



# International Association of Certified Home Inspectors

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

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

## Mock Inspection Report

14432 Blue Lake Rd, Panama City, FL 32409-4665.

Dec 2, 2024

Performed by **Jeff Keckler**

---

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



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Roof-Covering Materials

No Defect(s) Observed

Galvanized steel





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Gutters

No Defect(s) Observed





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Downspouts

Minor Defect

Downspouts disconnected at drainage point(s). Recommend immediate repair to ensure proper water drainage away from the foundation.







# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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



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

**No Defect(s) Observed**



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

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

**No Defect(s) Observed**







# International Association of Certified Home Inspectors

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

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



## System Descriptions

### The Type of Roof-Covering Materials

- Metal
- Roof is in overall good condition

## Reported Observations

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

**Not Observed**



## **International Association of Certified Home Inspectors**

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

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

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

**Items Inspected**



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Exterior Wall-Covering Materials

No Defect(s) Observed

Exterior is red brick







# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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







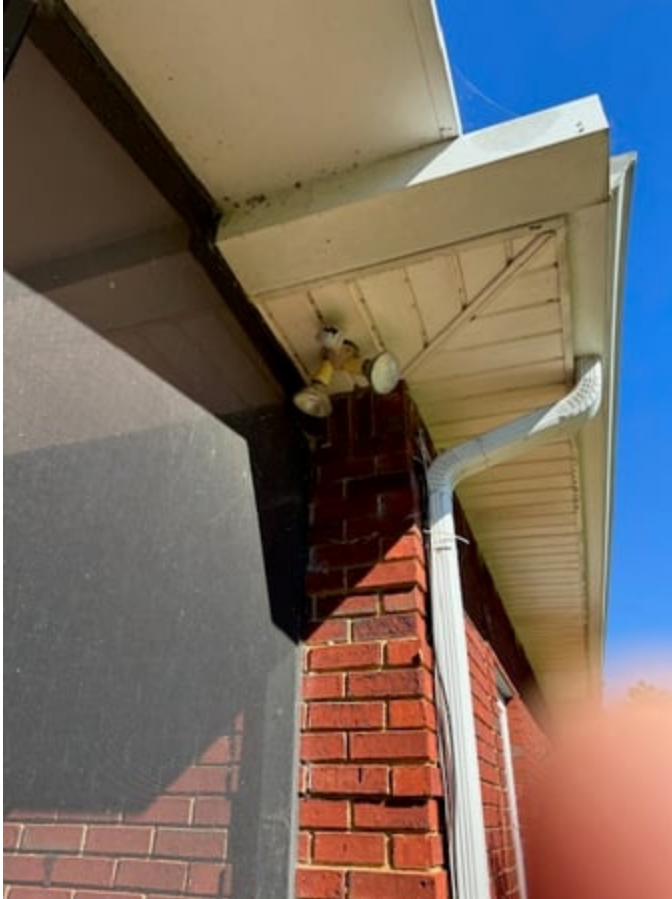
# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Eaves, Soffits and Fascia

**No Defect(s) Observed**





# International Association of Certified Home Inspectors

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

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



**Windows (a representative number)**

**No Defect(s) Observed**

No cracked windows at the time of inspection



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## All Exterior Doors

No Defect(s) Observed

All doors were in good condition





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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



**Flashing and Trim**

**No Defect(s) Observed**





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Adjacent Walkways and Driveways

Minor Defect

No cracks were observed in the concrete parking pad. Uneven concrete near the back of the house walkway poses a tripping hazard, and loose bricks encumber the walking path—recommendation for immediate repair to avoid further separation and cracking the concrete pad from underneath.





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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



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

**No Defect(s) Observed**



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Porches, Patios, Decks, Balconies and Carports

No Defect(s) Observed

Screened in patio was in good condition. No tears in the screen



## Railings, Guards and Handrails

No Defect(s) Observed





## International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

### **Vegetation, Surface Drainage, Retaining Walls and Grading of the Property (where they may adversely affect the structure due to moisture intrusion)**

**Minor Defect**

Vegetation is growing up against the exterior walls. Recommend trimming to reduce water exposure







# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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



## System Descriptions



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## The Type of Exterior Wall-Covering Materials

- Masonry, Brick or Stone



### Reported Observations

**Did you observe any improper spacing between intermediate balusters, spindles or rails?**

**Not Observed**



# International Association of Certified Home Inspectors

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

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

## 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

- Poured concrete slab



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## 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**





# International Association of Certified Home Inspectors

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

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

## 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

Newer water heater



## System Descriptions



## Location of the Thermostat for the Heating System

---

- Inside the family room.



## The Energy Source

---

- Electricity



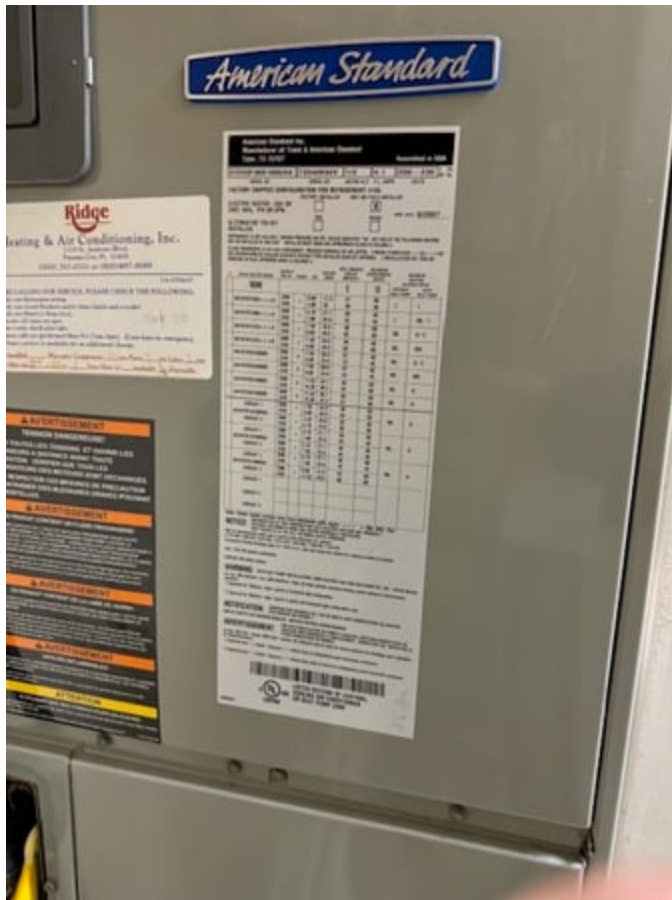
# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## The Heating Method

- Heat pump





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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



## 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**





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## 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



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## The Location of the Thermostat for the Cooling System

---

- Inside the family room





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## The Cooling Method

---

- HVAC central air split system with a mini-split, ductless cooling system in the game room





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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



## Reported Observations

**Did you observe any cooling system that did not operate?**

**Not Observed**

I was not able to operate the cooling system as it was below 65 degrees outside

**Did you observe that the cooling system was inaccessible?**

**Not Observed**





# International Association of Certified Home Inspectors

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

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

## 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 property is on a well system





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Main Fuel Supply Shut-Off Valve

Not Inspected | **Not Present**

No natural gas present at the property

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

**No Defect(s) Observed**

Newer water heater. 50 gallon capacity





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

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

**No Defect(s) Observed**





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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







# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## All Toilets (for proper operation by flushing)

**No Defect(s) Observed**



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

**No Defect(s) Observed**



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## 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, well system



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

---

- Main water shut off is located in an outside shed, approximately 80 feet to the right of the front door



## International Association of Certified Home Inspectors

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

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

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

---

- N/A. No natural gas present

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

---

- N/A





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

- 50 gallons, AO Smith



### 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**



## International Association of Certified Home Inspectors

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

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

**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**



# International Association of Certified Home Inspectors

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

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

## Electrical

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

### Items Inspected

#### Service Drop

Not Inspected | **Not Present**

#### 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

Not Inspected | **Not Present**



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Electric Meter and Base

No Defect(s) Observed



## Service-Entrance Conductors

No Defect(s) Observed





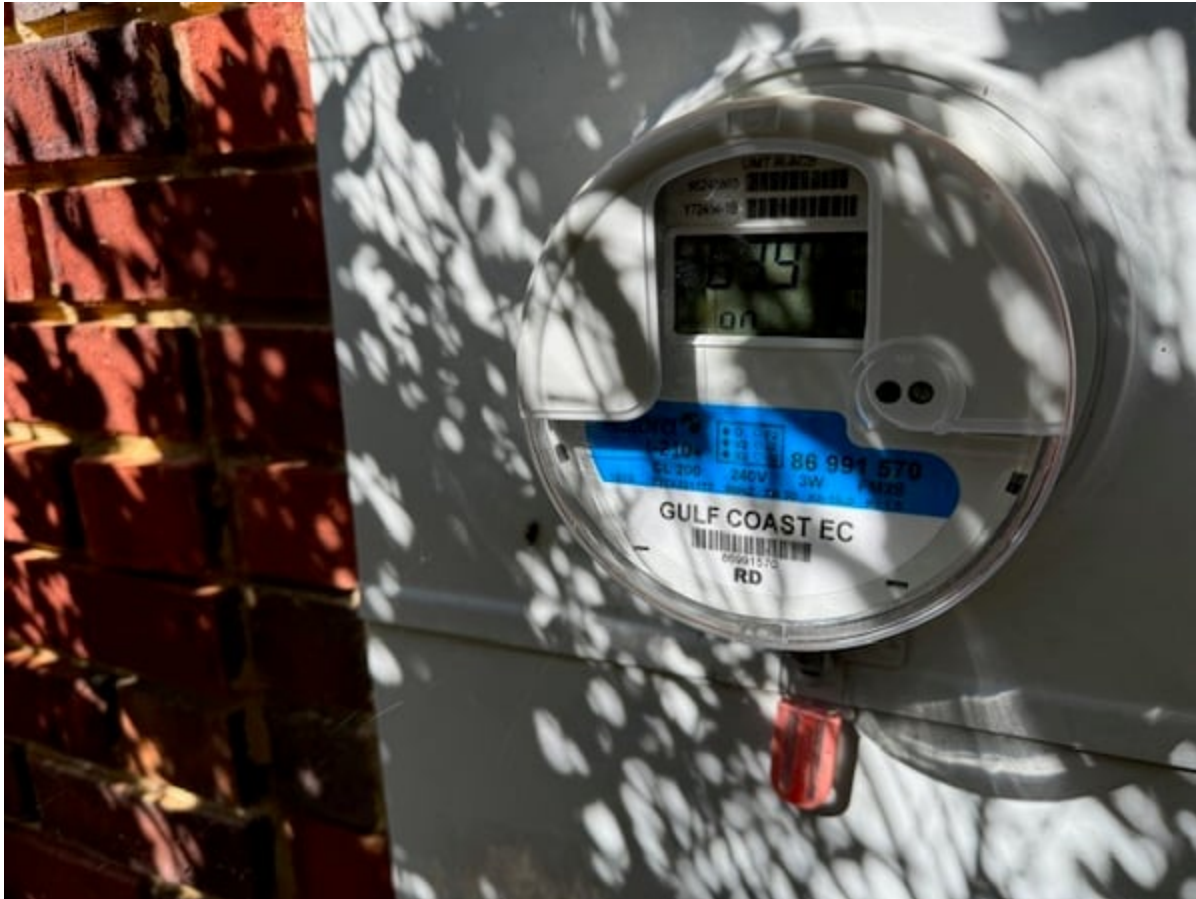
# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Main Service Disconnect

Not Inspected | Inaccessible



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

**No Defect(s) Observed**



## Service Grounding and Bonding

Not Inspected | **Inaccessible**

## Switches, Lighting Fixtures and Receptacles

**No Defect(s) Observed**



## International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

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

**Minor Defect**

The GFCI outlet is not present on the outside back walkway. I recommend installing one for over-current protection.





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

## Presence of Smoke and Carbon-Monoxide Detectors

**No Defect(s) Observed**



### System Descriptions

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

- 200 AMP service, lateral underground line



# International Association of Certified Home Inspectors

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

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

## The Type of Wiring Observed

---

- 4/0 AWG and 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**

**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**





# International Association of Certified Home Inspectors

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

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

## 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 | Inaccessible

Not inspected

#### Lintels Above the Fireplace Openings

Not Inspected | Inaccessible

Not inspected

#### Damper Doors (by opening and closing them, if readily accessible and manually operable)

Not Inspected | Inaccessible

Not inspected

#### Cleanout Doors and Frames

Not Inspected | Inaccessible

Not inspected

### System Descriptions



# International Association of Certified Home Inspectors

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

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

## The Type of Fireplace

- Not inspected

### 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



# International Association of Certified Home Inspectors

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

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

## 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 | **Inaccessible**

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

**No Defect(s) Observed**



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

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

**No Defect(s) Observed**



### System Descriptions

#### The Type of Insulation Observed

- Rolled, batt insulation



## International Association of Certified Home Inspectors

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

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

### The Approximate Average Depth of Insulation

---

- I was not able to measure the depth of insulation in the attic.

### Reported Observations

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

**Not Observed**





## **International Association of Certified Home Inspectors**

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

### **Doors, Windows & Interior**

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

### **Items Inspected**



# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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

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

**No Defect(s) Observed**





# International Association of Certified Home Inspectors

Visit us online at [NACHI.ORG](http://NACHI.ORG)

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



**Floors, Walls and Ceilings**

**No Defect(s) Observed**

**Stairs, Steps, Landings, Stairways and Ramps**

**No Defect(s) Observed**

**Railings, Guards and Handrails**

**No Defect(s) Observed**



# International Association of Certified Home Inspectors

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

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

## Garage Vehicle Doors

Not Inspected | **Not Present**

### System Descriptions

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

- N/A

### 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**