

# Porterhouse Home Inspections, LLC

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## Summary Inspection Report for:

**Sample Customer**  
**Sample Address**  
**Sample City, AZ 85379**  
January 32, 2015

This is a summary report, only supplied for your convenience, and does not represent all of the findings in the referenced inspection. For complete information, please read the detailed report that includes all items required by the Arizona Standards of Professional Practice.

**Summary 1 Items:** These items are either a safety item or are best suited for repair by a licensed contractor

### LAWN SPRINKLER SYSTEM

#### DISTRIBUTION VALVES:

##### *CONDITION:*

1. Leaking observed at the east valve  
Recommend repair.

### POOL/SPA/WATER FEATURE & EQUIPMENT

#### VISIBLE PLUMBING LINE:

##### *PLUMBING LINE CONDITION:*

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

### ROOF SYSTEM

#### ROOF:

##### *ROOF COVERING STATUS:*

3. Broken tiles observed above the front garage  
Recommend Repair.

### GARAGE - CARPORT

#### FIRE WALL/FIRE DOOR:

##### *FIRE DOOR CONDITION:*

4. Fire door did not self close as is required.  
Repair/adjustment of self closing mechanism is recommended to ensure self closing/latching. Safety concern.

### INTERIOR

DOORS:

*OTHER EXTERIOR DOORS:*

5. 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.

WINDOWS:

*TYPE & CONDITION:*

6. Damaged/broken sash springs viewed at the SW master bedroom window

Recommend repair.

**Summary 2 Items: These items are typical maintenance issues.**

**GROUNDS**

FENCES & GATES:

*CONDITION:*

1. Damaged/ broken board

Recommend Repair.

**LAWN SPRINKLER SYSTEM**

SPRINKLERS and/or DRIP HEADS:

*CONDITION:*

2. Drip head manifold observed to be broken at the front yard

Recommend repair.

**POOL/SPA/WATER FEATURE & EQUIPMENT**

POOL AND/OR SPA DECKING:

*CONDITION:*

3. Typical cracks for age of surface.

Recommend monitor and repair as needed.

**HEATING - AIR CONDITIONING**

HEATING /AIR HANDLER SYSTEM DESCRIPTION:

*LOCATION OF UNIT(S):*

4. Recommend cleaning insulation debris out of the north rip pan.

**INTERIOR**

DOORS:

*INTERIOR DOORS:*

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

**KITCHEN - APPLIANCES - LAUNDRY**

INTERIOR COMPONENTS:

*COUNTERS AND CABINETS:*

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

**BATHROOMS**

BATHROOM 2: Hall bath

*TUB/SHOWER PLUMBING FIXTURES*  
7. Slow drainage observed at tub/shower.  
Recommend repair.

**Summary 3 Items:** These items are informational. Either information I am supplying to you or that I recommend you review with the seller

**INSPECTION CONDITIONS**

OTHER INFORMATION:

*HOUSE OCCUPIED?*

1. Inspection at an occupied and/or furnished home is limited.  
The sellers/tenants personal belongings or furnishings are not moved during a home inspection.

*INSPECTOR COMMENTS:*

2. 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.

**LAWN SPRINKLER SYSTEM**

ELECTRIC CONTROLS:

*SUB PANELS AND TIMERS:*

3. 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.

**POOL/SPAWATER FEATURE & EQUIPMENT**

PUMPING EQUIPMENT: POOL and SPA

*PRIMARY FILTERING TYPE:*

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

*CHLORINATOR:*

5. Floater type of chlorinator used.

Observed in good condition.

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

ELECTRIC CONTROLS:

6. Pool equipment timer tested operable.

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

CHILD SAFE BARRIERS:

*TYPE AND CONDITION:*

7. 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>.

## **PLUMBING**

### MAIN LINE:

#### *CONDITION:*

8. 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.

## **HEATING - AIR CONDITIONING**

### AIR CONDITIONING DESCRIPTION:

#### *COMPRESSOR AGE IN YEARS:*

9. 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.

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

#### *GENERAL SUGGESTIONS:*

10. 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).

## **ELECTRICAL SYSTEM**

### ELECTRICAL PANELS:

#### *Inspector Notes:*

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

## **GARAGE - CARPORT**

### FLOOR/WALL AREAS:

#### *CONDITION:*

12. 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.

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