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

Mock Inspection Report

3137 North Frederic Street, Burbank, CA, USA

Aug 27, 2025

Performed by **Vincent Marinelli**

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

Downspouts

No Defect(s) Observed



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**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



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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>.

Items Inspected

Exterior Wall-Covering Materials

Minor Defect

- Observed Condition: Mortar joint deterioration at brick veneer.
- Implication: May allow moisture entry ☒ possible water damage & spalling.
- Recommendation: Masonry contractor to repoint/repair joints.





Eaves, Soffits and Fascia

Minor Defect

I inspected the eaves, soffit, and fascia areas. Several penetrations were observed where pipes extend through the soffit (above the water heater and at the PVC vent). These penetrations were not properly sealed, which could allow pest entry or moisture intrusion. Additionally, gaps were observed in the soffit panel joints. I recommend sealing all penetrations and repairing/closing gaps to maintain a weather-tight and pest-resistant building envelope. A qualified contractor should perform these repairs





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Windows (a representative number)

Material Defect

Woodshop windows were observed with failed seals, evidenced by fogging between panes. This condition reduces energy efficiency and visibility and should be corrected by a qualified glazing contractor. Additionally, one window in the garage was inoperable and could not be opened. While this is not a direct safety issue in a garage, the window should be repaired for proper function. If such a condition is found in a sleeping room, it would be considered a major defect due to egress requirements





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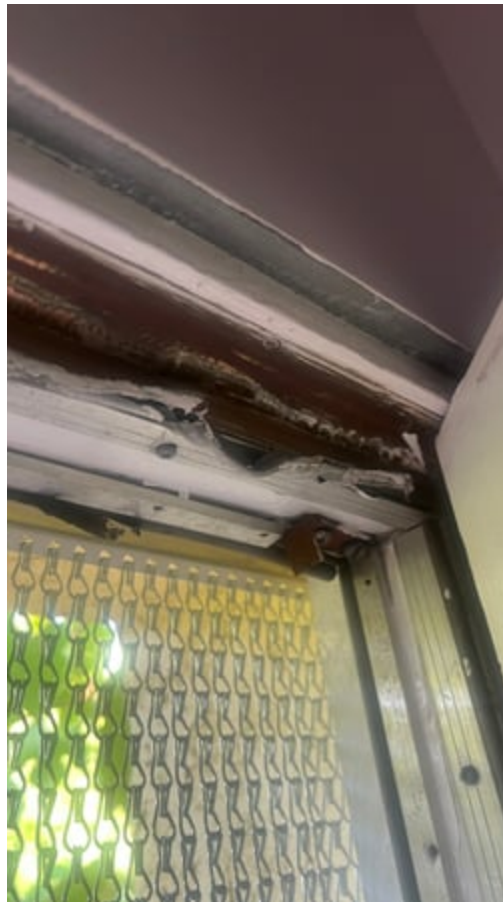
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All Exterior Doors

Minor Defect

The weatherstripping on the exterior door is warped and no longer providing a proper seal. This may allow air leakage, water intrusion, and pest entry. I recommend replacement of the door gasket/weatherstripping to restore energy efficiency and weather resistance.



Flashing and Trim

No Defect(s) Observed



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Adjacent Walkways and Driveways

Minor Defect

Stairs, Steps, Stoops, Stairways and Ramps

No Defect(s) Observed

Porches, Patios, Decks, Balconies and Carports

No Defect(s) Observed

Railings, Guards and Handrails

No Defect(s) Observed

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

- Masonry, Brick or Stone
- Stucco



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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



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Foundation

No Defect(s) Observed





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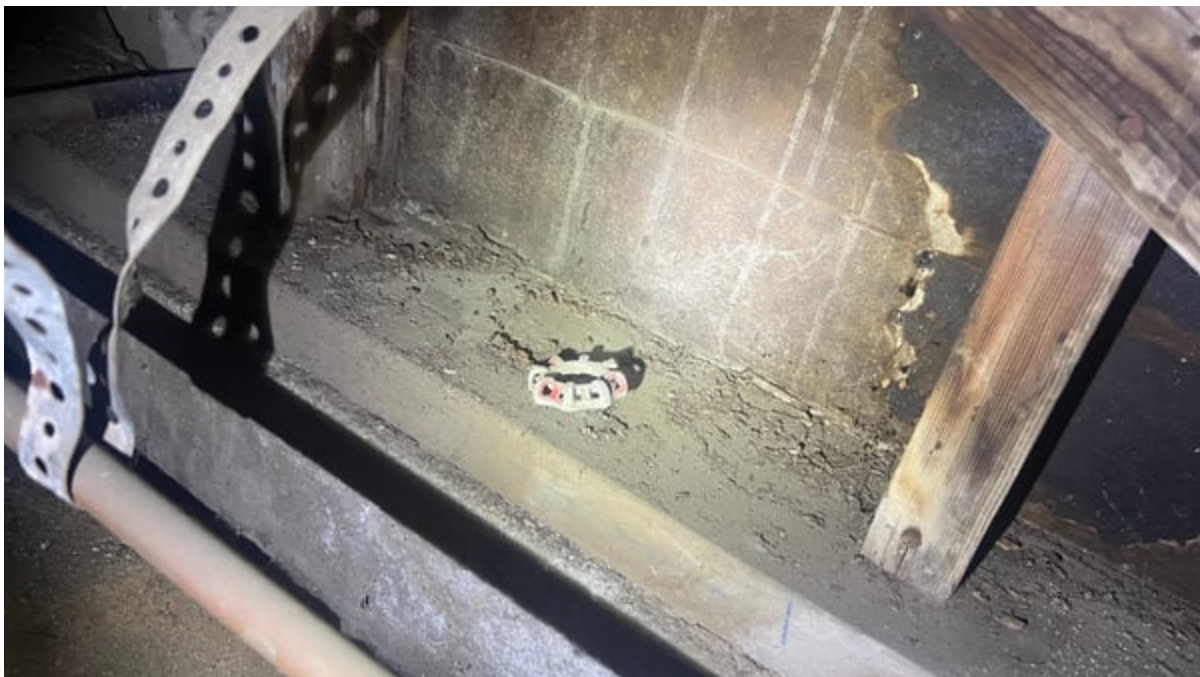
Basement

Not Inspected | **Not Present**

Crawlspace

No Defect(s) Observed

Found a stray valve



Structural Components

No Defect(s) Observed

System Descriptions



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The Type of Foundation

- Crawlspace

The Location of the Access to the Under-Floor Space

- South side of house, accessed through back yard



Reported Observations

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

Not Observed



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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)

Not Inspected | **Unsafe**

The heating system was not operated due to hot exterior temperatures at the time of inspection. Operating the system under these conditions could cause damage. A functional check is recommended when seasonal conditions permit.

System Descriptions

Location of the Thermostat for the Heating System

- In the hallway across from the bathroom

The Energy Source

- Natural gas



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The Heating Method

- Forced-air furnace (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

System Descriptions

The Location of the Thermostat for the Cooling System

- In the hallway across from the bathroom

The Cooling Method

- Central air conditioning system

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





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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

- Type: Bradford White 40-gallon natural gas-fired storage water heater.
- Location: Exterior utility closet.
- Condition: Functional at time of inspection. Vent connector and fittings show age and corrosion consistent with normal wear. No active leaks observed.
- Recommendation: Routine servicing and cleaning recommended. Monitor for future leaks at water and gas connections.





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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

All Sinks, Tubs and Showers (for functional drainage)

No Defect(s) Observed



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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)

- Public water supply



The Location of the Main Water Supply Shut-Off Valve

- Front yard in bricked garden



The Location of the Main Fuel Supply Shut-Off Valve

- South side of house, accessed from the front yard



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The Location of Any Observed Fuel-Storage System

- No fuel-storage systems were observed at the time of inspection

The Capacity of the Water Heating Equipment (if labeled)

- 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?

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



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Service Drop

Material Defect

The overhead electrical service drop conductors were observed with exposed splices and insufficient clearance from the roof surface. A licensed electrical contractor should evaluate and make necessary corrections. These repairs are important to reduce risk of electrical shock, fire, and utility service failure.



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Overhead Service Conductors and Attachment Point

Material Defect

At the attachment point, the service conductors appear loosely secured, creating potential strain and risk of detachment. Recommendation: A licensed electrical contractor should evaluate and make necessary corrections. These repairs are important to reduce risk of electrical shock, fire, and utility service failure.

Service Head, Gooseneck and Drip Loops

Material Defect

The overhead service conductors were observed with exposed splices and deteriorated insulation. The service head (gooseneck) exhibited deterioration and lacked proper drip loops, which may allow moisture intrusion. The service drop attachment appeared inadequately supported. These conditions represent material and major defects due to the potential for electrical shock, fire hazards, and water intrusion. Evaluation and repair by a licensed electrician recommended.

Service Mast, Service Conduit and Raceway

Material Defect

The service mast and conduit were present but the mast head was deteriorated, weather protection was failing, and drip loops were not installed. Recommend: A licensed electrician should evaluate and repair to ensure safe and weather-tight service entry.



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Electric Meter and Base

No Defect(s) Observed

Service-Entrance Conductors

Material Defect

The service entrance conductors were observed at the service mast/gooseneck. The conductor insulation appeared weathered and deteriorated in areas, with evidence of exposure. The conductors were in close contact with the roof surface, and no drip loops were observed at the point of entry. These conditions increase the risk of water intrusion and abrasion of the conductor insulation over time. It is recommended that a licensed electrician evaluate the service entrance conductors. Repair or replacement should be performed as needed to restore insulation integrity, proper clearance from the roof, and weather protection. Proper drip loops should also be installed to help prevent water infiltration into the electrical system.



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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



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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

System Descriptions

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

- 100amp

The Type of Wiring Observed

- Not fully visible

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?

Yes (see notes)

The service-entrance conductors were observed at the roofline. The conductor insulation showed signs of wear and deterioration. The drip loop was either insufficient or absent, which could allow moisture intrusion into the service head. The vertical clearance of the conductors above the roof appeared inadequate and did not seem to meet standard safety clearances.

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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View the InterNACHI® “Fireplace” inspection standard at
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Items Inspected

Fireplaces and Chimneys (readily accessible and visible portions)

No Defect(s) Observed

Lintels Above the Fireplace Openings

No Defect(s) Observed

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

No Defect(s) Observed

Cleanout Doors and Frames

No Defect(s) Observed

System Descriptions

The Type of Fireplace

- Masonry fireplace

Reported Observations



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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

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Items Inspected



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

Material Defect

Observed Condition: Rodent droppings were observed on and around the furnace cabinet, indicating possible pest activity. Recommendation: Recommend pest control evaluation and treatment, and cleaning/inspection of the HVAC system by a licensed contractor.





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

No Defect(s) Observed



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Mechanical Exhaust Systems in the Kitchen, Bathrooms and Laundry Area

No Defect(s) Observed

System Descriptions

The Type of Insulation Observed

- Fiberglass batt insulation

The Approximate Average Depth of Insulation

- 4-6 inches

Reported Observations

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

Not Observed



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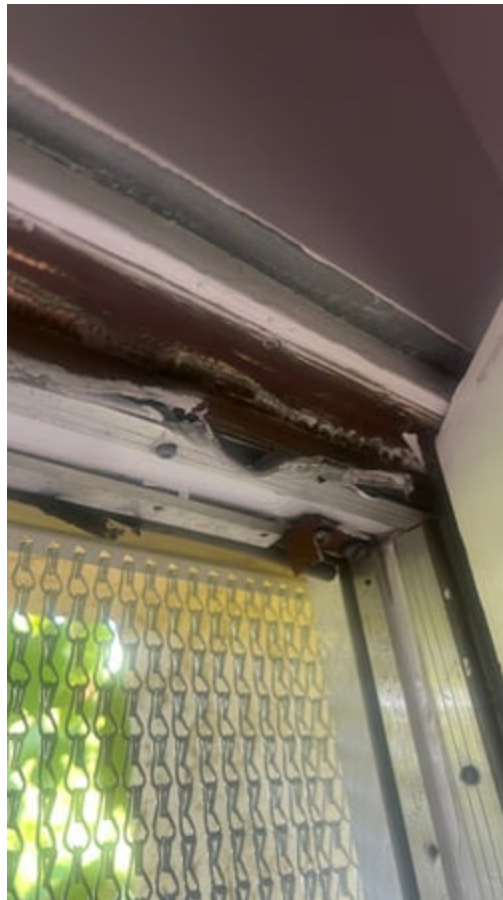
Doors, Windows & Interior

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)

Minor Defect



Floors, Walls and Ceilings

No Defect(s) Observed



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Stairs, Steps, Landings, Stairways and Ramps

No Defect(s) Observed

Railings, Guards and Handrails

No Defect(s) Observed

Garage Vehicle Doors

No Defect(s) Observed

System Descriptions

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



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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?

Yes (see notes)

The sliding glass door exhibited a failed insulated glass seal, as evidenced by clouding/fogging between panes. Recommendation: Recommend repair or replacement by a qualified window/door contractor.

