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World Headquarters
1750 30th St Ste 301
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Mock Inspection Report

2411 NW 88th St, Miami, FL, USA

Jan 23, 2025

Performed by **Adrian Marrero**

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

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters. Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak. Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.



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Gutters

Not Inspected | **Not Present**

Downspouts

Not Inspected | **Not Present**

**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)

Minor Defect

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.



System Descriptions

The Type of Roof-Covering Materials

- Wood Shingle or Shake



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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

Minor Defect

Cracking - Minor Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.





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Eaves, Soffits and Fascia

Minor Defect

Fascia - Damaged One or more sections of the fascia are damaged.
Recommend qualified roofer evaluate & repair.





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Windows (a representative number)

No Defect(s) Observed





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All Exterior Doors

No Defect(s) Observed

Flashing and Trim

No Defect(s) Observed



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Adjacent Walkways and Driveways

Minor Defect

Cracking - Minor Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring. Driveway Cracking - Minor Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



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Stairs, Steps, Stoops, Stairways and Ramps

Not Inspected | **Not Present**



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Porches, Patios, Decks, Balconies and Carports

Minor Defect

Driveway Cracking - Minor Minor cosmetic cracks were observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



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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

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>.

Items Inspected

Foundation

No Defect(s) Observed

Foundation: Material Slab on Grade, Concrete

Basement

No Defect(s) Observed

Crawlspace

No Defect(s) Observed

Structural Components

No Defect(s) Observed

System Descriptions

The Type of Foundation

- Foundation: Material Slab on Grade, Concrete



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The Location of the Access to the Under-Floor Space

- 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

- Hall

The Energy Source

- Electric

The Heating Method

- Electric

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
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Items Inspected



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Cooling System (using normal operating controls)

Minor Defect

A/C Temperature at the time of the inspection.



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System Descriptions

The Location of the Thermostat for the Cooling System

- Hall





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The Cooling Method

- Central air conditioning system: HVAC is more than 10 years old/preventive replacement is recommended The average lifespan of an air conditioning unit is around 10 to 15 years. Regular maintenance and proper care can help extend its life. Older HVAC systems are generally less energy-efficient than newer models. If you notice a significant increase in energy bills or you want to reduce your energy consumption, upgrading to a more energy-efficient system could be beneficial. HVAC is more than 10 years old / preventive replacement recommended The average lifespan of an air conditioning unit is around 10 to 15 years. Regular maintenance and proper care can help extend its life. Older HVAC systems are generally less energy-efficient than newer models. If you notice a significant increase in energy bills or you want to reduce your energy consumption, upgrading to a more energy-efficient system could be beneficial.





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Reported Observations

Did you observe any cooling system that did not operate?

Not Observed

Loose AC ducts in attic areas Missing security straps Loose AC register/s



Did you observe that the cooling system was
inaccessible?

Not Observed



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Plumbing

View the InterNACHI® “Plumbing” inspection standard at
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Main Water Supply Shut-Off Valve

No Defect(s) Observed

Material Iron North Water Source Public



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Main Fuel Supply Shut-Off Valve

Not Inspected | **Not Present**



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

Minor Defect

Manufacturer GE I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Water heater is more than 10 years old / preventive replacement recommended.



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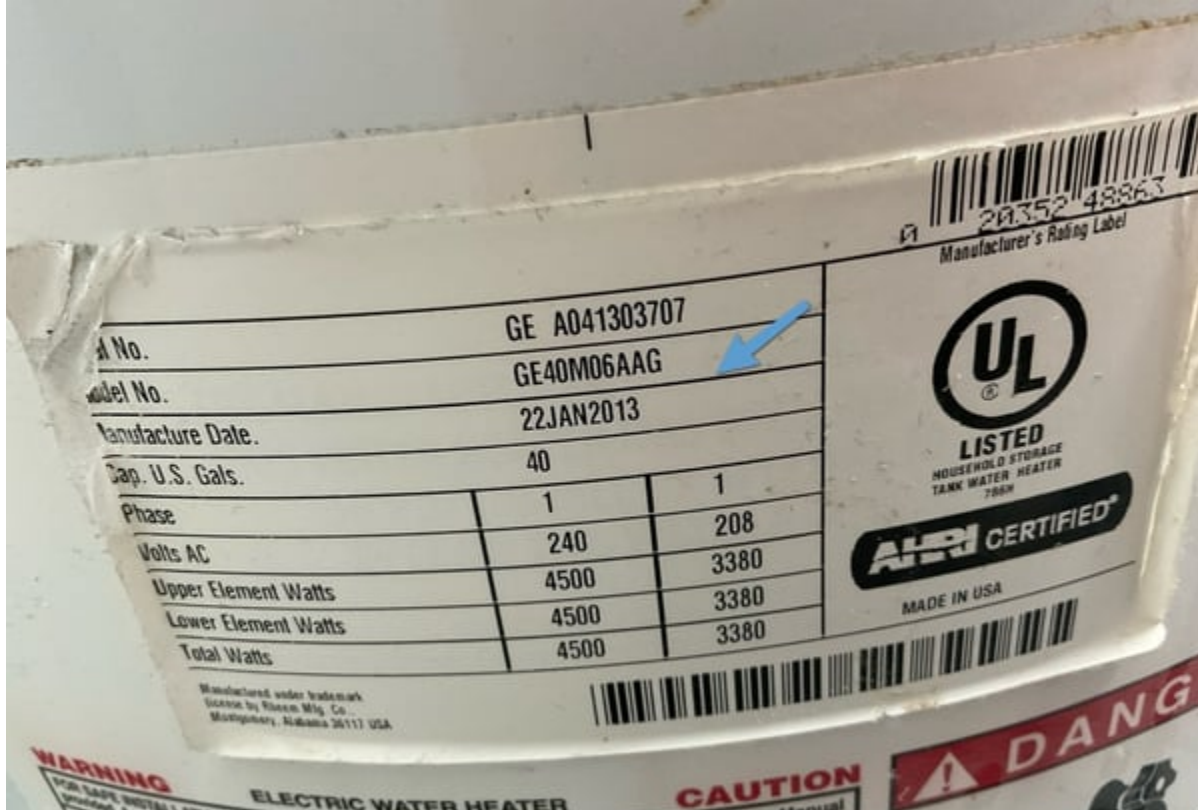
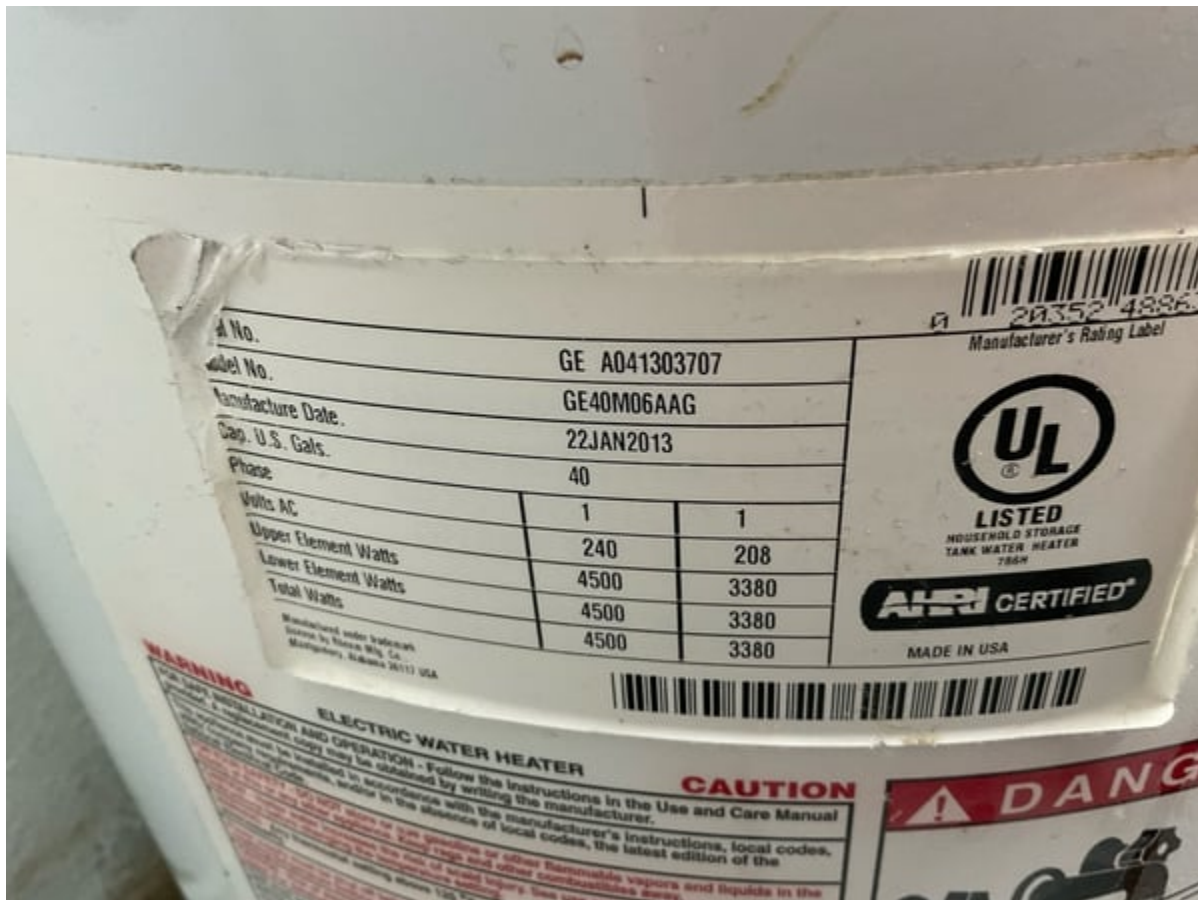




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Interior Water Supply (including all fixtures and faucets, by running the water)

No Defect(s) Observed

n/a

All Toilets (for proper operation by flushing)

No Defect(s) Observed

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)

No Defect(s) Observed

System Descriptions



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

- Public





The Location of the Main Water Supply Shut-Off Valve

- North



The Location of the Main Fuel Supply Shut-Off Valve

- n/a



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The Location of Any Observed Fuel-Storage System

- n/a

The Capacity of the Water Heating Equipment (if labeled)

- n/a

Reported Observations

Did you observe deficiencies in the water supply?

Not Observed

n/a

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?

Not Observed



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Electrical

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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





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

No Defect(s) Observed

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Next to the Meter

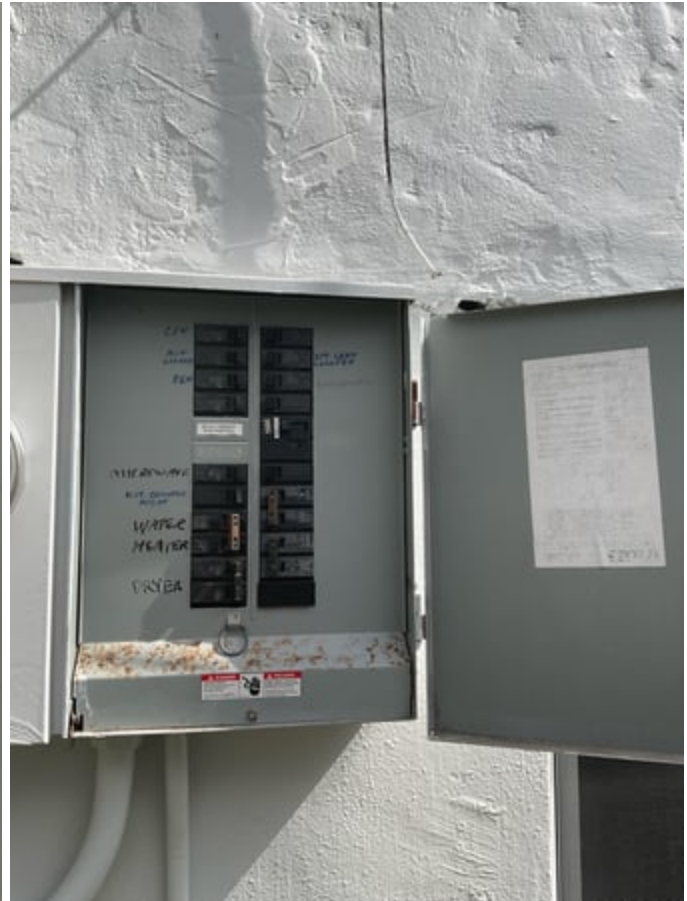




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Service Grounding and Bonding

Not Inspected | **Not Present**

Switches, Lighting Fixtures and Receptacles

Not Inspected | **Not Present**

Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers

Not Inspected | **Not Present**



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Presence of Smoke and Carbon-Monoxide Detectors

Not Inspected | **Not Present**

System Descriptions

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

- Panel Capacity 150 AMP Device: Panel Manufacturer General Electric





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The Type of Wiring Observed

- Romex



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



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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

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?

Yes (see notes)

no smoke detector

Did you observe the lack of a carbon-monoxide detector in the same room as the fireplace?

Yes (see notes)

no carbon-monoxide detector

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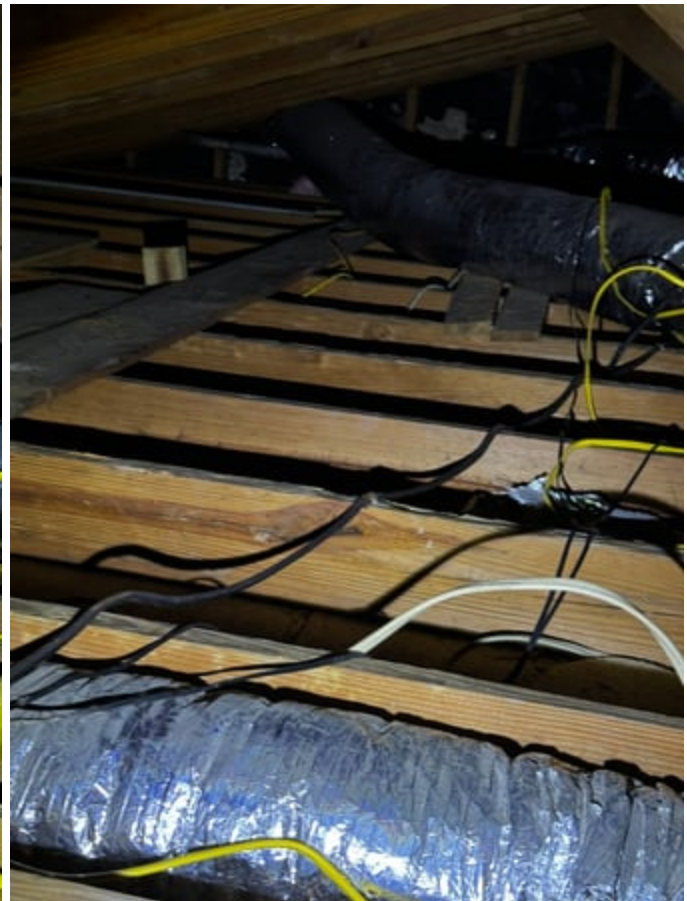
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Insulation in Unfinished Spaces (including attics, crawlspaces and foundation areas)

Major Defect

Missing insulation in attic area Not having attic insulation can lead to several disadvantages and negative consequences. The lack of insulation forces your HVAC system to work harder to compensate for the heat loss or gain. This increased workload can lead to more frequent breakdowns, higher repair costs, and a shorter overall lifespan for your heating and cooling equipment. Proper attic insulation can lead to significant energy savings over time. Without it, you miss out on the opportunity to reduce your energy bills and potentially recoup the insulation cost through energy savings.





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

Not Inspected | **Not Present**

Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area

Not Inspected | **Not Present**

System Descriptions

The Type of Insulation Observed

- Missing Insulation in the attic area.

The Approximate Average Depth of Insulation

- Missing Insulation in the attic area.

Reported Observations

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

Yes (see notes)

Missing Insulation in the attic area.



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View the InterNACHI® “Doors, Windows & Interior” inspection standard at
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**Doors and Windows (a representative number, by
opening and closing them)**

No Defect(s) Observed





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Floors, Walls and Ceilings

Minor Defect

Incomplete repairs on closet walls. Signs of repairs in interior ceilings
The inspector recommend a further evaluation.



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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

Not Inspected | **Not Present**

System Descriptions

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

- garage door no observed

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



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

Not Observed