



## Porterhouse Home Inspections, LLC

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**Report:** Sample Report

# Confidential Inspection Report

,



**Prepared for:**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



**Report:** Sample Report **Address:**

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**Report:** Sample Report **Address:**

## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

- 1.1 *FILE NAME (Address & Buyer Name):* Sample report.  
 1.2 *DATE OF INSPECTION:* Sample Date.  
 1.3 *TIME OF INSPECTION:* 10:00 a.m.  
 1.4 *CLIENT NAME:* Sample Customer.  
 1.5 *INSPECTION LOCATION:* Sample Address.  
 1.6 *CITY/STATE/ZIP:* Sample City.



**View at inspection**

1.7 *INSPECTOR*

Inspector Name & AZ Certification Number:  
 Don Porter, 52795  
 ASHI Certification, 253194  
 480.603.6211.

### CLIMATIC CONDITIONS:

- 1.8 *WEATHER:* Partly Cloudy.  
 1.9 *SOIL:* Dry.  
 1.10 *APPROXIMATE OUTSIDE TEMPERATURE:* 80 degrees.

### BUILDING CHARACTERISTICS:

- 1.11 *MAIN ENTRY FACES:* West.  
 1.12 *ESTIMATED AGE OF HOUSE:* 13 years.  
 1.13 *CONSTRUCTION TYPE:* Single family type.  
 1.14 *STORIES:* Two story structure.  
 1.15 *SPACE BELOW GRADE:* Ground floor living area.

### UTILITY SERVICES:

- 1.16 *UTILITIES STATUS:* All utilities on.

### OTHER INFORMATION:

- 1.17 *AREA:* City.  
 1.18 *HOUSE OCCUPIED?* **Inspection at an occupied and/or furnished home is limited. The sellers/tenants personal belongings or furnishings are not moved during a**



**Report:** Sample Report **Address:**

1.19 CLIENT PRESENT:

Yes.

1.20 PEOPLE PRESENT:

Buyer's agent.

1.21 INSPECTOR COMMENTS:

**home inspection.**

**Home is equipped with internal tubing that allows a powdered pesticide to be introduced within the structure.**

**Consult with a treatment company about application details.**

**Portal is on south side.**



**Pesticide portal**

#### **PAYMENT INFORMATION:**

1.22 Service Agreement

Sent inspection agreement sent to client via e-mail for review prior to inspection.

1.23 TOTAL FEE:

\$\$

1.24 PAID BY:

Credit Card.

#### **REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

I certify that I have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.



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## EXTERIOR - FOUNDATION - BASEMENT

The Arizona Standards of Practice dictate that an inspector should observe wall claddings, flashings & trim. The inspection is primarily a visual inspection. Areas that may be hidden from view by finished walls or stored items cannot be evaluated and are not a part of this inspection. Minor cracks are typical in many foundations. If major cracks are present further evaluation may be recommended by a qualified structural engineer. All exterior ground slope should direct surface and roof water to flow away from the structure.

Floor coverings may prevent recognition of cracks or settlement because carpeting and other floor coverings typically hide the condition of the slab. These standards are applicable to buildings and their garages or carports.

Crawl spaces & attics are entered unless areas are obstructed, could damage the property, or when dangerous or adverse conditions exist.

### WALLS/FRAME COVERING:

2.1 MATERIAL: Wood frame with stucco walls.  
2.2 CONDITION: In good condition.

### COLUMNS/POSTS:

2.3 MATERIAL: Stucco.  
2.4 CONDITION: In good condition.

### TRIM/FLASHINGS:

2.5 MATERIAL: Stucco.  
2.6 CONDITION: In good condition.

### EAVES/FASCIA:

2.7 MATERIAL: Wood.  
2.8 CONDITION: Eaves observed in good condition.  
Fascia observed in good condition.



**Eaves & Fascia**

### CHIMNEY:

2.9 MATERIAL: None.

### SLAB ON GRADE:

2.10 CONDITION: Slab is not fully visible due to carpet and/or floor covering.  
What could be seen observed in good condition. No readily visible problems were noted.



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**BASEMENT:**

2.11 ACCESSIBILITY:

No Basement.

2.12 CRAWL SPACE:

No Crawl Space.



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## GROUNDS

The grounds inspection is visual in nature, not technically exhaustive, and will not identify concealed conditions or latent defects. The vegetation, grading, drainage, driveways, patios, walkways and retaining walls are observed with respect to their effect on the condition of the home.

### DRIVEWAY:

3.1 TYPE:

Concrete.



**Driveway**

3.2 CONDITION:

In good condition.

### SIDEWALKS:

3.3 TYPE:

Concrete.



**Walkway**

3.4 CONDITION:

In good condition.

### LANDSCAPING:

3.5 CONDITION:

Generally maintained.

### RETAINING WALLS:

3.6 TYPE:

None.





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**GRADING:**

3.7 *SITE:*

Flat site.

3.8 *CONDITION:*

Grade at foundation observed in good condition.

**PATIO:**

3.9 *LOCATION :*

Back Yard.



**Back patio views**







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3.10 MATERIAL TYPE:

Concrete.

3.11 CONDITION:

In good condition.

#### **PATIO/PORCH COVER :**

3.12 TYPE:

Same as structure.

3.13 CONDITION:

In good condition.

#### **FENCES & GATES:**

3.14 GATES:

One (1) gate, Double type, Iron/Wood type which is/are located at, South Side.



**Side gate**

3.15 CONDITION:

Gate(s) tested operable.

Self latch installed and working properly.

Note: Recommend reviewing self latch mechanism on a regular basis. Child pool safety feature.

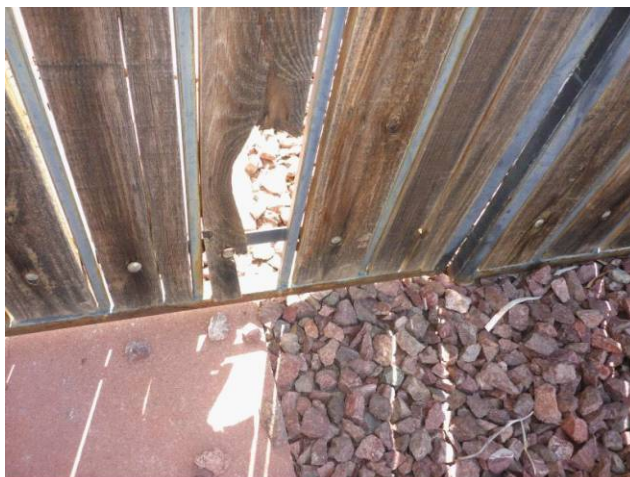
Gate(s) in generally good condition with the following noted exception (s):

**Damaged/ broken board**

**Recommend Repair.**



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**Broken slat**

3.16 *YARD FENCES:*

Concrete block.

3.17 *CONDITION:*

In good condition.



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## LAWN SPRINKLER SYSTEM

Landscape irrigation systems are not covered under the Arizona inspection standards. However, where possible these systems will be tested and the results reviewed. Underground systems, by their very nature, are difficult to assess. Some leaks may be impossible to determine in the limited scope of this inspection.

### DISTRIBUTION VALVES:

#### 4.1 TYPE:

Electric, Automatic operation.



Irrigation valves



#### 4.2 NUMBER OF ZONES:

Five(5) zones.

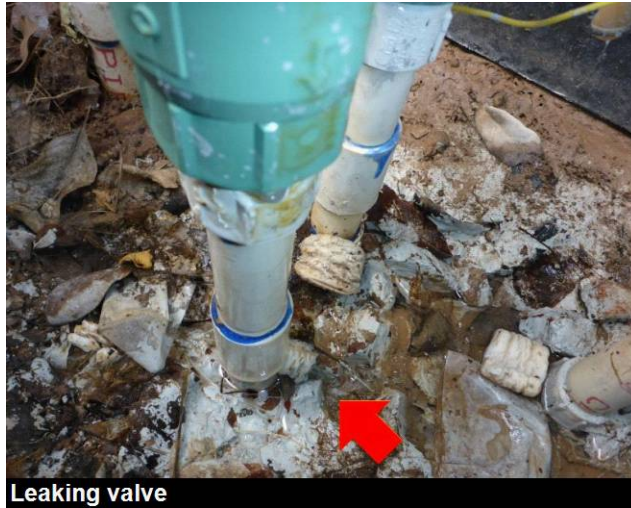
#### 4.3 CONDITION:

Automatically tested and found to be in generally good condition with the following noted exception(s):

**Leaking observed at the east valve**  
**Recommend repair.**



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**Leaking valve**

#### **VISIBLE SUPPLY LINES:**

4.4 TYPE:

PVC.

4.5 LEAKS OBSERVED:

No leaking observed at supply lines at time of inspection.

4.6 ANTI-SIPHON VALVE  
DEVICE:

Properly installed as an integral part of the valves

Note: Suggest covering plumbing to protect from freezing during periods of frost warnings.

#### **ELECTRIC CONTROLS:**

4.7 SUB PANELS AND TIMERS:

**One timer, Automatic Irrigation Control Timer unit/s located at garage  
Timer tested operable and in good condition.**

**Suggest that the buyer review manual and automatic operation including timer  
settings with seller to ensure proper operation of the system.**



**Landscape timer & remote**

#### **SPRINKLERS and/or DRIP HEADS:**

4.8 CONDITION:

Sprinkler heads tested operable and in good condition.

Drip system tested operable and in generally good condition with the following noted exception(s):

**Drip head manifold observed to be broken at the front yard  
Recommend repair**





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Note: We are not always able to check all individual drip heads because of, buried, covered with rocks, plants or property obstruction that may prevent full access.





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## POOL/SPA/WATER FEATURE & EQUIPMENT

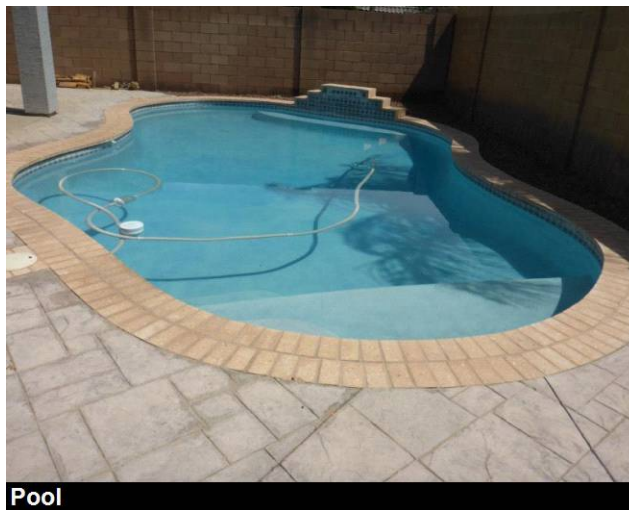
Inspections performed to the standards adopted by the State of Arizona are intended to provide a better understanding of swimming pool & spa conditions as observed at the time of the inspection. The inspection is to state any systems and components that were found to be in need of immediate repair and any recommendations to correct, monitor or further evaluate by appropriate tradesmen.

This includes the condition of the pool finish materials, decks, steps, accessories, and coping. It also includes the normal operation of the pumps, motors, blowers, skimmer, filter, drains, heaters, automatic safety controls, and gauges, as well as visible piping & valves.

### POOL AND/OR SPA:

#### 5.1 TYPE:

Below ground pool.



**Pool**

### POOL INTERIOR FINISH MATERIALS:

#### 5.2 TYPE:

Concrete/Plaster.

#### 5.3 CONDITION:

In good condition. No damage or deterioration observed.

### STEPS and COPING:

#### 5.4 CONDITION OF INTERNAL STEPS AND SEATS:

Internal Steps and Seats observed in good condition.



**Steps & bench**



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5.5 TYPE OF COPING POOL AND SPA:

Tile.

5.6 CONDITION OF COPING:

Pool/Spa Coping Observed in good condition.

## POOL AND/OR SPA DECKING:

5.7 TYPE:

Brick pavers & Treated Concrete.

5.8 CONDITION:

Pool Deck observed in generally good condition with the following noted exception(s):

**Typical cracks for age of surface.**

**Recommend monitor and repair as needed.**



**Typical concrete cracks**

## CROSS CONNECTIONS:

5.9 ANTI SIPHON DEVICE CONDITION

Anti Siphon valve/ device observed in good condition

Note: Suggest covering plumbing to protect from freezing during periods of frost warnings.





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**Pool anti-siphon device**

## **PUMPING EQUIPMENT: POOL and SPA**

**5.10 PUMP/MOTOR CONDITION:** One Pump/Motor installed. Tested Operable. Good Operation  
Motor Ground/Bonds observed in good condition.



**Pool equipment & pump**



**5.11 LEAKAGE:**

No leakage observed at time of inspection.



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5.12 LEAF BASKET:

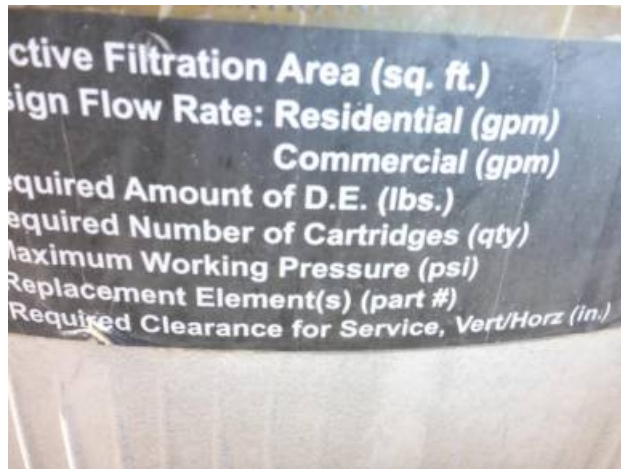
In good condition.

5.13 PRIMARY FILTERING TYPE:

**Cartridge Filter - Requires filter to be cleaned or changed periodically. No backwashing.**



DE filter



5.14 FILTER CONDITION:

In good condition.

5.15 PRESSURE IN PSI:

15 PSI measured

Within normal range. (Normal range is 5 - 30 PSI)



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**15 PSI**

**5.16 CHLORINATOR:**

**Floater type of chlorinator used.**

**Observed in good condition.**

**Note: do not test or determine pool water chemical balance at this inspection.**



**Floating chlorinator**

**ELECTRIC CONTROLS:**

**5.17**

**A sub panel is provided. Observed in good condition.**

**Pool equipment timer tested operable.**

**We always recommend buyer review timer operation and settings with seller/property manager to ensure proper operation of equipment.**



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**Pool timer**

**SKIMMER & BASKET:**

*5.18 CONDITION:*

In good condition.



**Skimmer basket**

**CLEANING SYSTEM:**

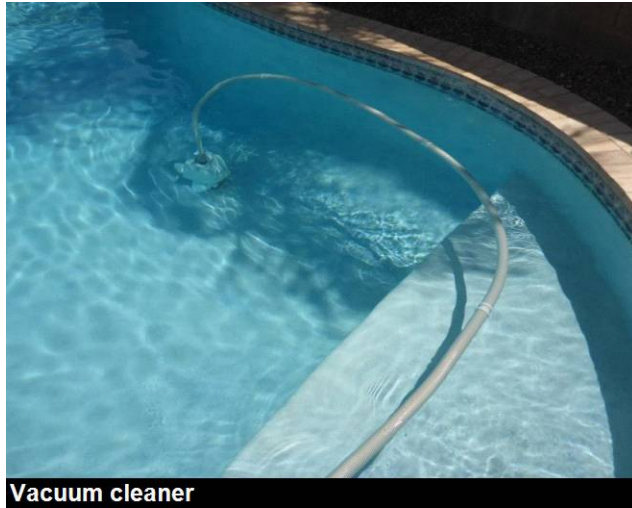
*5.19 TYPE:*

Vacuum cleaning system that is powered by the pool pump.





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**Vacuum cleaner**

In good operating condition.

5.20 *CONDITION:*

**VISIBLE PLUMBING LINE:**

5.21 *Auto Fill Valve Condition:*

Tested Operable.



**Auto-fill valve**

**Aerator valve is broken.  
Recommend replacing/repairing for proper operation.**

5.22 *PLUMBING LINE  
CONDITION:*



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Broken aerator valve



**ENTRAPMENT PREVENTION:**

*5.23 CHILD RESISTANT  
STRAINERS AT POOL BOTTOM  
DRAINS:*

Anti Vortex drain cover installed at main drain cover.



Safety drain



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**POOL WATER FEATURE:**

*5.24 CONDITION:*

Water feature tested operable.



Waterfall feature



**POOL/SPA LIGHT/S**

*5.25 LIGHT*

Pool light Tested Operable.





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**Pool light**

5.26 GFCI CONDITION

Ground Fault Circuit Interrupter (GFCI) protection tested operable at time of inspection.

**HEATERS: POOL/SPA**

5.27 TYPE:

No heating system is provided.

**SPA:**

5.28

None.

**CHILD SAFE BARRIERS:**

5.29 TYPE AND CONDITION:

**Note: No enclosure is provided. This is a child pool safety hazard if a child wanders into the area and has an accident.**

**Each city in the Phoenix metropolitan area has pool barrier requirements regulations, that include but are not limited to: fence height, exterior gate operation, exterior doors leading to pool areas, window latch height, dog doors, etc..**

**We recommend you access local and state pool barrier regulations.**

**Individual City Pool Barrier Requirements Website:**  
<http://www.childrensafetyzone.com>.



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## ROOF SYSTEM

An inspection is generally the opinion of the inspector in regards to the condition of the property. It is a snapshot of the condition at the time of the inspection. It is not a warranty or guarantee of any kind.

Roof conditions are evaluated as to the drainage systems, the flashings, and any roof penetrations. Any hidden components such as underlayment below tile roof are difficult to evaluate. However, indirect conditions such as age or water stains at the eaves, fascia, or in the attic give insight as to the effectiveness of the roofing material.

Arizona guidelines do not require an inspector to walk on the roof. However, unless the roof will be damaged or an unsafe condition exists all roofs will be evaluated by walking on the roof so that direct observations can be made. Where it is unwise or unsafe to walk on the roof an evaluation will be done at the roof edge via ladder, from the ground via binoculars, and in the attic.

### ATTIC AND INSULATION:

#### 6.1 ACCESSIBILITY AND CONDITION:

One (1) attic access. Inspector entered at: Bedroom

Attic is full size

Truss framing

Attic area accessible at time of inspection.

What could be seen observed to be in good condition. No signs of damage or leaks observed.



Attic views





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**6.2 VENT TYPE AND  
CONDITION:**



Gable type vents provided.  
Soffit type vents provided.  
Ventilation observed in good condition.  
Screens observed in good condition.

**6.3 INSULATION TYPE AND  
CONDITION:**

**6.4 VAPOR RETARDER:**

**6.5 INSULATION DEPTH AND  
R-FACTOR:**



**Soffit vent**

Blown cellulose, Observed in good condition.

No vapor barrier is installed.

7-8 inches, equivalent to R-30.



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**Insulation depth**

**ROOF:**

6.6 *STYLE:*

Gable type, at Main House  
Flat/Low pitched type, at Patio.



**Roof views**







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**6.7 TYPE:**

Concrete Tile, at Main House  
Rolled Composition, at Patio.

**6.8 ROOF ACCESS:**

Inspector walked on all accessible roof areas.

**6.9 ROOF COVERING STATUS:**

Tile roofing material observed in good condition with the following noted exception(s):

**Broken tiles observed above the front garage**  
**Recommend Repair**

-Tile roofing material has an average life of 30 years with annual maintenance.  
Tile Underlayment materials generally have an average life of 15 -30 years depending upon the number of layers installed at time of original home construction. Inspector unable to view installed underlayment materials.

Rolled Composition roofing observed in good condition/within useful life.

-Industry average life for Rolled Composition roofs is 10 - 15 years with annual review and maintenance repairs.

Note: During annual review/ maintenance in addition to viewing condition of roofing material check for unsealed nails, open flashings and/or deteriorated sealants because all of these conditions can be a cause of leaking despite generally good condition of roofing material.



**Report:** Sample Report **Address:**



**Broken tiles**



## SKYLIGHTS/SOLAR TUBES

6.10 NUMBER AND LOCATION OF SKYLIGHTS: None.

## EXPOSED FLASHINGS AND VENTS:

6.11 TYPE: Metal type.

6.12 CONDITION: Flashings at roof observed in good condition  
Utility vents observed in good condition.

## GUTTERS AND DOWNSPOUTS:

6.13 TYPE : None - typical in Arizona.



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## PLUMBING

The inspector is not required to operate any valve except water closet flush valves, fixture faucets and hose faucets. Many valves such as gate type valves or water supply valves under sinks are subject to failure if tested. Soft water or other conditioning/filtering systems are not tested for effectiveness.

Interior water supply lines will be evaluated for functional flow and interior drain, waste & venting systems will be evaluated for functional drainage. Fuel storage and distribution systems will be observed and evaluated.

### MAIN LINE:

#### 7.1 MATERIAL:

Copper.



**Main water line & valve**

#### 7.2 CONDITION:

Water shut-off valve is located at the south exterior side of the house.

Water shut-off valve tested operational

Water pressure appears adequate; measured at 80 PSI which is within normal range. (normal range is 40 - 80 PSI)

**Water softener installed but not within the scope of this inspection**

**We suggest that buyer reviews operation and maintenance schedule with seller to insure proper operation of unit.**



**Softwater system**





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**80 PSI**

## **DISTRIBUTION LINES:**

### **7.3 MATERIAL:**

PEX type plastic plumbing (approved type material).



**PEX plumbing**

### **7.4 CONDITION:**

In good condition with no cross contamination observed. Functional water flow noted when plumbing fixtures tested . See details at kitchen and bathroom fixtures in report.

### **7.5 PLUMBING SUPPORTS:**

In good condition

## **WASTE LINES:**

### **7.6 MATERIAL:**

ABS type plastic.

### **7.7 CONDITION:**

What can be seen, observed in good condition. Functional water flow observed when drain piping tested. See details at kitchen, laundry and bathroom areas of report. Plumbing vents observed in good condition.

## **HOSE FAUCETS:**

### **7.8 FAUCET LOCATION:**

Front yard & Back yard.

### **7.9 OPERATION:**

Tested operable. In good condition.



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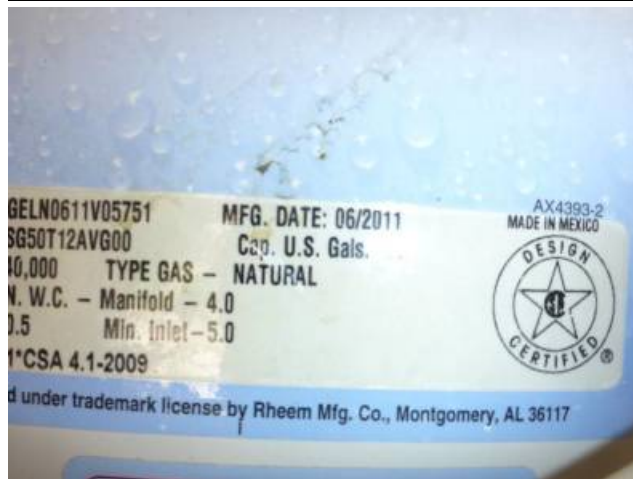
## **WATER HEATER:**

### **7.10 TYPE:**

Gas type.



**Water heater & label**



### **7.11 AGE:**

2011 dated Unit. 4 years old.  
Industry average life for a gas water heater is 7- 10 years.

### **7.12 SIZE:**

50 Gallons.

### **7.13 LOCATION:**

Garage.

### **7.14 CONDITION:**

Pressure relief valve noted properly installed. Not tested.

Flue vent intact

Gas Shut-off valves noted but not tested.

A water shutoff valve is installed, tested operable.

Water heater unit observed in good condition. No damaged or deterioration observed.

Hot water provided to house.



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**FUEL SYSTEM:**

7.15 METER/TANK

LOCATION-CONDITION:

Gas meter noted in good condition.

Gas appliances at this location are;

- 1) Gas fired furnaces in the attic
- 2) Gas water heater
- 3) Gas range/cooktop





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## HEATING - AIR CONDITIONING

The inspector is not required to operate HVAC systems when weather conditions or other circumstances may cause equipment damage. For example, it may damage a heat pump system if operated in the heat mode when the ambient temperatures are too high. Cool mode operation provides a good indication of how the system should work in the heat mode but does not confirm proper operation of the reversing valve. Though temperatures are noted at each register, no observation is made as to the adequacy of cool-air supply to each of the various rooms throughout the structure. Many variables contribute to the temperature differences that may exist between rooms.

Current operation does not guarantee future performance.

### HEATING /AIR HANDLER SYSTEM DESCRIPTION:

8.1 NUMBER OF UNITS:                      Two (2) units.



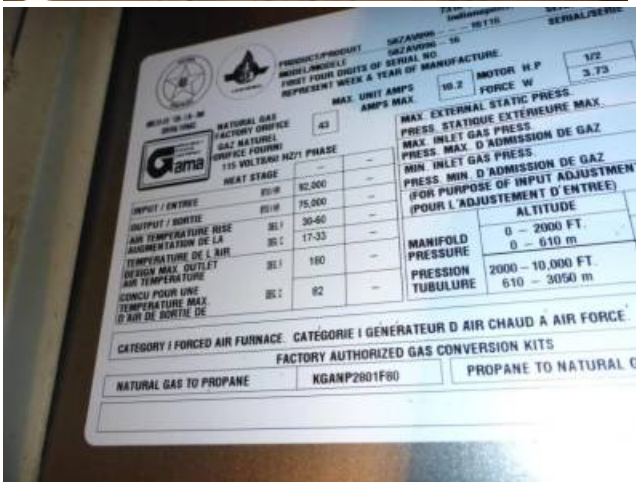
North unit & label







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8.2 LOCATION OF UNIT(S):

Attic with drip pan observed in good condition.

Recommend cleaning insulation debris out of the north rip pan.



Debris in pan

8.3 SYSTEM TYPE:

Gas furnace with electronic ignition.

8.4 FUEL TYPE AND NOTES:

Natural gas



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8.5 CAPACITY OF UNIT:

Shut off valve to unit/s observed and noted in good condition.

8.6 APPROXIMATE AGE IN YEARS:

Automatic safety controls, limit switches and thermocouples observed in good condition.  
Electrical disconnect is present. Observed in good condition.

93,000 BTU & 75,000 BTU.

2002 Dated unit/s. 13 years old.

## HEATING SYSTEM CONDITION:

8.7 CONDITION :

Tested operable. What could be seen observed in good condition.

8.8 BURNERS/HEAT EXCHANGERS:

Burner flames appear typical.

8.9 PUMP/BLOWER FAN:

In good condition.

8.10 COMBUSTION AIR:

In good condition.

8.11 VENTING:

In good condition.

8.12 AIR PLENUM:

In good condition.

8.13 AIR FILTERS:

Observed in place and clean.

Filters should be checked monthly and cleaned or replaced when dirty as part of normal system maintenance.

Recommend using inexpensive filters that have low air flow restriction and change them often.

8.14 NORMAL CONTROLS:

Tested operable.

## AIR CONDITIONING DESCRIPTION:

8.15 NUMBER OF UNITS:

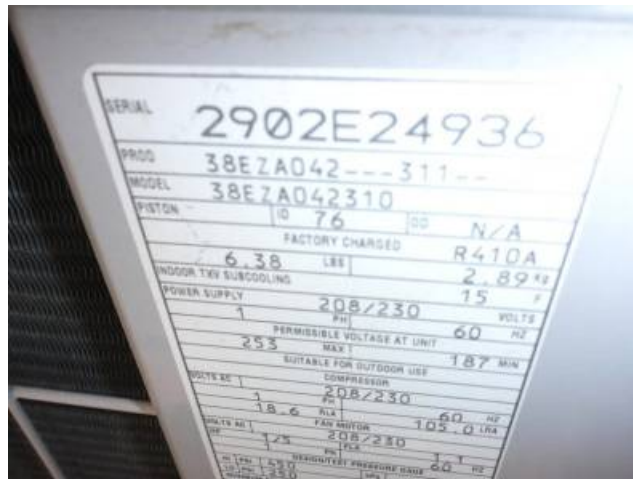
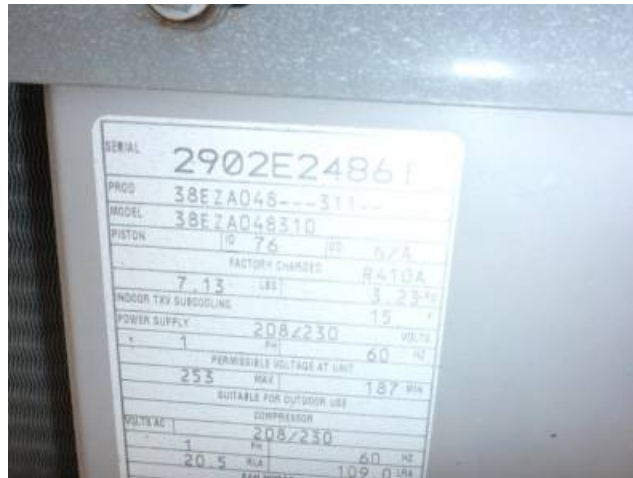
Two (2) units.



AC compressors & labels



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8.16 LOCATION AND TYPE:  
8.17 POWER SOURCE:  
8.18 CAPACITY OF UNIT:  
8.19 COMPRESSOR AGE IN YEARS:

Central type, Located at Exterior.

220 Volt, Electrical disconnect present and appears to be in good condition.

4 tons & 3 1/2 tons.

**2002 Dated unit/s. 13 years old.**

**Industry average service life is 15 years.**

**Due to age of unit/s, recommend reviewing history of maintenance, repairs and any parts replacement of compressor components with Seller/Property manager.**

8.20 COOLING RETURN AIR TEMPERATURE:

69 degrees both units.

8.21 COOLING SUPPLY AIR TEMPERATURE:

52 degrees upstairs  
51 degrees downstairs.

8.22 COOLING AIR TEMPERATURE DROP:

17 Degrees - cooling within normal range upstairs  
18 Degrees - cooling within normal range downstairs  
(Normal cooling range is 15 - 22 Degrees)

#### **AIR CONDITIONING CONDITION:**

8.23 COOLING SYSTEM CONDITION:

Tested operable. What could be seen observed in good condition.

8.24 CONDENSATE DRAIN LINE/S:

Condensate drain line (CDL) installed. In good condition. No damage or deterioration observed.

Note: The system is designed to drip condensate from the lower line.





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If water drains from the upper line call for service.



8.25 *NORMAL CONTROLS:*

Tested operable. In good condition.

**DUCTWORK:**

8.26 *TYPE:*

Flexible Round & Metal.



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**8.27 DUCTS/AIR SUPPLY:**

Appropriate number of registers and returns in all living areas.  
Cooling and heating sources are present in each room.  
All registers and returns tested operable.  
In good condition. No damage or deterioration observed.

**HEATING AND COOLING SYSTEM - REVIEW SERVICE HISTORY:**

**8.28 GENERAL SUGGESTIONS:** **Service & Clean - Any HVAC unit over 2 years old is recommended to be serviced and cleaned once per year.**  
**Recommend reviewing maintenance record with Seller and if these 13 year old units have not been inspected, cleaned and serviced within the last 12 months, it is suggested that they be serviced by a qualified and/or licensed HVAC contractor. See Note/s below.**

**Note:** Our inspection of the HVAC system is limited to visual observation and mechanical testing. We do not open sealed unit(s) or heat exchanger(s).

**AUXILIARY EQUIPMENT:**

**8.29 WHOLE HOUSE ATTIC FAN:** None.



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## ELECTRICAL SYSTEM

The inspector is not required to insert any tool, probe, or testing device inside the panels. No testing or operation of any overcurrent devices except ground fault circuit interrupters (GFCI) and ARC Fault breakers are performed. ARC Fault breakers are not tested in occupied homes. No dismantling of equipment is performed other than to remove covers of the main and sub-panels.

Arizona requires observation of the service entrance conductors, service equipment, grounding equipment, main & distribution panels. Locations of equipment, voltage & amperage are noted.

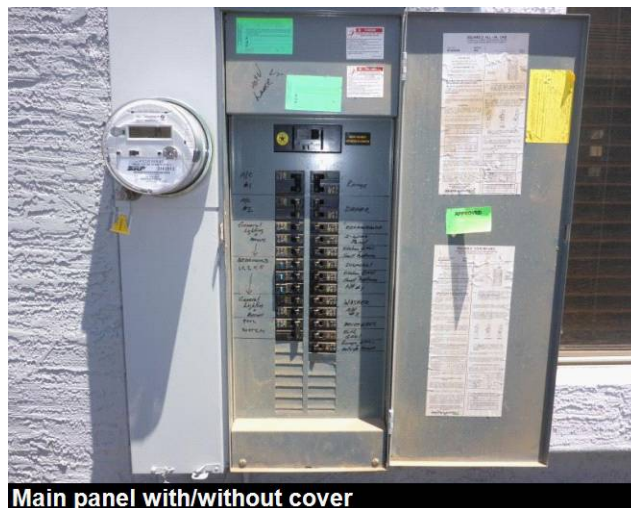
Safety devices such as Ground Fault Circuit Interrupters (GFCI) and ARC Fault breakers should be tested on a regular basis to ensure proper operation.

Low voltage wiring systems, such as telephone wires, TV cables, security sensors, intercoms, speakers, computer networks, or other ancillary wiring is not evaluated.

### SERVICE

#### 9.1 TYPE AND CONDITION:

Underground service, 110/220 Volt, Circuit breakers, In good condition.



**Main panel with/without cover**



### ELECTRICAL PANELS:

#### 9.2 MAIN PANEL LOCATION AND Amperage, 200 AMP Service

**NOTES:** Main Panel is located at: South Exterior wall of house. in good condition.

#### 9.3 Inspector Notes:

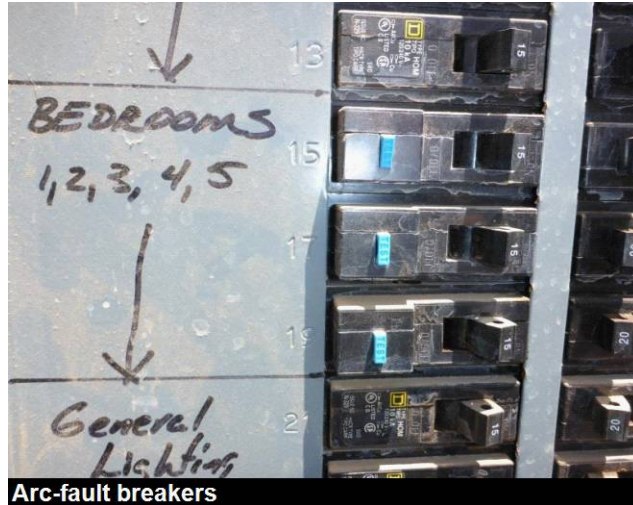
Circuit and wire sizing correct so far as visible



**Report:** Sample Report **Address:**

Grounding system is present.

**Arc-fault breakers should be tested periodically to ensure safe operation.**



**Arc-fault breakers**

9.4 SUB PANEL #1 LOCATION:

Pool Equipment.

9.5 SUB PANEL NOTES: #1

Circuit and wire sizing correct so far as visible

Grounding system is present. Observed in good condition.

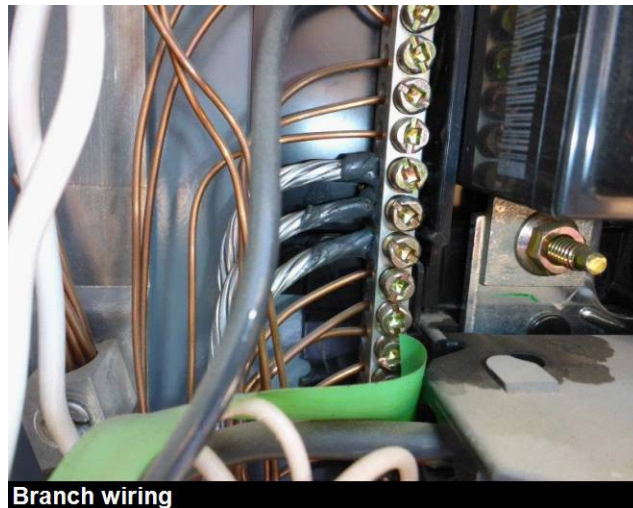
## CONDUCTORS:

9.6 ENTRANCE CABLES:

Cannot determine.

9.7 BRANCH WIRING:

Copper, Aluminum (220 volt OK), Observed in good condition.



**Branch wiring**

## SWITCHES & OUTLETS:

9.8 CONDITION:

A representative sampling of switches and outlets was tested for power, grounding, wiring, polarity, cover plates, junction boxes, fan operation and Ground Fault Circuit Interrupter (GFCI) protection and Arc Fault Circuit Interrupter (AFCI) protection where applicable. As a whole, outlets and switches throughout the house are in good condition





**Report:** Sample Report **Address:**

## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

Garage doors are tested to ensure that the door will automatically reverse when met with reasonable resistance (usually defined as 25 lbs.) or when the optical sensors are obscured.

### TYPE:

10.1 LOCATION:

Attached, Three (3) car.



Garage views



### ROOF:

10.2 TYPE/CONDITION:

Same as house, See house roof comments.

### FLOOR/WALL AREAS:

10.3 TYPE

Concrete floors  
Drywall type walls.

10.4 CONDITION:

Floor areas observed on good condition  
Walls areas observed in good condition.

**What could be seen observed in good condition however floor /wall areas were not fully visible at time of inspection due to seller/tenant's stored items covering approximately 50% of garage surface area.**





**Report:** Sample Report **Address:**

**Recommend reviewing entire wall/floor areas after stored items have been removed.**

## **FIRE WALL/FIRE DOOR:**

*10.5 FIRE WALL CONDITION:*

Fire wall observed in good condition. No damage noted.

*10.6 FIRE DOOR CONDITION:*

Fire Door is in generally good condition with the following noted exception(s):

**Fire door did not self close as is required.**

**Repair/adjustment of self closing mechanism is recommended to ensure self closing/latching. Safety concern.**



**Fire door & hinge**



## **GARAGE DOOR(S):**

*10.7 NUMBER OF DOORS*

Two (2) garage doors.

*10.8 CONDITION:*

Garage doors are in good condition. No damage observed.

Automatic door openers tested operational.

-Automatic object reverse feature is operational. (25 lbs of resistance)

-Walk through sensor tested operable.



**Report:** Sample Report **Address:**

## INTERIOR

The inspector is not required to observe paint, wallpaper or other finish treatments on the interior walls, ceilings, and floors. This includes carpet, draperies & blinds. Typical wear & tear will not be noted.

Fireplaces are observed visually and not during operation. The interior of flues and liner connections are not visible or within the scope of this inspection

Smoke detectors are tested as to the appropriate response in 'test' mode but this is no way a guarantee of proper operation in the event of an emergency. Detectors should be tested on a regular basis and updated as new more effective technology is available.

### DOORS:

11.1 MAIN ENTRY DOOR: In good condition. Tested operable.

11.2 OTHER EXTERIOR DOORS: French door at the patio/pool area  
In good condition. Tested operable.

**a) No alarms or self closing devices installed at doors leading to pool areas. Child pool safety concern.  
Recommend installing these safety devices.**

**b) Pet door observed installed at the breakfast nook.  
Reminder: Recommend securing pet door/s leading into the interior of house when not in use.  
Pet doors have historically been used by intruders to gain entry to house and children to gain access to the pool.**



**Pet door**

11.3 INTERIOR DOORS:

All interior doors were tested and found to be in generally good condition with the following noted exceptions:

**Recommend adjusting door at 1st floor bedroom` to close & latch properly**



**Report:** Sample Report **Address:**



## WINDOWS:

### 11.4 TYPE & CONDITION:

Aluminum frames single hung glass (slides up & down) & sliding glass (moves from side to side)

Insulated glass panes, All insulated windows observed to be in good condition with no damage noted to vacuum seal.

All accessible windows were tested and found to be in generally good condition with the following noted exceptions:

**Damaged/broken sash springs viewed at the SW master bedroom window**  
**Recommend repair.**



## INTERIOR WALLS:

### 11.5 MATERIAL & CONDITION:

Drywall. General condition is good. No damage observed.

**Note: New Paint noted throughout.**

## CEILINGS:

### 11.6 TYPE & CONDITION:

Drywall. General condition is good. No damage observed.

**Note: New Paint noted throughout.**

## FLOORS:

### 11.7 TYPE & CONDITION:

Carpet. Tile. General condition is good. No damage observed.



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## **STAIRS & HANDRAILS:**

### *11.8 CONDITION:*

Interior stairs observed to be in good condition. No damage observed.  
Stair handrails observed to be in good condition. No damage observed.  
Room Under stairs observed in good condition. Firewall is in place.



**Stairs & handrails**

## **FIREPLACE/S:**

### *11.9 LOCATION - TYPE - CONDITION:*

None.

## **SMOKE & FIRE /CARBON MONOXIDE DETECTORS:**

### *11.10 COMMENTS:*

Smoke /fire detectors responded to test button operation.  
-We suggest testing these smoke/fire detectors monthly as part of a routine home safety program.



**Report:** Sample Report **Address:**

## KITCHEN - APPLIANCES - LAUNDRY

Appliances in the kitchen and laundry areas will be operated so that any leaks or poor conditions can be observed. This does not forecast the life expectancy of any component or system. Any appliance that is not permanently installed, such as a portable dishwasher or countertop microwave, may not be tested or evaluated for proper operation

### KITCHEN SINK:

#### 12.1 NUMBER OF SINKS:

One sink. Dual type.



Sink views



#### 12.2 TYPE AND CONDITION:

Stainless Steel type  
Sink observed in good condition.  
Drainage tested operable and observed in good condition. No signs of leaks or damages observed at time of inspection.  
Faucet tested operable. In good condition. No leaks or damages observed.  
Good water flow observed when faucet (s) tested.  
Sprayer tested operable. In good condition.

#### 12.3 WATER PURIFICATION SYSTEMS:

No water purification system noted.

### RANGE/COOK TOP AND OVEN:

#### 12.4 TYPE/CONDITION:

Gas type, range, Tested operable and in good condition.  
Note: Do not test or determine heating efficiency of units. Operation only.





**Report:** Sample Report **Address:**



**Range**

**VENTILATION:**

*12.5 TYPE AND CONDITION:*

External type, Fan /Hood tested operational.



**Hood vent**

**REFRIGERATOR:**

*12.6 TYPE AND CONDITION:*

Refrigerator unit operating at the time of the inspection.

Note: 1- Do not test or determine cooling efficiency of unit.

Note: 2- Do not pull out refrigerator to view behind because of possible damage to flooring.

Dispenses water & ice.



**Report:** Sample Report **Address:**



**Fridge**

**DISHWASHER:**

*12.7 CONDITION:*

In good condition. Tested operable. Air gap device or high-loop is present.

**GARBAGE DISPOSAL:**

*12.8 CONDITION:*

In good condition. Tested operable. Wiring in good condition. No damage or deterioration observed.

**OTHER BUILT-INS:**

*12.9 MICROWAVE:*

Tested operable.

**INTERIOR COMPONENTS:**

*12.10 COUNTERS AND CABINETS:*

Counters are Formica (plastic laminate), Kitchen counter areas observed in generally good condition with the following noted exception (s):

**Loose countertop to the right of the range should be re-secured.**

Cabinets in generally good condition. Doors tested operable.



**Loose countertop**

*12.11*

*WALLS/CEILINGS/FLOORS:*

Walls and ceilings observed in good condition. No damage observed.

Floor covering is tile type. Kitchen flooring observed in good condition. No damage observed.



**Report:** Sample Report **Address:**



**Kitchen view**

12.12 **WINDOWS/DOORS:**

Kitchen Window (s) tested operable. In good condition.

12.13

Accessible switches and outlets tested operable.

**SWITCHES/FIXTURES/OUTLETS**

Fixtures in good condition. No damaged observed. Tested operable.

:

Laundry appliances are not moved during the inspection and so the condition of any walls or flooring hidden cannot be evaluated. Drain lines and water supply valves serving washing machines are not operated if appliances have been removed or not installed. Water supply valves may be subject to leaking if turned.

## **LAUNDRY:**

12.14 **LOCATION:**

Service area main floor.



**Laundry room**

12.15 **CONDITION:**

Plumbing tested in good condition. No leaks or damages observed.

Electrical outlet is grounded

220 Service-operational

Exhaust Fan Tested Operable.

Dryer venting is provided - not fully viewable. What could be seen observed in good condition.

Note: Dryer vents should be cleaned on a regular basis to insure efficient operation of the dryer and to prevent lint build up in duct that vents to the outside. Blocked ducts have been known to cause fires.

Note: No gas service viewed. Electric dryer only.



**Report:** Sample Report **Address:**

**WASHER AND DRYER:**

*12.16 CLOTHES WASHER:*

Washer Tested Operable.

Note: Do not test or determine cleaning efficiency of unit.

*12.17 CLOTHES DRYER:*

Electric, Dryer Tested operable.

Note: Do not test or determine drying efficiency of unit.



**Report:** Sample Report **Address:**

## BATHROOMS

This inspection will observe water supply and distribution systems as well as interior drain, waste, & vent piping. Any active leaks will be noted. Though stringent testing procedures are used at the time of the inspection it does not replicate the demands of a family living in the house and using multiple plumbing conditions at the same time such as bathing, laundering & washing the dishes.

### BATHROOM 1: Master bathroom

#### 13.1 BATH LOCATION:

Master bathroom, Upstairs.



**Master bathroom**

#### 13.2 CONDITION OF SINK

Number of sinks: Two sinks, Sink(s) observed in good condition.

Note: Shut-off valve/s under the sinks are not tested

Faucets tested operable. Good water flow and no signs of leaks or damages observed.

Drain tested operable. Good flow observed.

No damage or leaks observed.

Counters observed in good condition.

Bathroom cabinets observed in good condition. Tested operable.



**Untested supply valves**

#### 13.3 CONDITION OF TOILET:

In good condition. Tested operable.

#### 13.4 TUB/SHOWER PLUMBING FIXTURES

Fixtures tested operable. In good condition. Good water flow observed.

Drain tested operable, in good condition. Good drainage observed.

Shower head tested operable. In good condition. Good water flow observed.





**Report:** Sample Report **Address:**

**13.5 TUB/SHOWER & WALLS**

Tub in good condition.  
Interior walls observed in good condition. No damage or deterioration observed.  
Exterior walls around tub/shower observed in good condition. No damage or deterioration observed  
Enclosure observed to be in good condition. Door tested operable.

**13.6 FLOOR**

Type of floor: Tile.  
Flooring material observed to be in good condition.

**13.7 BATH VENT**

Bath vent observed to be in good condition. Tested operable.

**BATHROOM 2: Hall bath**

**13.8 BATH LOCATION:**

Hall, Upstairs.



**Hall bath**

**13.9 CONDITION OF SINK**

Number of sinks: One sink, Sink(s) observed in good condition.  
Note: Shut-off valves under the sink/s not tested.  
Faucets tested operable. Good water flow and no signs of leaks or damages observed.  
Drainage tested operable. Good flow observed.  
No damage or leaks observed.  
Counters observed in good condition.  
Bathroom cabinets observed in good condition. Tested operable.

**13.10 CONDITION OF TOILET:**

In good condition. Tested operable.

**13.11 TUB/SHOWER PLUMBING  
FIXTURES**

Fixtures tested operable. In good condition. Good water flow observed.  
Shower head tested operable. In good condition. Good water flow observed.  
Drainage tested and observed in generally good condition and good drainage observed with the following noted exception(s):  
**Slow drainage observed at tub/shower.**  
**Recommend repair.**

**13.12 TUB/SHOWER & WALLS**

Tub in good condition.  
Interior walls observed in good condition. No damage or deterioration observed.  
Exterior walls around tub/shower observed in good condition. No damage or deterioration observed.

**13.13 FLOOR**

Type of floor: Tile. Flooring material observed to be in good condition.

**13.14 BATH VENT**

Bath vent observed to be in good condition. Tested operable.

**BATHROOM 3:**

**13.15 BATH LOCATION:**

Hall, Downstairs.



**Report:** Sample Report **Address:**



**Downstairs bath**

**13.16 CONDITION OF SINK**

Number of sinks: One sink, Sink(s) observed in good condition.

Note: Shut off valves under the sink/s not tested.

Faucets tested operable. Good water flow and no signs of leaks or damages observed.

Drainage tested operable. Good flow observed.

No damage or leaks observed.

Counters observed in good condition.

Bathroom cabinets observed in good condition. Tested operable.

**13.17 CONDITION OF TOILET:**

In good condition. Tested operable.

**13.18 TUB/SHOWER PLUMBING  
FIXTURES**

Fixtures tested operable. In good condition. Good water flow observed.

Drain tested operable, in good condition. Good drainage observed.

Shower Head tested operable. In good condition. Good water flow observed.

**13.19 TUB/SHOWER & WALLS**

Tub in good condition.

Interior Walls observed in good condition. No damage or deterioration observed.

Exterior walls around tub/shower observed in good condition. No damage or deterioration observed.

**13.20 FLOOR**

Type of floor: Tile. Flooring material observed to be in good condition.

**13.21 BATH VENT**

Bath vent observed to be in good condition. Tested operable.