



# International Association of Certified Home Inspectors

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

## Mock Inspection Report

8032 Tuscarora Road Northwest, Albuquerque, NM, USA

Jun 1, 2021

Performed by **Wade Peterson**

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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

##### Roof-Covering Materials

Cosmetic Defect

Roof is showing some roof age. Known roof age is 15 years.

##### Gutters

No Defect(s) Observed



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## Downspouts

Minor Defect

Downspout empties onto the walking surface leading to the front door.

## 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

- Asphalt Shingle
- Roof is showing some age. Known roof age is 15 years.

### 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

Cosmetic Defect

Siding age is 15 years, Stucco cracks are minimal,

#### Eaves, Soffits and Fascia

No Defect(s) Observed

Security Cameras installed.

#### Windows (a representative number)

No Defect(s) Observed

#### All Exterior Doors

No Defect(s) Observed

#### Flashing and Trim

Cosmetic Defect

Some areas lacking paint along drip edge because of direct sun lite for majority of the day.



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## Adjacent Walkways and Driveways

Minor Defect

Some cracking in driveway and surface crumbling, showing its age.

## Stairs, Steps, Stoops, Stairways and Ramps

No Defect(s) Observed

## Porches, Patios, Decks, Balconies and Carports

Minor Defect

Some minor cracking in patio cement deck. Puddling at rear quarter of patio observed. Pergola on patio anchored by mason screws.

## Railings, Guards and Handrails

Not Inspected | Not Present

## 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

Stream and pond installed by tenants of home with liners. Distance to home not affecting possible intrusion.

## System Descriptions



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## The Type of Exterior Wall-Covering Materials

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- Stucco
- Minor cracks with age at 15 years.

### 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

**Structural Components**

No Defect(s) Observed

### System Descriptions

**The Type of Foundation**

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- Concrete



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

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- N/A

### 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

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- Living room wall leading to main entrance hallway.

#### The Energy Source

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- Natural Gas

#### The Heating Method

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- Forced Air

### 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**

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Main air unit in attic centralized with two accesses one being an attic ladder.



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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**

- Living room wall going into main entrance hallway.

**The Cooling Method**

- Central Air Conditioning System

### 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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Unit installed in the attic, centralized with two accesses and one being an attic ladder.



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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

Only shut off valve is at the discharge side of the meter.

#### 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

Natural Gas Hot Water Heater with no straps. Expansion tank observed and its 15 years old.

#### 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)**

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- Public water

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

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- Discharge side of the meter

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

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- Discharge side of the meter



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## The Location of Any Observed Fuel-Storage System

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- N/A

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

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- 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**

No Defect(s) Observed

Underground

**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



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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**

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Full home security and fire system installed. Fire Extinguishers at garage man door and back patio.

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

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- 150

## The Type of Wiring Observed

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- Copper

### 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**

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- 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)

No Defect(s) Observed

Ladder access installed in garage for easy access to attic. Wood planks installed in attic for easy access to all points and mechanical equipment.

#### 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

- Blown in white fiberglass



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## The Approximate Average Depth of Insulation

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- Up to 20 inches deep except the garage area.

### 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**

Not Inspected | **Not Present**

**Railings, Guards and Handrails**

Not Inspected | **Not Present**

**Garage Vehicle Doors**

**No Defect(s) Observed**

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Garage door has insulation on it.

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

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- Installed with a garage door opener

### 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