



# International Association of Certified Home Inspectors

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

## Mock Inspection Report

16-1041b Pulelehua Rd., Keaau, HI

May 9, 2020

Performed by **Scot Freeman**

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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**

**No Defect(s) Observed**

**Gutters**

**No Defect(s) Observed**

**Downspouts**

**No Defect(s) Observed**



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

Not Inspected | **Not Present**

## 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

## Reported Observations

### Did you observe any indications of active roof leaks?

**Yes (see notes)**

Small leak from water seepage.



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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)**

**No Defect(s) Observed**

**All Exterior Doors**

**No Defect(s) Observed**

**Flashing and Trim**

**No Defect(s) Observed**

**Adjacent Walkways and Driveways**

Not Inspected | **Not Present**



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### Stairs, Steps, Stoops, Stairways and Ramps

**No Defect(s) Observed**

### Porches, Patios, Decks, Balconies and Carports

Not Inspected | **Not Present**

### 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)

Not Inspected | **Not Present**

## System Descriptions

### The Type of Exterior Wall-Covering Materials

- Wood Panels or Siding

## Reported Observations



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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 | **Inaccessible**

**Structural Components**

**No Defect(s) Observed**

## System Descriptions

**The Type of Foundation**

- Post and Pier



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

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- Open sides.

## Reported Observations

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

Not Observed

Did you observe indications of active water penetration?

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Yes (see notes)

From roof.

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)**

Not Inspected | **Not Present**

### System Descriptions

**Location of the Thermostat for the Heating System**

- Nonexistent

**The Energy Source**

- Nonexistent

**The Heating Method**

- Nonexistent

### 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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## Cooling

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

### Items Inspected

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

Not Inspected | **Not Present**

### System Descriptions

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

- Nonexistent

**The Cooling Method**

- Nonexistent

### 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**

**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**



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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)**

- Private Catchment

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

- Front of Home



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

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- Rear of Home

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

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- Rear of Home

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

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- On Demand

## 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



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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?**

**Yes (see notes)**

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Toilet was loose no leak. Needs addressing.



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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**

**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**

Not Inspected | **Not Present**

**Presence of Smoke and Carbon-Monoxide  
Detectors**

Not Inspected | **Not Present**

## System Descriptions



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

- 120/240v

### The Type of Wiring Observed

- Copper/Aluminium

## 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?**

**Yes (see notes)**

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No smoke detector. Need to install.



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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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- Nonexistent



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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)**

Not Inspected | **Not Present**

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

**No Defect(s) Observed**

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

Not Inspected | **Not Present**

## System Descriptions

**The Type of Insulation Observed**

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- Nonexistent

**The Approximate Average Depth of Insulation**

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- None



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## Reported Observations

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

**Yes (see notes)**

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No insulation. Open Beam.



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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**

Not Inspected | **Not Present**

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No railing on stairs. 24 in stairs. Only 2 risers.

**Garage Vehicle Doors**

Not Inspected | **Not Present**

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

- Nonexistent

## 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