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Mock Inspection Report

5037 Chicago Avenue, Fair Oaks, CA, USA

Jul 2, 2025

Performed by **David Erler**

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

Major Defect

The roof covering material was comprised of concrete tiles that had a tongue and groove interlocking system. I observed several of the tiles had been chipped or cracked. Some of the tiles had slid apart from their original positions. There were several exposed fastener tips above the tiles. These exposed fastener heads can lead to water intrusion going under the roof covering materials. There were spots of algae on the roof. I observed many small divots or dents in the roof tiles. These





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Gutters

No Defect(s) Observed



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Downspouts

No Defect(s) Observed

Downspouts appeared to be in good working order. All of them appeared to be installed properly and were attached to a piped drainage system diverting water from the home.





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

Major Defect

Vent stack flashing was not secured completely to the roof system and had a small gap on the bottom it which could allow for moisture intrusion.





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

No Defect(s) Observed



System Descriptions



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The Type of Roof-Covering Materials

- Concrete or Clay Tile



Reported Observations

Did you observe any indications of active roof leaks?

Not Observed



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Exterior

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Exterior Wall-Covering Materials

Major Defect

The wall covering material was made of primarily stucco material. I observed several cracks in the material around the house exterior. A licensed professional should be retained to make the necessary corrections.



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Eaves, Soffits and Fascia

No Defect(s) Observed





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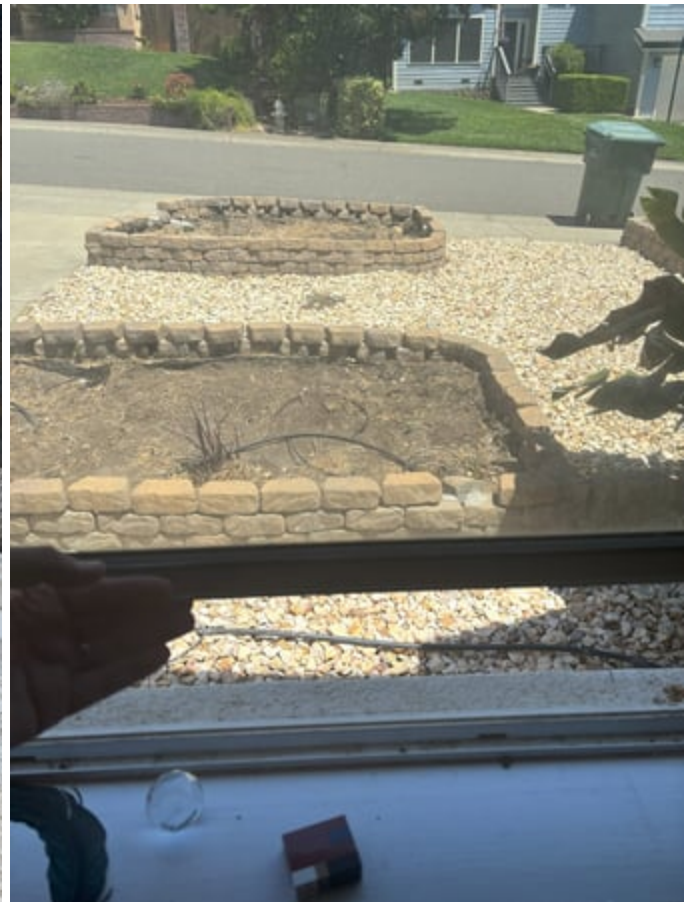




Windows (a representative number)

Major Defect

I observed some cracking around the exterior of one of the windows. A licensed professional should be retained to make the necessary corrections to prevent water intrusion.





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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

No Defect(s) Observed



Stairs, Steps, Stoops, Stairways and Ramps

Not Inspected | Not Present



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Porches, Patios, Decks, Balconies and Carports

Major Defect

I observed signs of water intrusion in the ceiling of the front porch. There was a rust colored water spots on the ceiling. This is concerning because it is unknown where the possible water damage is coming from. A licensed professional should investigate further and make the necessary corrections



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)

No Defect(s) Observed

System Descriptions

The Type of Exterior Wall-Covering Materials

- Stucco

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>.

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Foundation

Major Defect

I observed a large crack on the foundation near the back sliding glass door. This crack could allow for moisture intrusion into the foundation. It is concerning the crack ran the entire length of the door. However, there were no other signs of moisture intrusion in that area of the home. A licensed professional should be retained to investigate further and make the necessary corrections.



Basement

Not Inspected | **Not Present**



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Crawlspace

Not Inspected | **Not Present**



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Structural Components

No Defect(s) Observed



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System Descriptions

The Type of Foundation

- The type of foundation was a poured concrete slab.

The Location of the Access to the Under-Floor Space

- No under-floor space existed

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



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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

Heating system was a forced air heat pump as part of the HVAC system. The system was located in the attic. Access was from the closet in the master bedroom.



System Descriptions



Location of the Thermostat for the Heating System

- The thermostat was centrally located in the hallway of the home and was easily accessible. The thermostat was operable and appeared to work as designed.





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The Energy Source

- The heat source for the heating system was natural gas





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The Heating Method

- The HVAC was a forced air heat pump



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Reported Observations

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)

No Defect(s) Observed

The cooling system for the home was an air conditioning system as part of the forced air HVAC system.



System Descriptions



The Location of the Thermostat for the Cooling System

- The thermostat was centrally located in the hallway and worked using the normal operating controls.



The Cooling Method

- The cooling system was a central air conditioning system.

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

The main water shut-off was located in the front of the house near the walkway leading to the front door of the home.

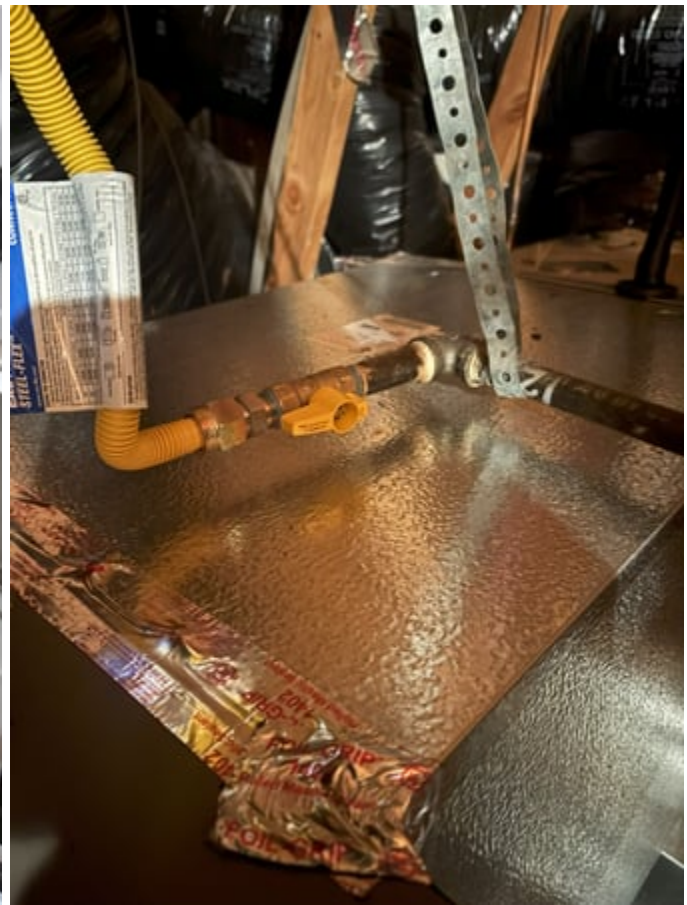




Main Fuel Supply Shut-Off Valve

No Defect(s) Observed

The gas meter and main hookup into the home was located outside on the left side. I did not observe a main shut off valve for the gas at the meter. Shur off valves were present in the kitchen under the stove range, next to the water heater, and next to the heating system.





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

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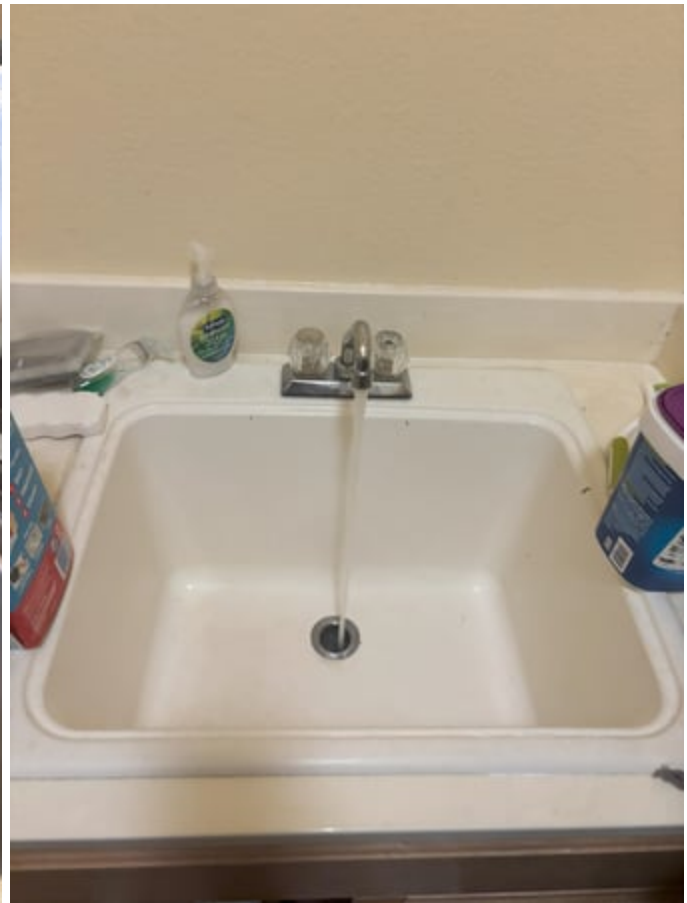
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Interior Water Supply (including all fixtures and faucets, by running the water)

Minor Defect

Garage utility sink cold water did not turn on. It is recommended a licensed plumber be retained to make the necessary corrections.





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All Toilets (for proper operation by flushing)

No Defect(s) Observed





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All Sinks, Tubs and Showers (for functional drainage)

Major Defect

Under the kitchen sink I observed a metal pot placed under the sink drain. The cabinet under the pot was chipped and had signs of water damage including being soft to the touch. There was a crack in the tailpiece of the drain next to the P trap. A licensed plumber should be retained to make the necessary corrections.

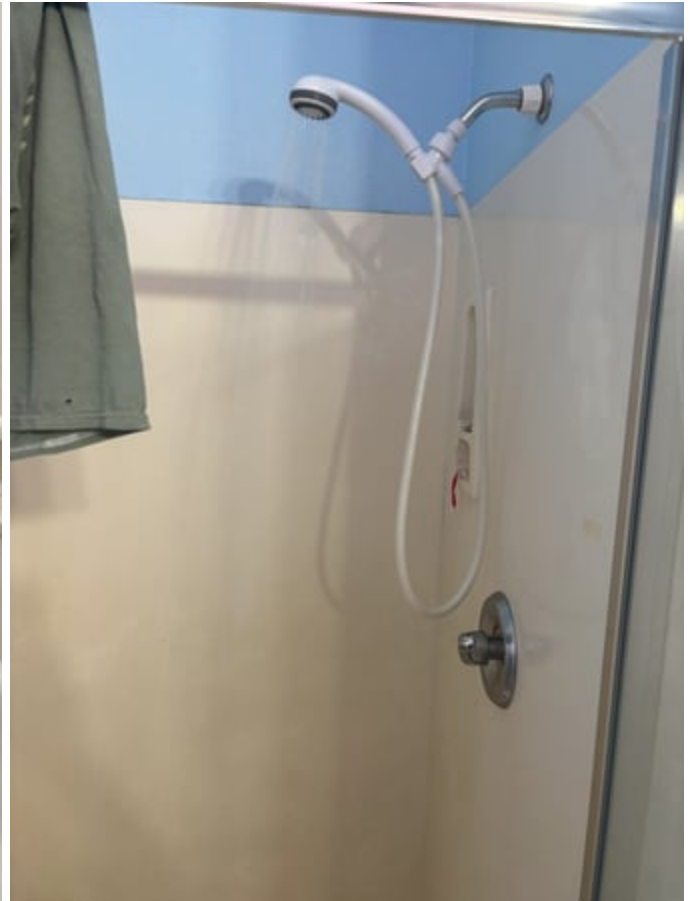




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Drain, Waste and Vent System

Major Defect

Refer to kitchen sink comments above.



Drainage Sump Pumps (with accessible floats)

Not Inspected | Not Present

System Descriptions



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

- The water supply was public from the local water municipal district.



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The Location of the Main Water Supply Shut-Off Valve

- The main shut-off valve was located near the walkway leading to the front door of the home



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The Location of the Main Fuel Supply Shut-Off Valve

- The main fuel shut-off valve was not located. It is unknown if one exists.

The Location of Any Observed Fuel-Storage System

- None present.

The Capacity of the Water Heating Equipment (if labeled)

- The capacity of the hot water heater tank was 50 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



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Did you observe active plumbing water leaks?

Yes (see notes)

Active water leak under the kitchen sink. A licensed professional should be retained to make the necessary corrections.

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

Not Inspected | **Not Present**

Electrical service to the residence is provided by underground power lines.

Overhead Service Conductors and Attachment Point

Not Inspected | **Not Present**

No overhead service conductors present. Lines are all underground.

Service Head, Gooseneck and Drip Loops

Not Inspected | **Not Present**

Electrical service to the residence is provided by underground power lines.



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Service Mast, Service Conduit and Raceway

Not Inspected | **Not Present**

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Electric Meter and Base

No Defect(s) Observed





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Service-Entrance Conductors

No Defect(s) Observed





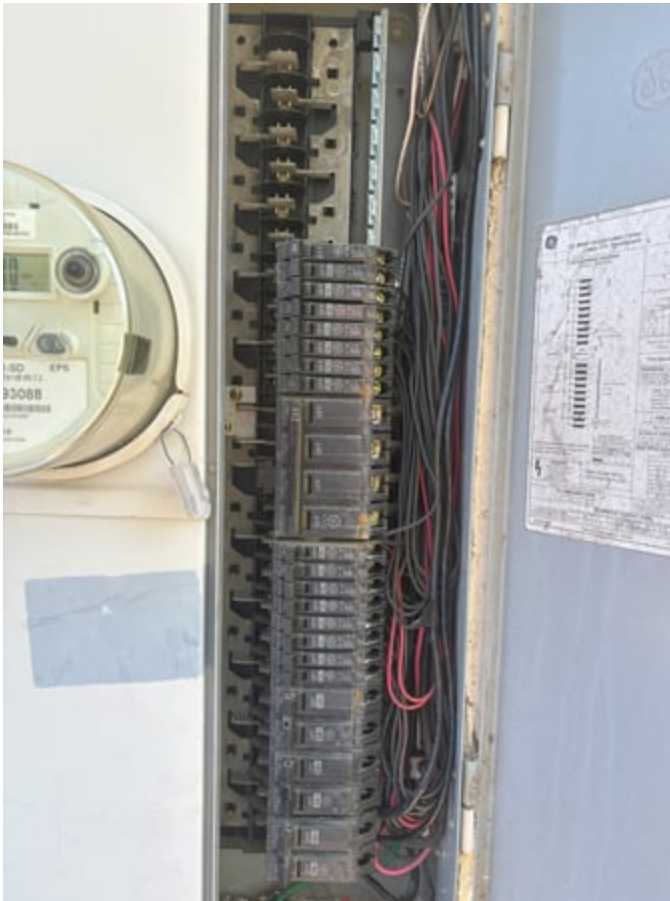
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Main Service Disconnect

No Defect(s) Observed





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**Panelboards and Over-Current Protection Devices
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No Defect(s) Observed

Service Grounding and Bonding

No Defect(s) Observed



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Switches, Lighting Fixtures and Receptacles

Minor Defect

I observed one of the kitchen recessed ceiling lights did not turn on. It is unknown if the light bulb was simply out or if another problem with the electrical system exists. It is recommended corrections be made.



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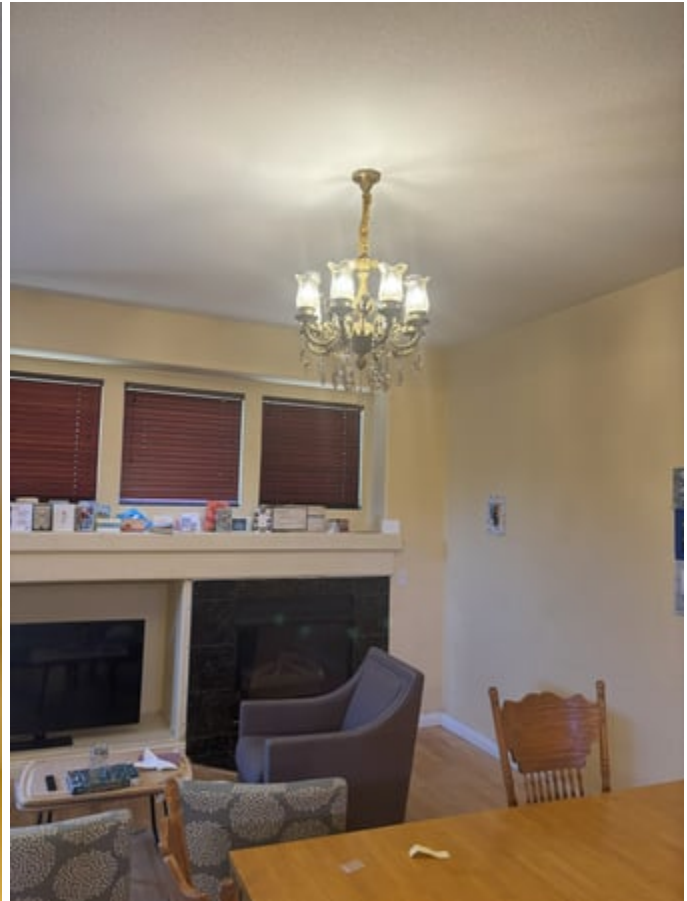




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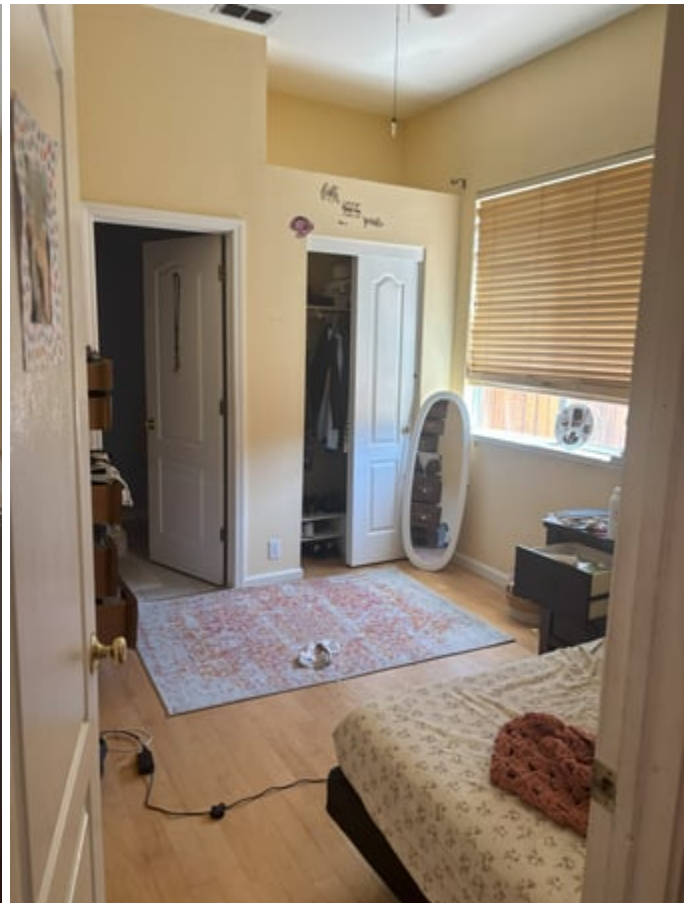
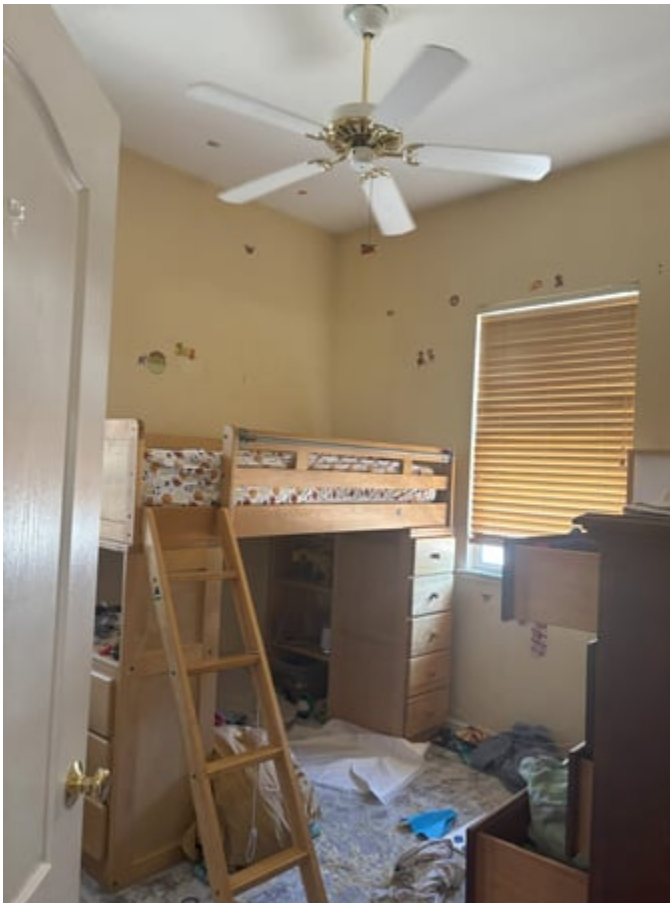




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Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers

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No GFCI outlets were installed in the bathrooms or the kitchen near the sink. A licensed professional should be retained to make the necessary corrections.





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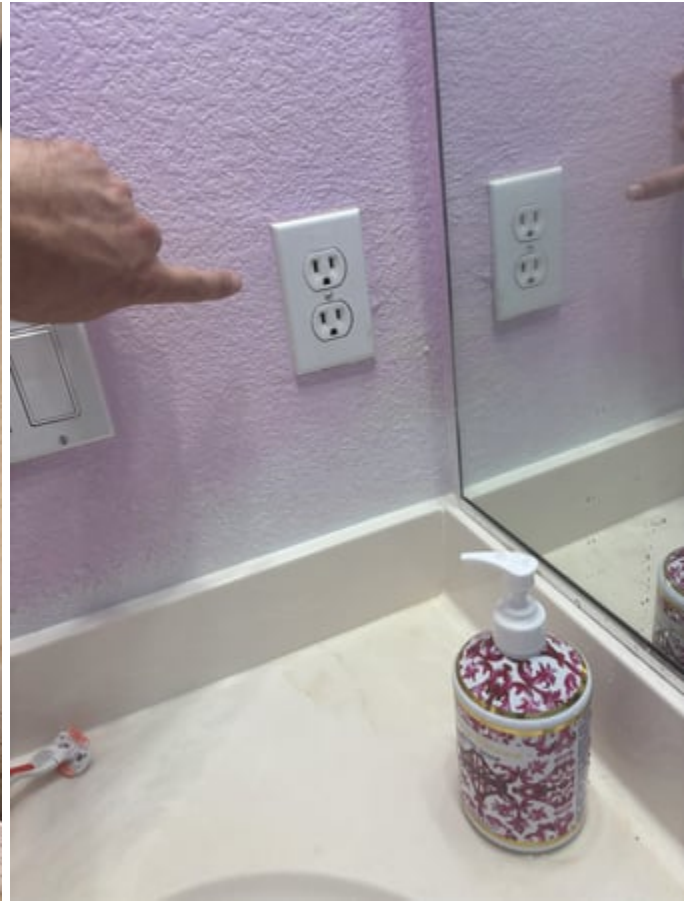




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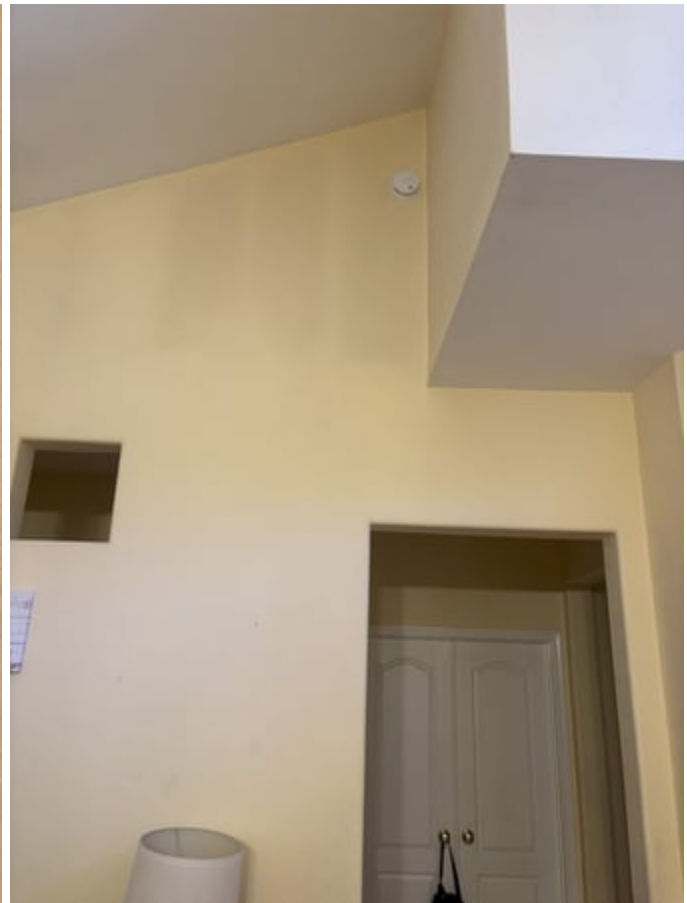
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Presence of Smoke and Carbon-Monoxide Detectors

No Defect(s) Observed

There were smoke detectors present in each of the bedrooms, kitchen, adjacent to the fireplace, kitchen, and the hallway.





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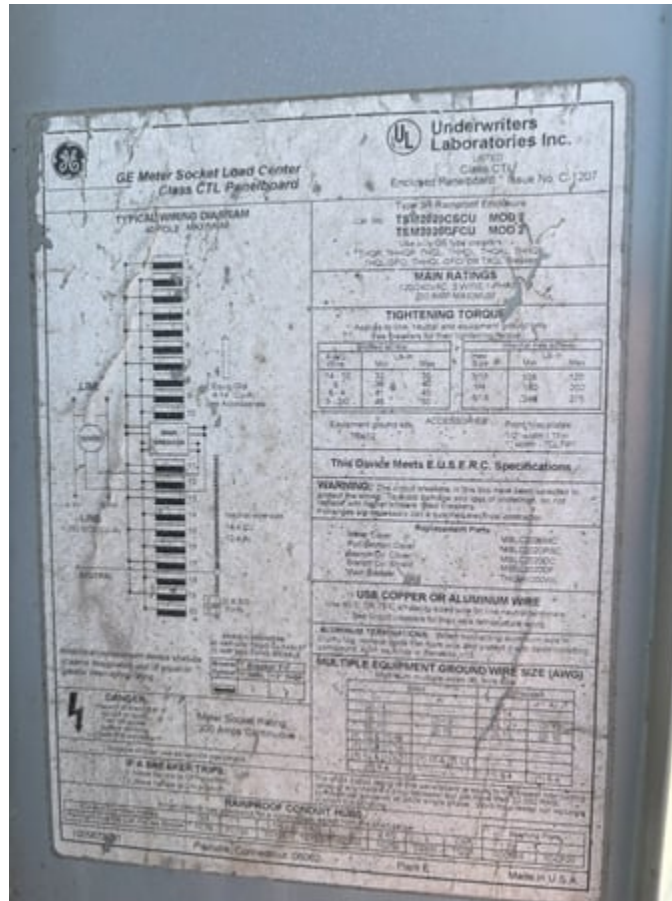
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System Descriptions

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

- The main service disconnect was labeled for 200 amps.



The Type of Wiring Observed

- Only copper wiring was observed.

Reported Observations



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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

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

Not Observed



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Fireplace

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Fireplaces and Chimneys (readily accessible and visible portions)

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The home had a natural gas fireplace insert with an automatic electric switch.





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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

- The home had a natural gas fireplace insert with an automatic electric switch.

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

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

No Defect(s) Observed



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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

The kitchen, all three bathrooms, and the laundry room had working exhaust systems in them.



System Descriptions



The Type of Insulation Observed

- The attic had blown-in cellulose insulation.



The Approximate Average Depth of Insulation

- The insulation thickness was approximately twelve inches thick.

Reported Observations



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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



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

No Defect(s) Observed

No defects observed on any of the interior doors. The interior garage door had a self-latching hinge system installed on it that functioned properly.





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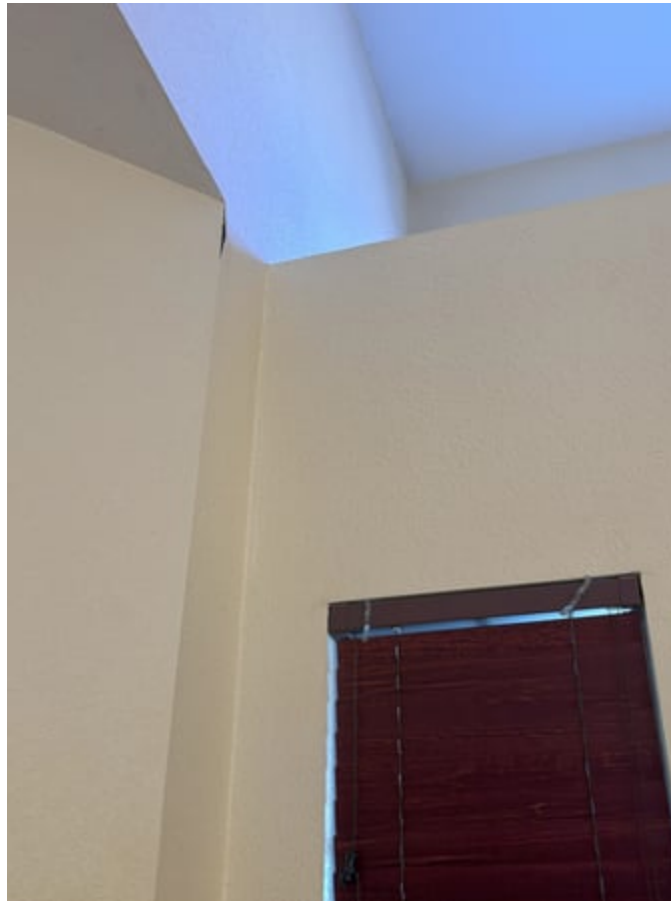
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Floors, Walls and Ceilings

Minor Defect

I located a crack in the drywall in the front room of the home. It is recommended a licensed professional investigate it further.



Stairs, Steps, Landings, Stairways and Ramps

Not Inspected | **Not Present**

Railings, Guards and Handrails

Not Inspected | **Not Present**



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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

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