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1750 30th St Ste 301
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Mock Inspection Report

1916 Galt Commons, Kennesaw, GA, USA

Jan 17, 2025

Performed by **Greg Fish**

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

Pitch is steep so I did a visual inspection from ground level. Roof structure and covering is fairly new. Asphalt shingles material.





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Gutters

No Defect(s) Observed



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Downspouts

No Defect(s) Observed

All downspouts were secure and splash blocks in place.





**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

Roof structure appears to be fairly new. No defects to report

System Descriptions



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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>.

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Exterior Wall-Covering Materials

No Defect(s) Observed

Exterior wall covering in good shape. No defects to report.



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Eaves, Soffits and Fascia

No Defect(s) Observed



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Windows (a representative number)

No Defect(s) Observed



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All Exterior Doors

No Defect(s) Observed

Front entrance door and rear entrance door operated without issue. Weather stripping intact and in good shape. No defects around sill.



Flashing and Trim

No Defect(s) Observed



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Adjacent Walkways and Driveways

No Defect(s) Observed

Walkway is poured concrete. No cracks or noticeable damages. Street parking only, no driveway to inspect.





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Stairs, Steps, Stoops, Stairways and Ramps

No Defect(s) Observed

Stairs and stair treads in good shape. Recommend a form of non-slip strips be added to wooden treads to reduce the risk of slipping when treads get wet.



Porches, Patios, Decks, Balconies and Carports

No Defect(s) Observed



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Railings, Guards and Handrails

No Defect(s) Observed

Handrails are in good shape. No spacing issues with the balusters.





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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

No major defects noted. I do want to mention the drain pipe shown in the picture. I could not tell where this pipe begins but the termination point is left open and almost clogged to the point of failure. Recommended that a professional service be called to assess and possibly repair.



System Descriptions



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The Type of Exterior Wall-Covering Materials

- Cement-Fiber Panels or Siding
- Siding appears to be Hardi siding.



Reported Observations



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

Not Observed





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



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Crawlspace

No Defect(s) Observed

Crawlspace had no defects noted. Moisture barrier in place. No indication of leaks, no standing water or odor.



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Structural Components

No Defect(s) Observed

Structural components in good shape. Insulation installed.



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The Type of Foundation

- Brick.



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The Location of the Access to the Under-Floor Space

- East side of residence.

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

Heating system was fully operational.

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Location of the Thermostat for the Heating System

- Thermostat mounted on the wall, right hand side of bathroom entrance door.



The Energy Source

- Heating system is natural gas



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The Heating Method

- Natural gas

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

Due to outside temperatures, I did not activate the cooling system.

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The Location of the Thermostat for the Cooling System

- Thermostat mounted on the wall. Right hand side of bathroom entrance door.





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The Cooling Method

- Central air conditioner



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





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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 a direct vent automatic instantaneous water heater. The unit is mounted/installed outside to the exterior rear wall.





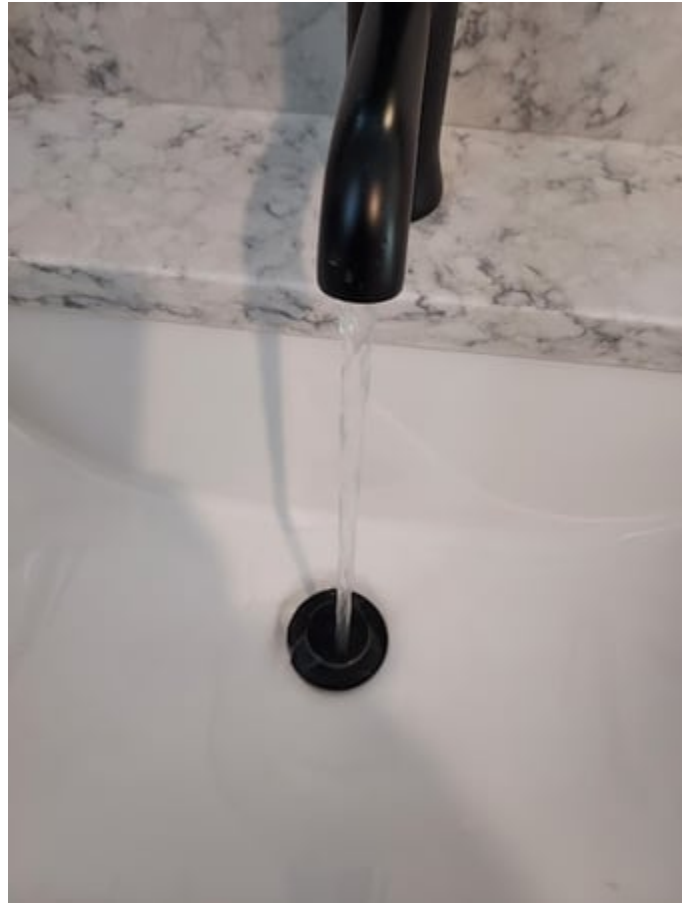
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Interior Water Supply (including all fixtures and faucets, by running the water)

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

Not Inspected | **Not Present**

Drainage Sump Pumps (with accessible floats)

Not Inspected | **Not Present**



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System Descriptions

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

- Public water supply.

The Location of the Main Water Supply Shut-Off Valve

- Street level location of main shut off valve.

The Location of the Main Fuel Supply Shut-Off Valve

- West side of residence.

The Location of Any Observed Fuel-Storage System

- N/A



The Capacity of the Water Heating Equipment (if labeled)

- Water heater is a direct vent automatic instantaneous water heater.



Reported Observations

Did you observe deficiencies in the water supply?

Not Observed

Proper flow and pressure with multiple fixtures operating at full capacity.



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Did you observe deficiencies in the installation of hot and cold water faucets?

Not Observed

Faucets were single handle. Hot and cold did operate correctly as designed by manufacturer.

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



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Electrical

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Items Inspected

Service Drop

Not Inspected | **Not Present**

Underground service. No service drop present.

Overhead Service Conductors and Attachment Point

Not Inspected | **Not Present**

Underground service

Service Head, Gooseneck and Drip Loops

Not Inspected | **Not Present**

Underground service

Service Mast, Service Conduit and Raceway

Not Inspected | **Not Present**

Underground service



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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

200 Amp service





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

No Defect(s) Observed



Service Grounding and Bonding

No Defect(s) Observed



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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 wiring

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

Underground service

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?

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)

No Defect(s) Observed

Natural gas fireplace.



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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**

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The Type of Fireplace

- Natural gas



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

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

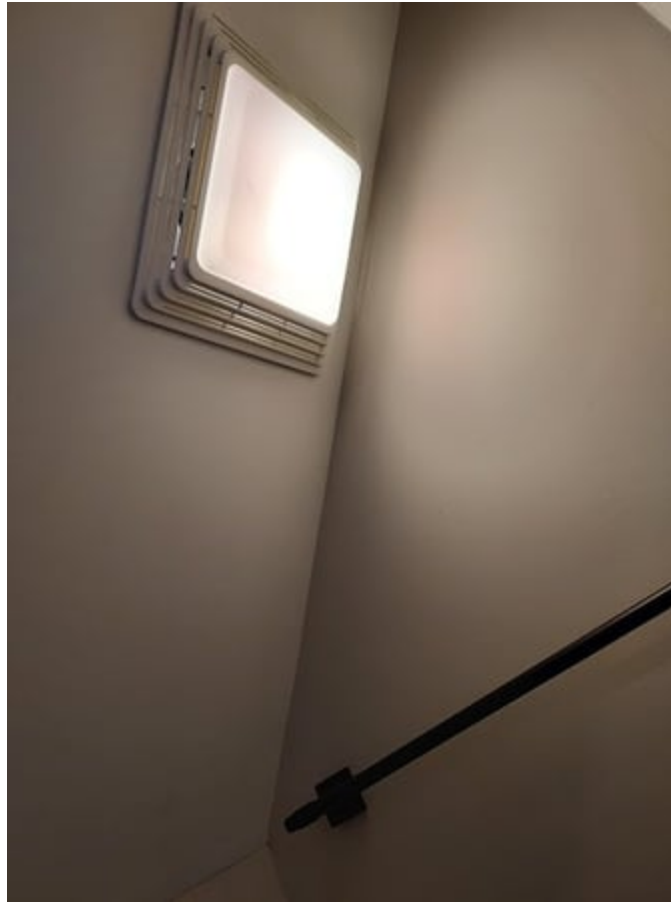
Ventilation of Unfinished Spaces (including attics, crawlspaces and foundation areas)

Not Inspected | Inaccessible



Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area

No Defect(s) Observed



System Descriptions

The Type of Insulation Observed

- N/A



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The Approximate Average Depth of Insulation

- N/A

Reported Observations

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

Not Observed



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Doors, Windows & Interior

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Items Inspected



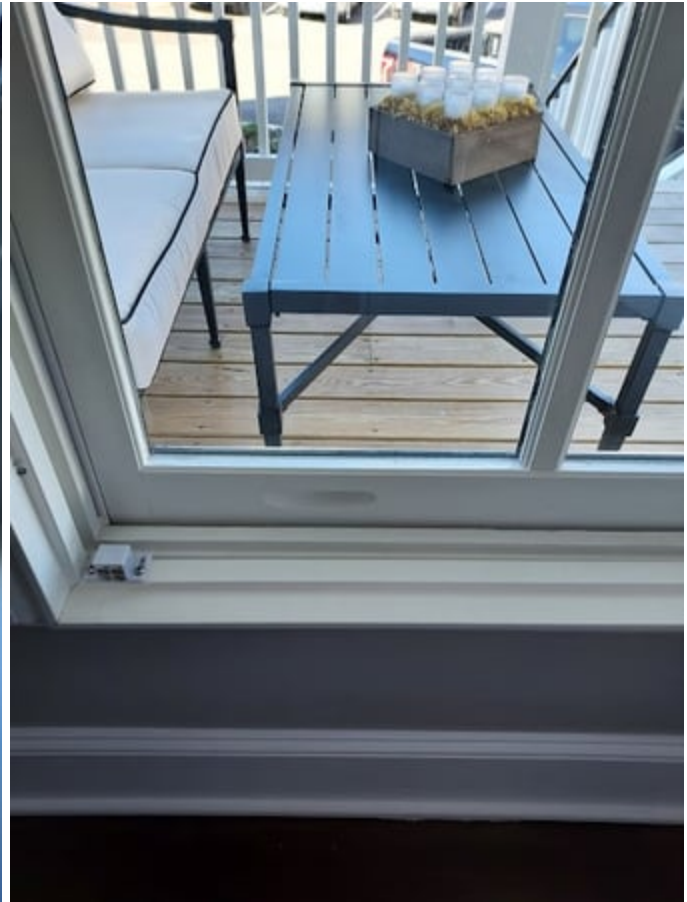
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Doors and Windows (a representative number, by opening and closing them)

No Defect(s) Observed





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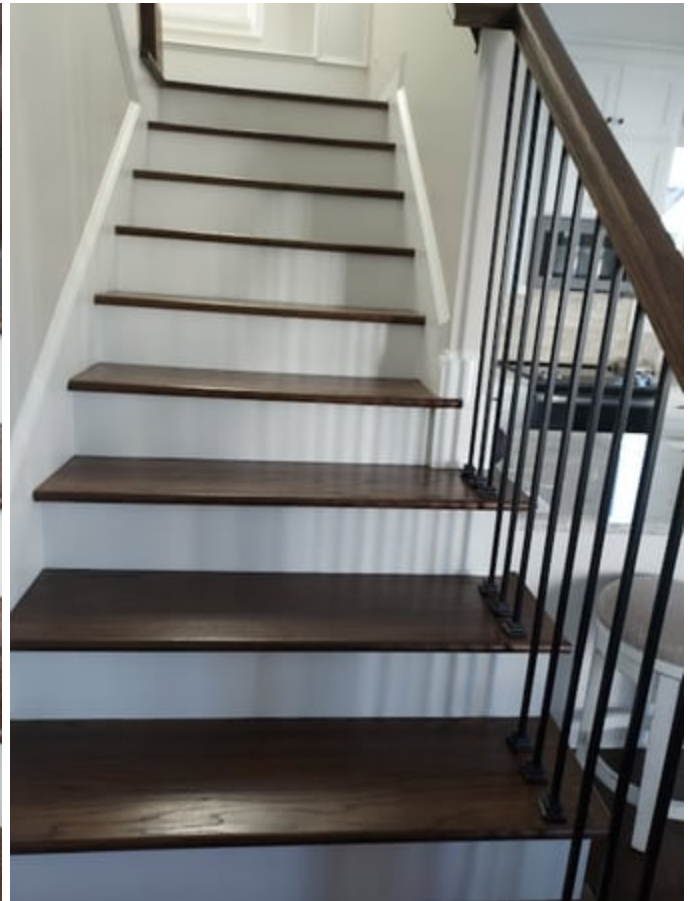
Floors, Walls and Ceilings

No Defect(s) Observed



Stairs, Steps, Landings, Stairways and Ramps

No Defect(s) Observed



Railings, Guards and Handrails

No Defect(s) Observed

Garage Vehicle Doors

Not Inspected | **Not Present**



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

- No garage on premises.

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