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## Mock Inspection Report

9 Reynolds Place, Palm Coast, FL, USA

Mar 2, 2025

Performed by **David MacCuish**

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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

Minor Defect

Roof is a 5:12 pitch, architectural shingle roof. County records show permit reroof in 2022. "Tree litter"/organic materials built up in the valley. The concern with the buildup vegetation on the roof is that it retains moisture and leads to premature aging and deterioration of asphalt shingles. Recommend removal of debris.



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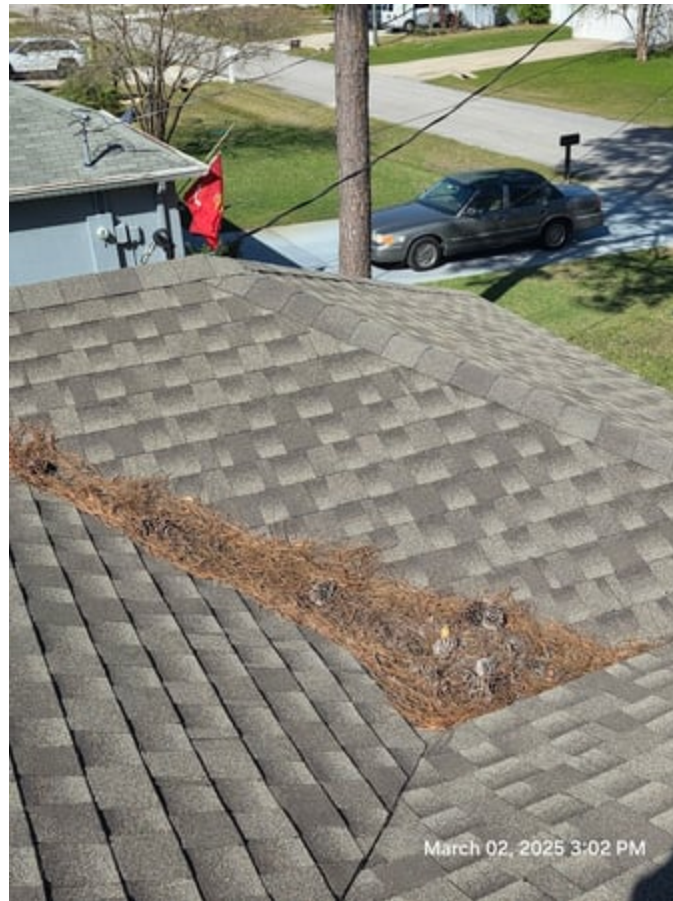




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## Gutters

Not Inspected | **Not Present**

Recommend the installation of gutters to prevent runoff at front door



## Downspouts

Not Inspected | **Not Present**



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

**Material Defect**

Venting by off-ridge roof vents appeared properly attached Lead Flashing over vent stack pipes. Vent pipes are partially obstructed by the flashing. Airways on vent pipes cannot be hindered, or obstructed. Recommend cut back of flashing over the stack by a certified roofing specialist.





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

**Minor Defect**

"Buckling" occurs when shingles warp or bend, often caused by improper installation or underlying roof deck issues.



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## System Descriptions

### The Type of Roof-Covering Materials

- Asphalt Shingle

## Reported Observations

Did you observe any indications of active roof leaks?

Not Observed



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View the InterNACHI® “Exterior” inspection standard at  
<https://www.nachi.org/sop.htm#exterior>.

## **Items Inspected**



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## Exterior Wall-Covering Materials

Major Defect

Areas of cracking observed around various portions of the exterior window casings. Staining of walls by sprinkler overspray. This can result in water intrusion into the home





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## Eaves, Soffits and Fascia

**Material Defect**

Soffit damage by front door.





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## Windows (a representative number)

Material Defect

Windows are single pane construction grade. Damage to screen on rear of house.





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## All Exterior Doors

**Material Defect**

Sliding glass door was hard to open. Further evaluation is recommended.





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### Flashing and Trim

**Minor Defect**

Seling needed around service mast. Openings allow for insect passage. Cracking observed in the West facing sliding glass door bottom corner. Sealing recommended. Dryer exhaust back draft damper stuck in the open position. Further evaluation is needed by a qualified appliance technician.



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**Adjacent Walkways and Driveways**

**No Defect(s) Observed**

**Stairs, Steps, Stoops, Stairways and Ramps**

Not Inspected | **Not Present**

**Porches, Patios, Decks, Balconies and Carports**

**No Defect(s) Observed**



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**Railings, Guards and Handrails**

Not Inspected | **Not Present**



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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)

**Material Defect**

Vegetation in contact with home. This creates wear on the exterior portions of the home and pathways for insect travel into the structure. Recommend cut back of tree and bushes. Driveway culvert overgrown with vegetation and grass. Recommend contacting the city of Palm Coast for assistance.





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## System Descriptions



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## The Type of Exterior Wall-Covering Materials

---

- Stucco
- Staining of the exterior from sprinkler overspray.



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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**

Not Inspected | **Not Present**

**Crawlspace**

Not Inspected | **Not Present**

**Structural Components**

**No Defect(s) Observed**

## System Descriptions



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### The Type of Foundation

---

- Slab on grade



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

---

- N/A

## Reported Observations



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**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  
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## **Items Inspected**



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## Heating System (using normal operating controls)

**Minor Defect**

---

Clogged filter. Recommend replacement. Operated as expected.





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## System Descriptions



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## Location of the Thermostat for the Heating System

---

- Thermostat is located on wall at garage entrance.



## The Energy Source

---

- Electric



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## The Heating Method

---

- forced air system

## Reported Observations

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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  
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## Cooling System (using normal operating controls)

Material Defect

Frayed electrical wire to outside condenser unit. Clogged filter





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## System Descriptions



## The Location of the Thermostat for the Cooling System

---

- On wall to entrance of garage.



## The Cooling Method

---

- Central a/c

## Reported Observations



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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 water supply by city. Meter located on corner.



#### Main Fuel Supply Shut-Off Valve

Not Inspected | Not Present



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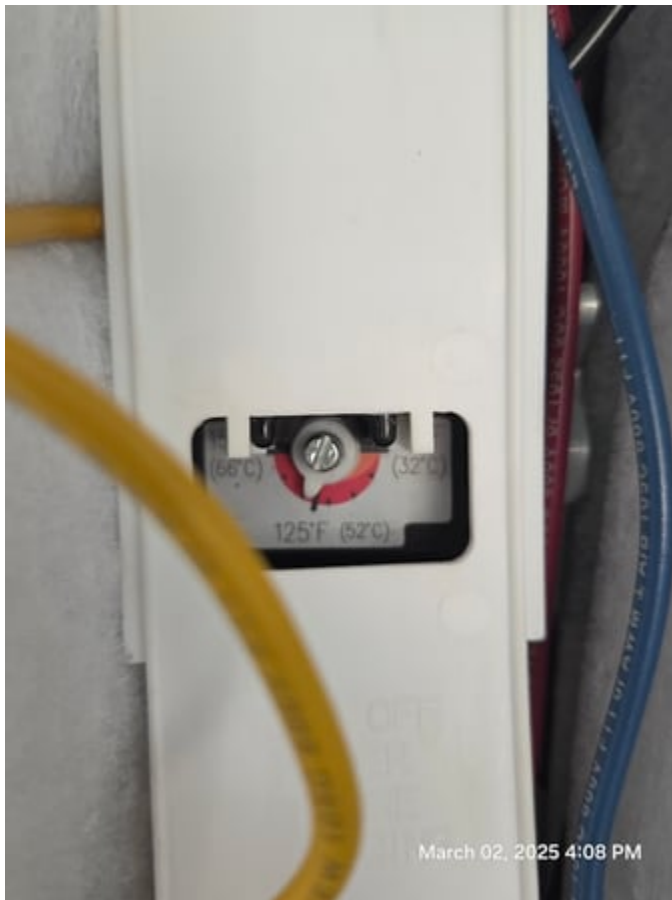
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### Water Heating Equipment (including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing)

Material Defect

Hot water was set at 125 degrees F. Hot water heater located in garage. Missing water heater drip pan. Recommend installing drip pan as required. TPr valve discharge tube needs to exhaust potentially harmful temperatures to a safe location within 6 inches of the foundation.





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## Interior Water Supply (including all fixtures and faucets, by running the water)

**Material Defect**

Kitchen sink did not transition between faucet and pull-down sprayer.



## All Toilets (for proper operation by flushing)

**No Defect(s) Observed**



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

**Material Defect**

High levels of moisture intrusion were found around shower and tub enclosures. Recommend further evaluation by a certified contractor.



March 02, 2025 5:21 PM



March 02, 2025 4:55 PM



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## Drain, Waste and Vent System

**Material Defect**

Plumbing in kitchen sink sloped away from the drain line. Recommend contacting a certified plumber. Tripple stacking of drainpipe adapters can cause various points of leakage and are a non-standard of practice.



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**Drainage Sump Pumps (with accessible floats)**

Not Inspected | **Not Present**

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

---

- City water supply with additional well pump located in garage for outside watering. Water pressure was read at nearest hose bib. 50 PSI



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

---

- Main water supply shut off valve located at corner of property



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

---

- none



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## The Location of Any Observed Fuel-Storage System

- none

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

- 50 gallon



## 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

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## Items Inspected

### Service Drop

No Defect(s) Observed

Aerial service live





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## 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





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## 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)

**Material Defect**

Knock out plug missing. Improperly attached neutral wire. Double stacking of conductors is not permitted on circuit breaker. Recommending contacting a certified electrician.

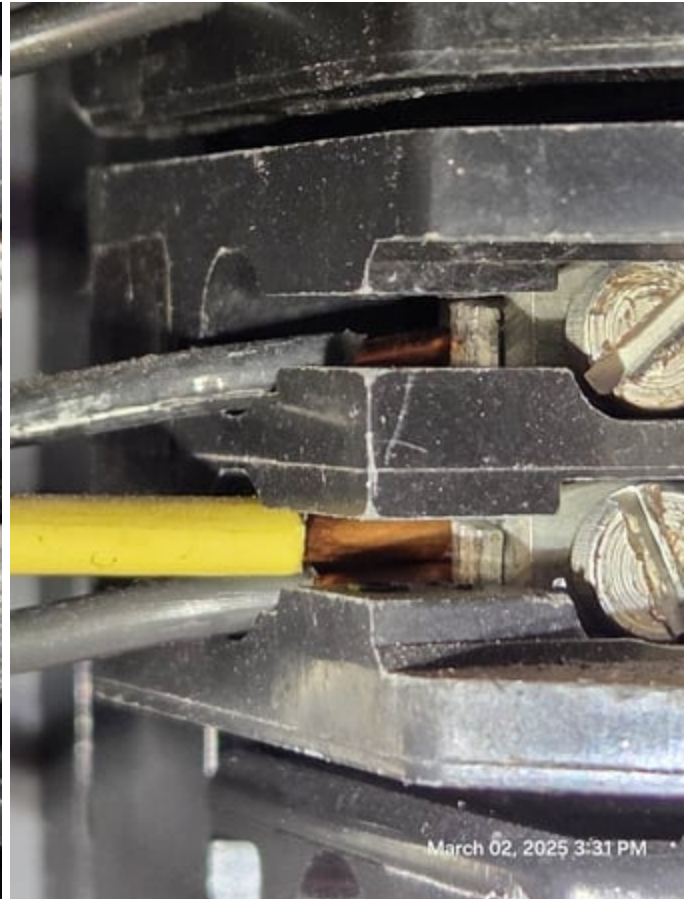




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## Service Grounding and Bonding

**Minor Defect**

Service provider cabling is not normally part of a home inspector's responsibilities but as a courtesy I wanted to note that the Co axial cabling has been cut off at the service entrance Loose bonding wire. Needs to be reconnected by service provider. Proper grounding of utilities is a standard of practice.





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### Switches, Lighting Fixtures and Receptacles

**No Defect(s) Observed**

Each room had a light switch that operated an electrical outlet in that room.



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

**Material Defect**

Bedrooms were not gfci protected. Current standards require all bedrooms to be on gfci circuits. Recommend further evaluation by a certified electrician.





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### Presence of Smoke and Carbon-Monoxide Detectors

**Material Defect**

Rear bedroom smoke alarm non operable. Recommend further evaluation.

## System Descriptions

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

- 150 amp service disconnect located at meter.

### The Type of Wiring Observed

- copper wiring

## 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**



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**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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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



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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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View the InterNACHI® “Attic, Insulation & Ventilation” inspection standard at  
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## **Items Inspected**



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

**Material Defect**

Uneven levels of blown insulation observed. This can lead to hot or cold spots inside the home.





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**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

Material Defect

Inoperable light fixture above cooktop



### System Descriptions

#### The Type of Insulation Observed

- Fiberglass blown insulation.



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## The Approximate Average Depth of Insulation

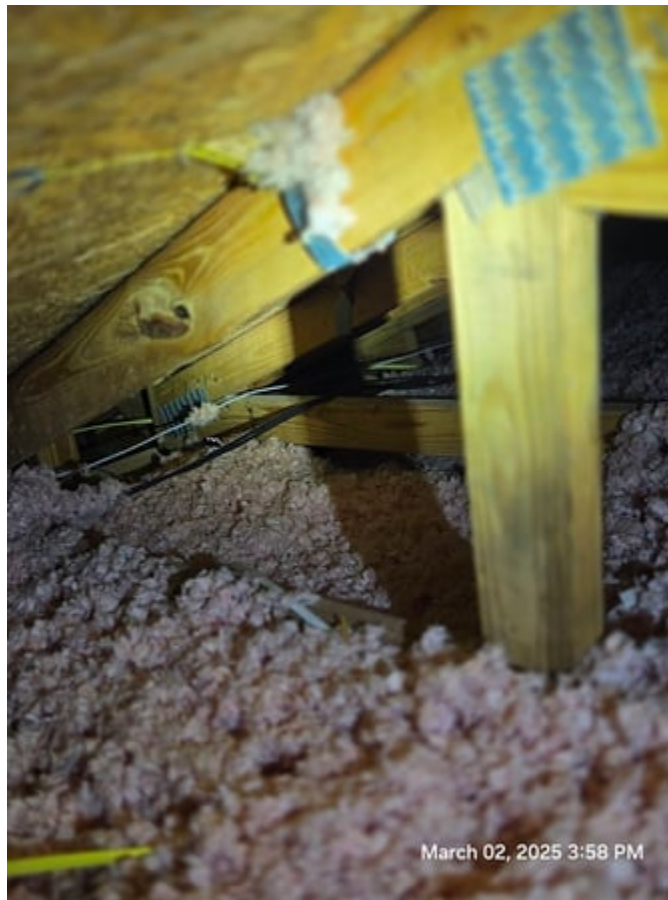
- 12 inches

## Reported Observations

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

Yes (see notes)

Uneven levels seen in various sections of the attic.





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Visit us online at [NACHI.ORG](https://www.nachi.org)

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

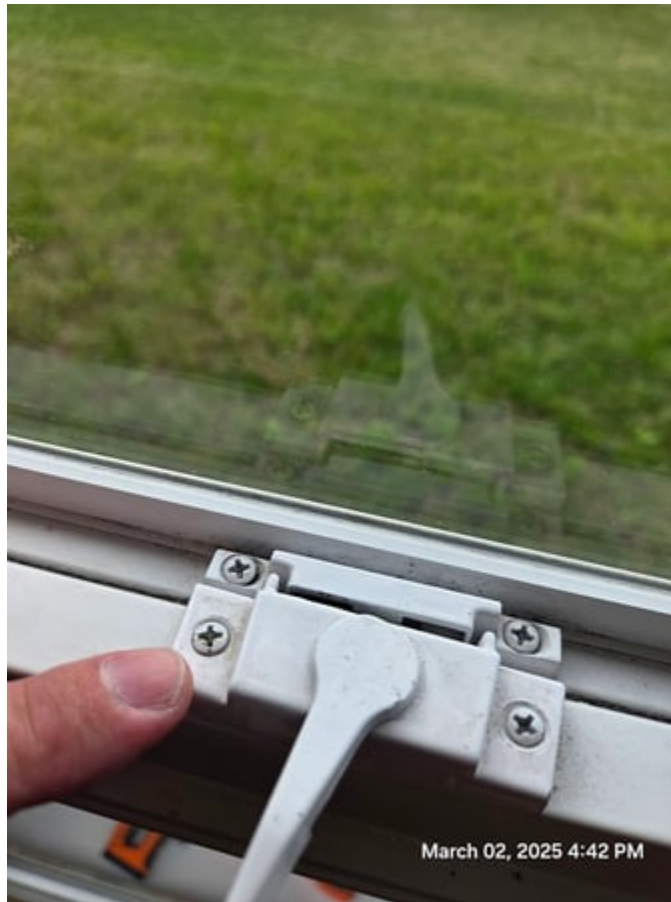
View the InterNACHI® “Doors, Windows & Interior” inspection standard at <https://www.nachi.org/sop.htm#doors>.

### Items Inspected

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

**Material Defect**

many latches were loose and not functioning properly





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## Floors, Walls and Ceilings

Minor Defect

settlement cracking observed. Most instance of settlement cracking is normal. Recommend monitoring .





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## 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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### System Descriptions

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

- Installed with a garage door opener
- Operated as expected

### 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