



Porterhouse Home Inspections LLC

5403 W La Mirada
Laveen AZ 85339
480-603-6211
Office@azphi.com

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Report: Pre-drywall Sample Report

Inspection Report

Sample Address
Anywhere, AZ



Prepared for: Sample Customer

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

1.1 FILE NAME (Address & Buyer Pre-drywall Sample Report. Name):

1.2 DATE OF INSPECTION: 01/15/2021.

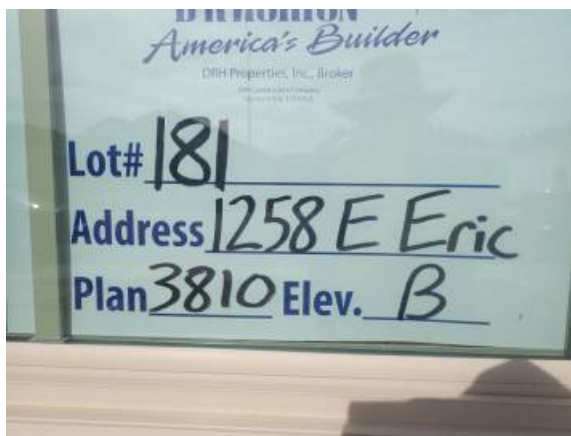
1.3 TIME OF INSPECTION: 1:00 p.m.

1.4 CLIENT NAME: Sample Customer.

1.5 PHONE #: Sample Phone.

1.6 E-MAIL: Sample e-mail.

1.7 INSPECTION LOCATION: Sample Address.



1.8 CITY/STATE/ZIP: Anywhere, AZ.

1.9 INSPECTOR: Inspector Name & AZ Certification Number:
Don Porter, 52795
ASHI Certification, 253194
480.825.0105.

1.10 BUYER'S AGENT: Sample Agent.

CLIMATIC CONDITIONS:

1.11 WEATHER: Clear.

1.12 SOIL: Dry.

1.13 APPROXIMATE OUTSIDE TEMPERATURE: 70+ degrees.

BUILDING CHARACTERISTICS:

1.14 MAIN ENTRY FACES: South.

1.15 AGE OF HOUSE: New construction.

1.16 CONSTRUCTION TYPE: Single family type.

1.17 STORIES: One story structure

1.18 SPACE BELOW GRADE: Ground floor living area.

UTILITY SERVICES:

1.19 UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

1.20 AREA: City.

1.21 CLIENT PRESENT: Yes.



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1.22 *PEOPLE PRESENT:* Buyer's agent.

PAYMENT INFORMATION:

1.23 *Service Agreement* Sent inspection agreement to client via e-mail for review prior to inspection.

1.24 *TOTAL FEE:* \$340.

1.25 *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.



Exterior 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:

Stucco.

2.8 CONDITION:

Eaves observed in good condition.

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.

Note: Post tension slab. Do not cut, core, or drill.



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Slab stamp

BASEMENT:

2.11 ACCESSIBILITY:

No Basement.



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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.



3.2 CONDITION:

In good condition.

SIDEWALKS:

3.3 TYPE:

Concrete.



3.4 CONDITION:

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

**a) Large cracks observed at the front entryway
Recommend builder review above noted condition(s) and repair as required.
(Recommend remove existing concrete & re-pour)**



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Cracked sidewalk

GRADING:

3.5 SITE:

Flat site.



3.6 CONDITION:

Grade at foundation observed in good condition.

PATIO/PORCH:

3.7 LOCATION :

Back yard.



3.8 MATERIAL TYPE:

Concrete slab.

3.9 CONDITION:

In good condition.



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PATIO/PORCH COVER :

3.10 TYPE:

Same as structure.



3.11 CONDITION:

In good condition

RETAINING WALLS:

3.12 TYPE:

None.



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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:

4.1 ACCESSIBILITY CONDITION:

AND One (1) attic access. Inspector entered at: Garage

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

4.2 VENT CONDITION:

TYPE

AND Roof type vents provided

Ventilation and screens observed in good condition.



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4.3 VAPOR BARRIER: No vapor barrier is installed/viewed.

4.4 INSULATION DEPTH AND R-FACTOR: Radiant barrier noted



ROOF:

4.5 STYLE: Gable type.





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- 4.6 TYPE: Concrete tile.
- 4.7 ROOF ACCESS: Inspector walked on all accessible roof areas.
- 4.8 ROOF COVERING STATUS: -Tile roofing material has an average life of 30 years with annual maintenance.

SKYLIGHTS/SOLAR TUBES

4.9 NUMBER AND LOCATION OF None.
SKYLIGHTS:

EXPOSED FLASHINGS AND VENTS:

- 4.10 TYPE: Metal type
- 4.11 CONDITION: Vents OK
Flashings at roof observed in good condition.

GUTTERS AND DOWNSPOUTS:

4.12 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:

5.1 MATERIAL:

Copper.



Main water line & valve

5.2 CONDITION:

Water shut-off valve is located at the west front exterior

DISTRIBUTION LINES:

5.3 MATERIAL:

Distribution lines are a combination of materials, What could be seen is copper, & PEX type plastic plumbing (approved type material).

5.4 CONDITION:

Distribution valves observed in generally good condition with the following noted exception(s):

- a) Numerous locations noted where the PEX plumbing comes in contact with the sharp edge of either the truss gussets or the metal nail plates
 - b) Roofing nails touching the PEX plumbing near the service entrance
- Recommend securing the plumbing lines away from the metal gussets & relocating the metal nail plates.



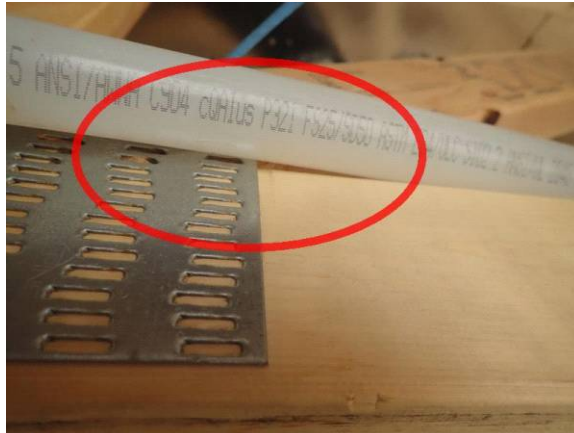
Nails



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Nailer plate



Gusset plate



Nailer plate



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In good condition

5.5 PLUMBING SUPPORTS:

WASTE LINES:

5.6 MATERIAL:

ABS type plastic.



5.7 CONDITION:

What can be seen, observed in good condition.

HOSE FAUCETS:

5.8 FAUCET LOCATION:

Front yard, & Back yard.

WATER HEATER:

5.9 TYPE:

Electric type



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5.10 LOCATION:



Garage.





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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:

6.1 NUMBER OF UNITS: One (1) unit.



6.2 LOCATION OF UNIT(S): Attic with drip pan observed in good condition.



6.3 SYSTEM TYPE:

Forced air heat pump/Split system type

A heat pump is an AC unit that has the ability to run backwards.

In the summer it uses Freon to exhaust the heat outside, thereby cooling your house. In the winter it uses the same process, in reverse, to bring heat into your home. During periods of prolonged freezing temps the unit may freeze up. Automatic defrost mode is air conditioning; let it run through the defrost cycle.

6.4 FUEL TYPE AND NOTES:

Electric, Electrical disconnect is present. Observed in good condition.

6.5 CAPACITY OF UNIT:

3 1/2 tons.



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6.6 APPROXIMATE AGE IN **2020** Dated unit
YEARS:

HEATING SYSTEM CONDITION:

6.7 PUMP/BLOWER FAN: In good condition.

AIR CONDITIONING DESCRIPTION:

6.8 NUMBER OF UNITS: One (1) unit.



AC location at master bedroom window

6.9 LOCATION AND TYPE:

**a) Central type, located at exterior between the master bedroom windows
Recommend moving compressor to the east exterior wall to reduce noise at the master bedroom.**

6.10 POWER SOURCE:

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

AIR CONDITIONING CONDITION:

6.11 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.
If water drains from the upper line call for service



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DUCTWORK:

6.12 TYPE:

Flexible round.



6.13 DUCTS/AIR SUPPLY:

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

a) The register & the active return at the front bedroom are so close together air circulation may be impeded

Recommend builder review above noted condition(s) and repair as required.



Front bedroom register & return

HEATING AND COOLING SYSTEM - REVIEW SERVICE HISTORY:

6.14 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 unit(s) has not been inspected, cleaned and serviced within the last 12 months, it is suggested that it be serviced by a qualified/licensed HVAC contractor.



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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).

SEER

6.15 Heating/Cooling

SEER (Seasonal Energy Efficiency Rating) unknown

For more information about SEER rating for house heating and cooling system recommend reviewing with HVAC contractor at time of service.

AUXILIARY EQUIPMENT:

6.16 WALL MOUNTED AC UNITS: 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

7.1 TYPE AND CONDITION: Underground service, 110/220 Volt, Circuit breakers, In good condition.



ELECTRICAL PANELS:

7.2 MAIN PANEL LOCATION AND NOTES: Amperage - 200 AMP Service, Main panel is located at: East exterior wall of house. in good condition.



7.3 Inspector Notes: Circuit and wire sizing correct so far as visible
Grounding system is present



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CONDUCTORS:

7.4 BRANCH WIRING:

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

- a) In numerous locations the wiring rests on or touches the sharp edge of the truss gusset plates
- b) Missing nailing plates noted at various locations
- c) Improperly terminated wire noted at the south wall of the hall bath
- d) The bathroom exhaust fans (four) have not yet been roughed in. Possible to do late but much easier now

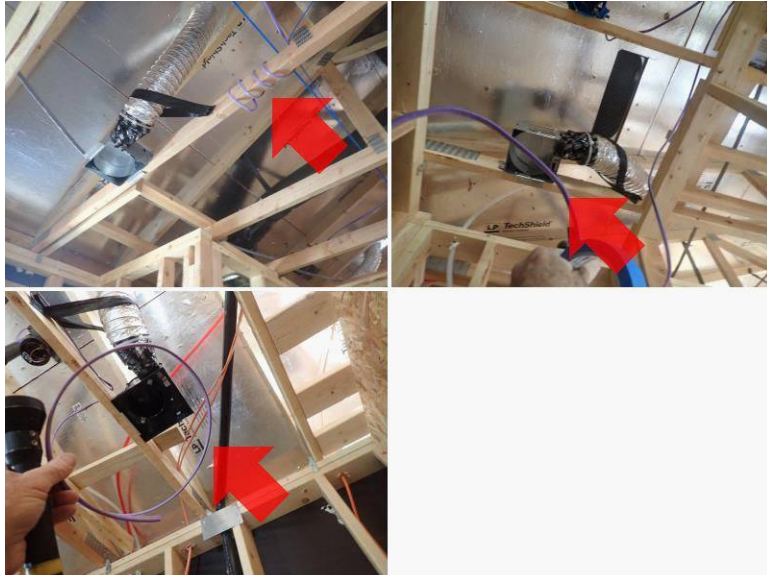
Recommend builder review of above noted condition(s) and repair as required.



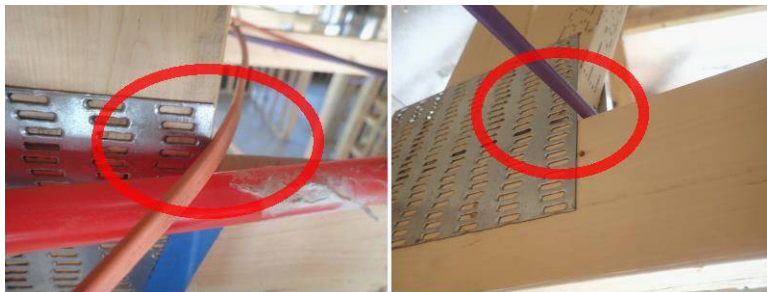
Improperly terminated wire



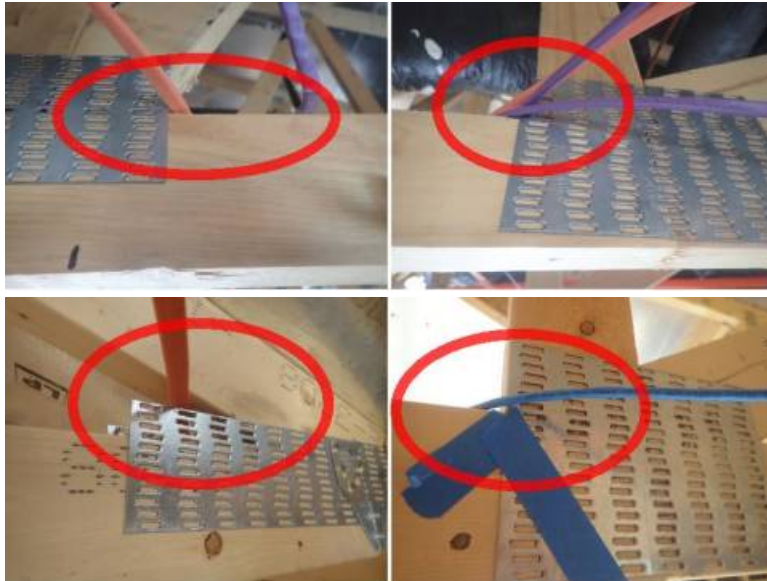
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Bathroom exhaust fans

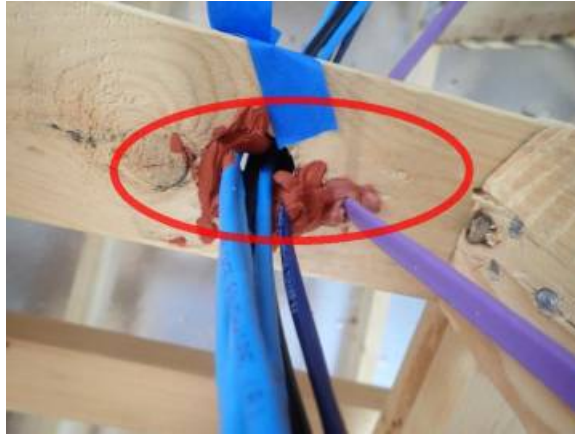


Wires touching metal gussets





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Missing nail plates

SWITCHES, FIXTURES & OUTLETS:

7.5 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.



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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 per national standards to ensure that 1) the door will automatically reverse when met with reasonable resistance (usually defined as 25 lbs.), 2) will reverse when hitting a 2x4 placed on the garage floor, and 3) will reverse when the optical sensors are obscured.

TYPE:

8.1 LOCATION: Attached garage. Two (2) car.



ROOF:

8.2 TYPE/CONDITION: Same as house. See house roof comments.

FLOOR/WALL AREAS:

8.3 TYPE

Concrete floors
Drywall type walls
Drywall ceilings.

8.4 CONDITION:

Floor areas observed on good condition
Ceilings observed in good condition.
Walls areas observed in good condition.
Typical cracks observed.

GARAGE DOOR(S):

8.5 CONDITION:

The national standards for the garage door industry recommends three (3) tests; 1) Automatic reversal of the garage door that is performed with a 2x4 placed at the floor, 2) Force setting test performed by holding the bottom of the door as it closes. The door should reverse readily, and 3) a test of the optical safety devices

Link to national standards (copy & paste to browser);

http://www.doors.org/IDA_1/Navigation/AboutIDA/MediaRoom/ConsumerLiterature/SafetyandMaintenanceGuide/Consumer_Safety_Gui.aspx?WebsiteKey=e3cd0930-ef2a-4a6c-9567-24b09872ba6c

Garage door is in good condition. No damage observed.



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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:

9.1 OTHER EXTERIOR DOORS: Sliding glass door at the back patio, In good condition. Tested operable.



WINDOWS:

9.2 TYPE & CONDITION:

Vinyl frames, single hung glass (slides up & down), Insulated glass panes
All accessible windows were tested and found to be in good condition. No damage or deterioration observed.

INTERIOR WALLS:

9.3 MATERIAL & CONDITION:

All interior walls were observed to be in generally good condition with the following noted exception(s):

a) Fire caulking either missing or done poorly at numerous locations. (See pictures & blue tape examples)

Recommend builder review of above noted condition(s) and repair as required.



Fire caulking



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CEILINGS:

9.4 TYPE & CONDITION:

General condition is good. No damage observed.



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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:

10.1 NUMBER OF SINKS:



10.2 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.

INTERIOR COMPONENTS:

10.3 WALLS /CEILINGS /FLOORS Walls and ceilings observed in good condition. No damage observed.

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:

10.4 LOCATION:



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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

11.1 BATH LOCATION:



11.2 CONDITION OF SINK

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

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

Faucet(s) tested operable. Good water flow and no signs of leaks or damages observed.

Counters observed in good condition.

Bathroom cabinet(s) observed in good condition. Tested operable.

11.3 CONDITION OF DRAIN

Drainage tested operable. Good flow observed.

No damage or leaks observed.

11.4 TUB/SHOWER DRAIN

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

11.5 FLOOR

Type of floor:

BATHROOM 2: Hall bath

11.6 BATH LOCATION:

