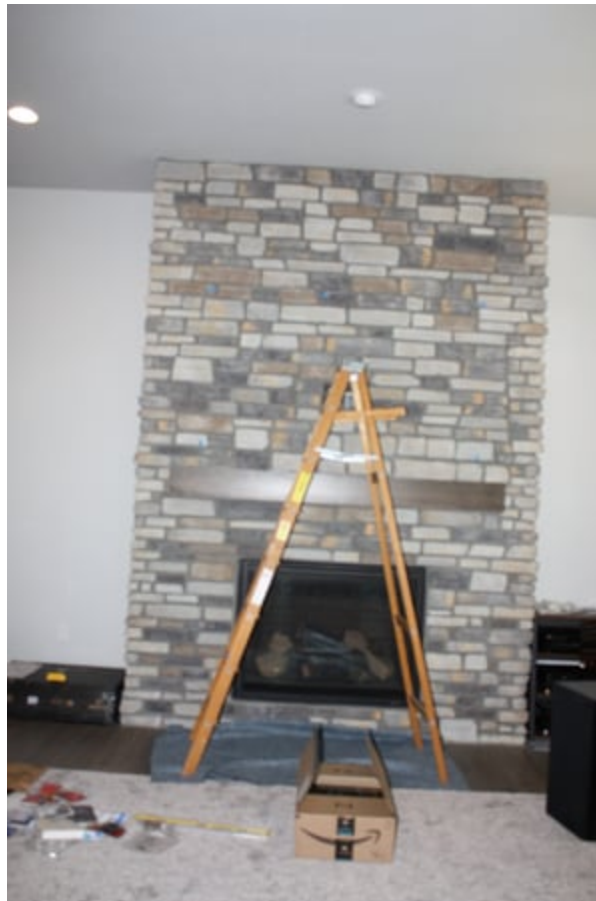
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## The Type of Fireplace

---

- At the time of inspection manufactured fireplace.



## Reported Observations

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

**Not Observed**



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**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**



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### Insulation in Unfinished Spaces (including attics, crawlspaces and foundation areas)

Not Inspected | **Inaccessible**

At the time of inspection attic access ladder installed but not completed;  
Ladder needs to be adjusted to sit on the floor properly.



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

**No Defect(s) Observed**

At the time of inspection no defects were observed.



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

**No Defect(s) Observed**

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### System Descriptions

#### The Type of Insulation Observed

---

- At the time of inspection batt insulation was observed (unfinished area).

#### The Approximate Average Depth of Insulation

---

- At the time of inspection insulation depth was not accessible.

### Reported Observations

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

---

**Not Observed**

At the time of inspection no defects were observed.



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# **Doors, Windows & Interior**

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## **Items Inspected**



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

**No Defect(s) Observed**

---

At the time of inspection no defects were observed.



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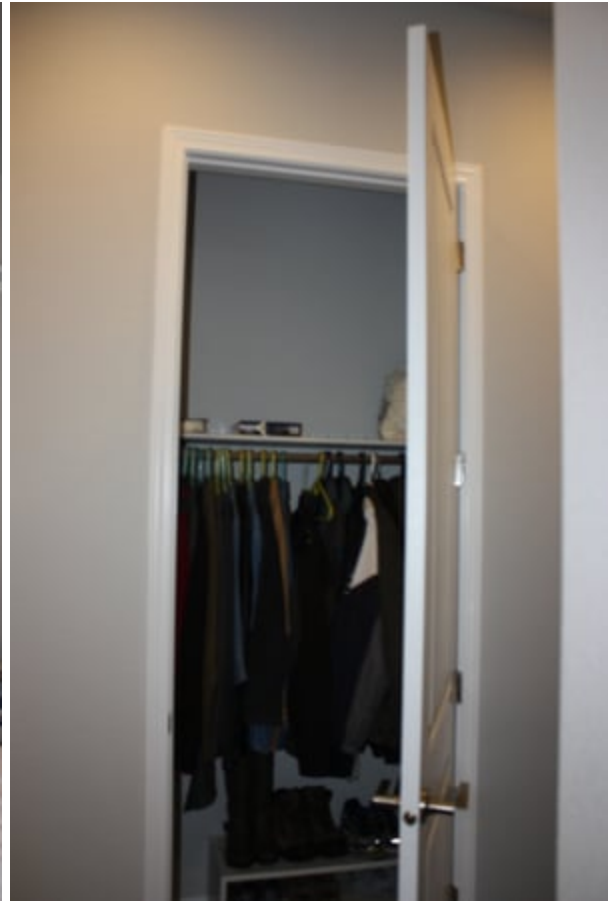




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### Floors, Walls and Ceilings

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## Stairs, Steps, Landings, Stairways and Ramps

**No Defect(s) Observed**

At the time of inspection no defects were observed.



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## Railings, Guards and Handrails

**No Defect(s) Observed**

At the time of inspection no defects were observed.



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## Garage Vehicle Doors

**No Defect(s) Observed**

---

At the time of inspection no defects were observed.



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## **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
- At the time of inspection no defects were observed.



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### Reported Observations

**Did you observe improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards or railings?**

**Not Observed**

---

At the time of inspection no defects were observed. Spindles were horizontal, home owner did question Classic Homes as if that was to local code, and was told that it was not an issue.



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**Did you observe photo-electric safety sensors that did not operate properly?**

**Not Observed**

At the time of inspection no defects were observed.



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

**Not Observed**

At the time of inspection no defects were observed.