



International Association of Certified Home Inspectors

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

Mock Inspection Report

2236 Kaiser Rd, New Athens, IL, USA

Jul 22, 2025

Performed by **Joseph Szumigala**

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

Minor Defect

Gutters are clogged and should be free of debris to allow for water exit via the downspouts



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Downspouts

Major Defect

Downspouts empty at foundation. This can lead to water infiltration in the basement/crawl space

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

No Defect(s) Observed

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

- Asphalt Shingle

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

Settlement cracks in the brick mortar

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

Minor Defect

Metal capping around garage door opening needs to be sealed to prevent moisture intrusion



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Adjacent Walkways and Driveways

Minor Defect

Asphalt driveway has normal wear cracks. Recommend getting sealed to prevent cracks from growing larger

Stairs, Steps, Stoops, Stairways and Ramps

Not Inspected | Not Present

Porches, Patios, Decks, Balconies and Carports

No Defect(s) Observed

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)

Major Defect

Negative grade on west side of the property. Needs to be addressed to allow for water to flow away from the foundation wall;

System Descriptions



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The Type of Exterior Wall-Covering Materials

- Vinyl
- Masonry, Brick or Stone
- Settlement cracks in brick on rear and front of structure

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

No Defect(s) Observed

Structural Components

No Defect(s) Observed

System Descriptions

The Type of Foundation

- Cinder Block



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The Location of the Access to the Under-Floor Space

- In bedroom closet

Reported Observations

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

Yes (see notes)

Garage wall siding is covered by landscape rock, indicating the bottom wood plate of the wall is under ground level

Did you observe indications of active water penetration?

Not Observed

Did you observe indications of possible foundation movement?

Yes (see notes)

Brick cracks

Did you observe cutting, notching or boring of framing members?

Not Observed



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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

- In the main hallway

The Energy Source

- Natural gas

The Heating Method

- Furnace

Reported Observations

Did you observe any heating system that did not operate?

Not Observed



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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

System Descriptions

The Location of the Thermostat for the Cooling System

- in the main hallway

The Cooling Method

- central air conditioning

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)

Major Defect

Standing water in the catch pan of the hot water tank

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)

No Defect(s) Observed

System Descriptions

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

-
- public

The Location of the Main Water Supply Shut-Off Valve

-
- behind hot water heater in hall utility closet



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The Location of the Main Fuel Supply Shut-Off Valve

- in back yard at the buried gas tank

The Location of Any Observed Fuel-Storage System

- in the backyard

The Capacity of the Water Heating Equipment (if labeled)

- 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

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

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**

Not Inspected | **Not Present**

Service Head, Gooseneck and Drip Loops

Not Inspected | **Not Present**

Service Mast, Service Conduit and Raceway

Not Inspected | **Not Present**

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**

No Defect(s) Observed

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

No Defect(s) Observed

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

- 200 amp

The Type of Wiring Observed

- copper

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?

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

- No fireplace present



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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)

No Defect(s) Observed

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

System Descriptions

The Type of Insulation Observed

- fiberglass blown in

The Approximate Average Depth of Insulation

- 7 inches



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Reported Observations

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

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

No Defect(s) Observed

Floors, Walls and Ceilings

Minor Defect

drywall shrinkage crack in kitchen ceiling

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

System Descriptions



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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