



# International Association of Certified Home Inspectors

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World Headquarters  
1750 30th St Ste 301  
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## Mock Inspection Report

8200 South Cedar Drive, Bauxite, AR, USA

Jul 8, 2025

Performed by **David Holliman**

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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

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Additional gutters to the sides and rear of the home are recommended to control water drainage.



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## Downspouts

Cosmetic Defect

downspouts are damaged due to wear and should be extended away from the foundation

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

Minor Defect

Roofing penetrations should be resealed with silicone to prevent leaking

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

No Defect(s) Observed

Roof was observed by arial platform to be in good and acceptable condition and free of defects.

## System Descriptions

### The Type of Roof-Covering Materials

- Asphalt Shingle
- Architectural style shingles; the roof surface appears to be in good condition and looks to be less than 10 years old.



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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

Cosmetic Defect

Exterior surface is in good condition, but should be pressure washed with detergent to remove biological growth on wall surfaces.

#### Eaves, Soffits and Fascia

Major Defect

Facia boards are soft in areas and showing signs of water penetration and leading to rot. Recomend repair or replace as needed and repaint surfaces for protection

#### Windows (a representative number)

No Defect(s) Observed

All windows are double-pane and are fully operational



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## All Exterior Doors

**Material Defect**

Deadbolt to front door does not seat properly and can be opened easily by unintended persons.

## Flashing and Trim

**No Defect(s) Observed**

All flashing and trim look to be serviceable and installed according to the manufacturer's specifications

## Adjacent Walkways and Driveways

**Minor Defect**

Small settlement cracks observed in driveway. Recommend observing and maintaining or repairing as needed

## Stairs, Steps, Stoops, Stairways and Ramps

Not Inspected | **Not Present**



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## Porches, Patios, Decks, Balconies and Carports

No Defect(s) Observed

Patio is at grade concrete 20x20 slab and is in good condition with minor cracking.

## 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

Vegetation is kept in control and surface drainage is sufficient and provides a good path for water to drain away from the structure.

## System Descriptions

### The Type of Exterior Wall-Covering Materials

- Masonry, Brick or Stone

## Reported Observations



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

Not Observed

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None Present



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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 looks to be in good condition with no remarks

#### Basement

Not Inspected | Not Present

#### Crawlspace

Not Inspected | Not Present

on slab, not present

#### Structural Components

No Defect(s) Observed

### System Descriptions





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## The Type of Foundation

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- slab on grade

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

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- 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?

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Yes (see notes)

slight crack in Sheetrock finishes around entry way and back door which may indicate some settling of the structure. repair as needed



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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)

Major Defect

Heating unit appears to have a failing inducer motor on start up. Unit is 11 years old and is in serviceable condition, but does need routine maintenance. the system is an 80% efficient 80,000 btu, furnace is a Goodman Model number GMVC08003BN

## System Descriptions

### Location of the Thermostat for the Heating System

- Thermostat is located in the hallway outside of the master suite just below the return air which requires a 20x25x1 filter.

### The Energy Source

- the system is dual fuel and is an Electric Heat Pump with Natural gas back up for heat.



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## The Heating Method

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- Gas Furnace

## 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)

Minor Defect

Primary drainline is made of Polybutylene and is prone to clogging. This may cause the system to back up and cause water damage inside the structure. Recommend replacing with 3/4" pvc

## System Descriptions

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

- Hallway outside the master bedroom

### The Cooling Method

- Central Heat Pump system

## Reported Observations



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

**Not Observed**

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system is 11 year old Goodman R-410A system model# GSX036024SXX  
System is in need of regular routine maintenance.

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

**Yes (see notes)**

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Unit is located too close to the exterior wall of the home not allowing the  
unit to transfer heat as required and should be moved to at least 15" off  
the exterior surface for proper airflow and servicability.



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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 disconnect is located to the left of the driveway directly in front of the gate.

### Main Fuel Supply Shut-Off Valve

No Defect(s) Observed

Gas shutoff is located on the west side of the house mid way.

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

No Defect(s) Observed

Water heater is new and less than 2 years old with proper installation and set to a safe 120 degrees



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

Minor Defect

Kitchen faucet needs new seal, water drips. Repair or replace as needed.

### All Toilets (for proper operation by flushing)

Minor Defect

Replacement of wax rings are recommended indicated by the staining around the base and both toilets should be resealed.

### 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





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

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- Home is observed to be connected to a public water supply

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

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- To the left of the driveway just in front of the gate

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

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- West side of the house mid way

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

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- N/A

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

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- 40 Gallons

## **Reported Observations**



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**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?**

**Yes (see notes)**

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Kitchen sink drips

**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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Both toilets should be resealed and have the wax rings replaced indicated by staining on the floor.



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## Electrical

View the InterNACHI® “Electrical” inspection standard at  
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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**

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Meter has been recently replaced and is in good condition.



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## Service-Entrance Conductors

No Defect(s) Observed

## 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

Major Defect

Outlets in the kitchen and bath are not operable GFCI outlets

## Ground-Fault Circuit Interrupter Receptacles and Circuit Breakers

Major Defect

GFCI outlets are not resetting



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### Presence of Smoke and Carbon-Monoxide Detectors

Minor Defect

Smoke alarms should be posted by each bedroom and be a wired connection

## System Descriptions

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

- 200 Amp Service

### 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



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**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?**

**Yes (see notes)**

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GFCI outlets are not resetting

**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?**

**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**

**Minor Defect**

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Bathroom vent fans are not vented outside the structure

## System Descriptions

**The Type of Insulation Observed**

- 
- R-38 cellulose



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## The Approximate Average Depth of Insulation

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- 12-14"

## 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**

**Cosmetic Defect**

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Nicks and scratches in sheetrock

**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)

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- Installed with a garage door opener
- Door operates smoothly and retracts when sensors detect obstruction

## 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