



Inspection Report

Property Address:

100 Main Drive
Sedona AZ 86336

"Almost Home" Inspection Services LLC

John McCartney AZ BTR Cert. #67698

**2974 Moki Ovi
Flagstaff, AZ 86005
928-235-4004**

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"Almost Home" Inspection Services LLC

Date: 11/30/2020	Time: 09:00 AM	Report ID: Example Report
Property: 100 Main Drive Sedona AZ 86336	Customer:	Real Estate Professional:

This beautiful home has a lot going for it. Much of the home has been remodeled, including water supply piping and some electrical work. The Inspector did not see any signs of foundation movement (it probably sits on sandstone) or current water leaks. The Inspector suggests having a video recorded "walk about" with the Seller to record the operation and maintenance of the home's various building systems, plus system designs for future reference. The Inspector also suggests having a competent electrician review the electrical distribution system to ensure safety compliance and safe operation. The home has had it's electrical system remodeled several times.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Acceptable (ACC) = The system or component appears to be functioning as intended.

Normal Maintenance (NM) = The system or component appears to be functioning as intended and may show signs of age, or wear and tear. It may also require some normal maintenance to continue to function as intended.

For your information (FYI) = The comment noted a FYI is a piece of information that may be beneficial to you. This may also suggest that an upgrade is available that will perform the function more efficiently and/or meet the current standards of the industry.

Repair/Replace (RR) = The system or component may be damaged, not operating, loose, in a potentially worsening condition, or just plain incorrect. A repair or replacement may be recommended before the condition worsens beyond such a renovation. This section may also be used to bring attention to an item or component that is not damaged but instead may be important during the real estate transaction.

Requires Immediate attention (RIA) = The system or component is no longer functioning as intended. A repair or replacement is recommended as soon as possible. If the condition appears unsafe, the comment will notate "Safety Hazard" as it appears here.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Standards of Practice: Arizona Standards of Professional Practice for Home Inspectors	Type of building:: Single Family (2-story)	Approximate Square Footage:: 2773
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Approximate Year of Original Construction:: 1972	Inspection started at:: 9am	Inspection ended at:: 2pm
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Occupancy:: Unoccupied, but staged with furniture	Attending the Inspection:: Inspector Only, Buyer	Weather during the Inspection:: Clear
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Significant precipitation in last 3 days::
No

Temperature during inspection::
Over 60 (F) = 15.5 (C)

Ground/Soil surface condition:
Dry

Building Faces:
South

Radon Test:
No

Recommended Repair/Replace Advisory



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Customer


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The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

6. Electrical



Service Panel Cabinet, Ampacity, and Cover

For Your Information

-  1 The Inspector suggests that a competent electrician inspect/review the electrical distribution system on the property with the aid of the Seller, and more clearly label the circuits in the service and sub-panels as a safety effort. There is currently a branch circuit with a 125 amp breaker labeled "garage stub up" as an example which is probably the main electrical shut off for the garage hallway sub-panel, but it should be clearly marked as such. With a home that has undergone several additions and remodels, this is always a good idea.

Sub-panel Cabinet, Ampacity, Cover, & Bonding

For Your Information

-  2 (2) A 15 amp, 240 volt circuit is unlabeled in the basement suite sub-panel. This circuit should be properly labeled for safety reasons. A competent electrician or Seller can help with this.
-  3 (3) This small sub-panel services the guest house. The circuits need to be labeled for safety. A competent electrician can address this item. The 30 amp 240 volt circuit breaker was off at the time of the inspection. This

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circuit may service the electrical water heater that is located under the guest house. The Inspector could not turn on this circuit, to check it, due to liability concerns.

Sub Panel Wiring

For Your Information

- ⚠ 4 (3) The guest house service panel appeared to be wired incorrectly. A sub-panel should have it's grounding system separated from the neutral system as a safety standard. A competent electrician can address this item.

Conventional Electrical Receptacles (interior)

Repair/Replace

- ⚠ 5 Several electrical outlets where missing a ground. Receptacle grounding is a current standard safety feature and the Inspector suggests bringing these outlets up to current standards. A competent electrician can address this item.

7. Garage

Fire Separation

Repair/Replace

- ⚠ 6 The door between the garage and the living space needs to be self-closing per current standards. This keeps fire and fumes from entering the living space. A competent carpenter or handyman can repair/adjust or replace a hinge on this door to address this item.

9. Plumbing

Electric Water Heater

For Your Information

- ⚠ 7 (2) The water heater's T&P valve drain appears to have a pipe that is not connected to the valve. Additionally, the pipe ends behind the heater, up against the drywall. Water discharge would damage this drywall and might scald a nearby person. This pipe should be directed outside, away from finishes. This item can be addressed by a competent handyman or plumber.
- ⚠ 8 (8) The water heater under the guest house does not have a drain pipe servicing the T&P relief valve. A hot water release from this valve could burn someone and damage adjacent electrical items and the crawlspace grade. A competent handyman or plumber can address this item.

13. Kitchen and Built-in Appliances

Kitchen faucet/sink

For Your Information

- ⚠ 9 The basement suite kitchen faucet sprayer did not function properly. A competent handyman or plumber can address this item.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise,

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contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Roof Structure Exterior	•							Method of inspection: Walked the roof The roof style was: Gable Low-slope Primary roof-covering type: Architectural Fiberglass Asphalt Shingle Roll Roofing Drainage system description: Partial gutters and downspouts installed Underlayment/Interlayment: Hidden from view
B.	Underlayment							•	
C.	Roof Flashing			•					
D.	Roof Drainage System	•							
E.	Heat tape/gutter melt						•		
F.	Plumbing and Combustion Vents	•							
H.	Skylight Exteriors	•							
R.	Roll Roofing			•					

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Comments:

C. This roof penetration occurs over the main home's living room. The Buyer can ask the Seller about it's purpose/history.



C. Item 1(Picture)

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R. (1) The roof had rolled roofing that appeared to be in good or like new condition. The shingles on the guest house appeared to be fairly new as well.



R. Item 1(Picture)



R. Item 2(Picture)



R. Item 3(Picture)



R. Item 4(Picture)

(2) There are a couple rows of roofing nails along the low eave area of the livingroom roof. These nails penetrate the roofing material which can lead to leaks down the road. The Buyer should ask the Seller about this.



R. Item 5(Picture)

2. Attic

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Attic Access			•					Attic inspected from: Access Hatch (inadequate headroom) Attic thermal insulation material: Fiberglass Batt Approximate attic thermal insulation depth: 8-12 inches Roof Structure Ventilation: Attic ventilation appeared sufficient Roof structure ventilation device type: Roof vents Soffit vents Roof Framing Type: Conventional Framing-dimensional lumber Manufactured Roof Trusses Roof Sheathing Material: Plywood
B.	Roof Framing (from attic)	•							
D.	Roof Sheathing	•							
E.	Roof Structure Ventilation			•					
F.	Attic Electrical							•	
I.	Attic Thermal Envelope	•							
		ACC	NM	FYI	RR	RIA	NP	NI	
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A. (1) The guest bedroom closet has a ceiling attic access door and a skylight.



A. Item 1(Picture)

(2) The attic space lacked adequate headroom for safe entry. As a result, inspection of the attic space lies beyond the scope of the General Home Inspection and it was not inspected. Attics may contain potential fire or health hazards, other safety issues, damage, or defects that have the potential to cause damage to the home.



A. Item 2(Picture)

E. The attic had roof and soffit vents installed.



E. Item 1(Picture)

I. The attic floor insulation depth averaged approximately 8 to 10 inches. The Inspector always recommends the consideration of installing additional insulation.



I. Item 1(Picture)



I. Item 2(Picture)

3. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
B.	Driveway			•					Driveway Material: Concrete pavers
C.	Walkways	•							Walkway Materials: Concrete Pavers

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		ACC	NM	FYI	RR	RIA	NP	NI
D.	General Grounds	•						
E.	Grading, drainage			•				
F.	Downspouts	•						
G.	Exterior Trim	•						
H.	Wood to earth			•				
K.	Exterior vents	•						
L.	Windows, screens	•						
M.	Hose Bibbs	•						
N.	Vegetation Considerations			•				
O.	Exterior Stairs	•						
R.	Landscape Irrigation			•				

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ACC NM FYI RR RIA NP NI

Comments:

B. This low sewer access pipe in front of the new driveway will may lead to damage to the driveway edge and cause cars to jump when driven over. The Inspector suggests having this sewer appurtenance raised to grade to protect these items. This work would probably involve the City of Sedona.



B. Item 1(Picture)

E. (1) These drain pipes behind the main house dump onto a slope that is partially protected by rocks. The Buyer should keep an eye on this and other areas as erosion may occur. A competent landscaper can help with this if a problem develops.



E. Item 1(Picture)



E. Item 2(Picture) anoterh area is next to the guest house



E. Item 3(Picture) another area is next to the guest house

(2) There are lots of water drainage pipes on the property. The Buyer should review these systems with the Seller prior to closing. A video of this type of "walk about" will save information for later review."



E. Item 4(Picture)



E. Item 5(Picture)

H. There are a couple of posts around the guest house that are in contact with dirt and concrete. This contact can lead to wood rot. A competent carpenter can address this item.

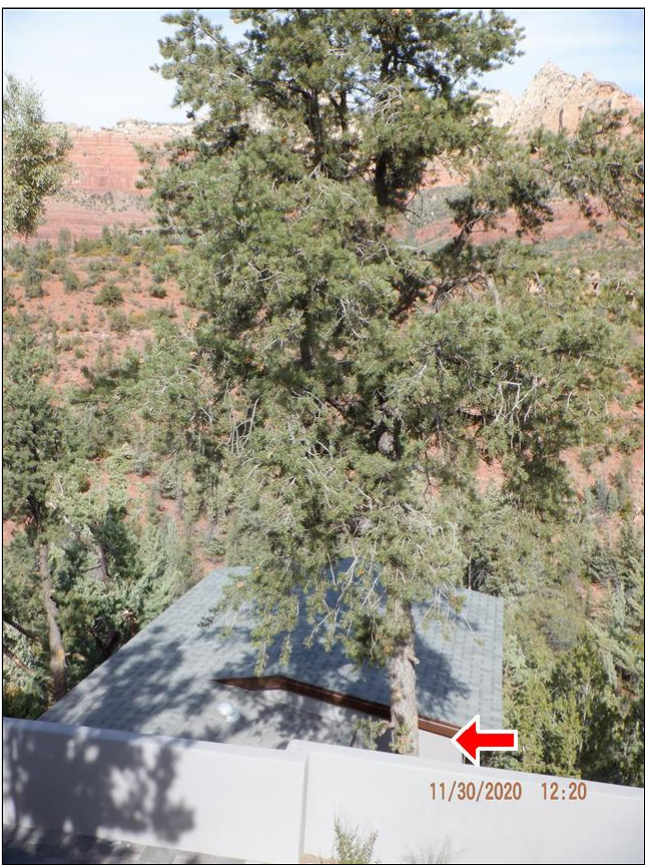


H. Item 1(Picture)

N. There are a couple of trees at the NW corner of the home that are very close to the home. The buyer should review related requirements with their insurance company. Closely located trees encourage fire and wood damaging insects to transfer to the home as well as storm damage concerns.

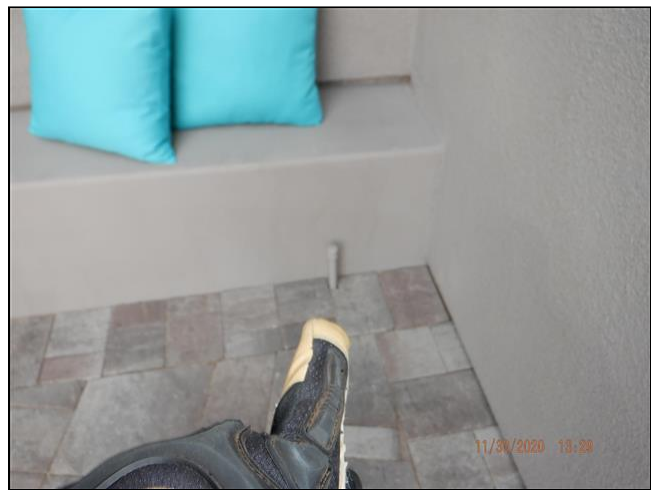


N. Item 1(Picture)



N. Item 2(Picture)

R. Irrigation is not included in a general home inspection. The Inspector suggests reviewing the irrigation system with the Seller. This capped off pipe in the back patio area.



R. Item 1(Picture)

4. Wall Exteriors

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		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Exterior Doors	•							Exterior wall-covering
B.	Window Exteriors	•							Material: Stucco
E.	Exterior Wall Membrane	•							Soffit Material: T-1-11 Wood siding Exposed roof sheeting
G.	Eaves, soffits and fascia	•							Facia Material: Dimensional Lumber
H.	Flashing and Trim	•							
K.	Stucco	•							

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ACC NM FYI RR RIA NP NI

5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Exterior Wall Construction	•							Foundation Configuration: Crawlspace/Slab Combination
B.	Columns	•							Foundation Method/
C.	Floor Structure	•							Materials: Concrete footings with CMU Stem Walls and Piers
D.	Foundation	•							Columns: Columns not visible
F.	Crawlspace			•					Main Floor Structure: Concrete Slab
H.	Crawlspace insulation							•	Main Floor Structure-
I.	Crawlspace vapor retarder							•	Perimeter Bearing: Rests on top of foundation wall
J.	Crawlspace ventilation							•	Exterior Wall Structures: Wood Frame
K.	Slab-on-Grade	•							Typical Ceiling Structure: Drywall attached to roof trusses Vaulted Ceilings

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ACC NM FYI RR RIA NP NI

Comments:

F. There is a crawlspace under the back of the main house. This door probably provides access, but the latch bolt was not operable. The Seller should demonstrate it's operation to the Buyer. The Inspector could not inspect this crawlspace.



F. Item 1(Picture)



F. Item 2(Picture) crawlspace vent

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	General Electrical System Description	•							Electrical Service
B.	General Electrical System Condition	•							Conductors: Overhead service
C.	Service Drop, Drip Loop, Splice and Attachment	•							Service Panel Ampacity: 200 amps
D.	Mast & Weatherhead	•							Service Panel Type: Load Center
E.	Electric Meter	•							Service Panel
F.	Service Entrance Conductors	•							Manufacturer: Eaton
									Service Disconnect
									Location: At Service Panel

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		ACC	NM	FYI	RR	RIA	NP	NI	
G.	Service Panel Manufacturer	•							Service Disconnect Type: Breaker
H.	Service Panel Exposure Rating	•							Service Grounding
I.	Service Panel Cabinet, Ampacity, and Cover			•					Electrode: Hidden from view
J.	Service Panel Wiring			•					Number of Sub-panels: 1
K.	Service Disconnect	•							Sub-panel Type: Main Lug (no main disconnect)
L.	Overcurrent Protection Devices	•							Sub-panel Manufacturer: Eaton
M.	Compatability: are breakers oversized?	•							Wiring Methods: Romex
N.	Service Grounding Electrode System & Service Bond							•	Type of Branch Wiring: Romex
O.	Equipment Grounding & Bonding							•	Ground Fault Circuit
R.	Sub-panel Cabinet, Ampacity, Cover, & Bonding			•					Interruptor (GFCI)
S.	Sub Panel Wiring			•					Protection: YES
T.	Exterior Electrical Receptacles	•							Arc Fault Circuit
U.	Conventional Electrical Receptacles (interior)				•				Interruptor (AFCI)
V.	GFCI/AFCI Electrical Receptacles			•					Protection: Partial protection from panel
W.	Switches	•							
X.	Lighting	•							
Y.	Visible Branch Wiring	•							
Z.	Smoke Detectors	•							
AA.	Carbon Monoxide Detectors							•	
BB.	Doorbell							•	
CC.	Ceiling Fans	•							
II.	Low Voltage Items			•					

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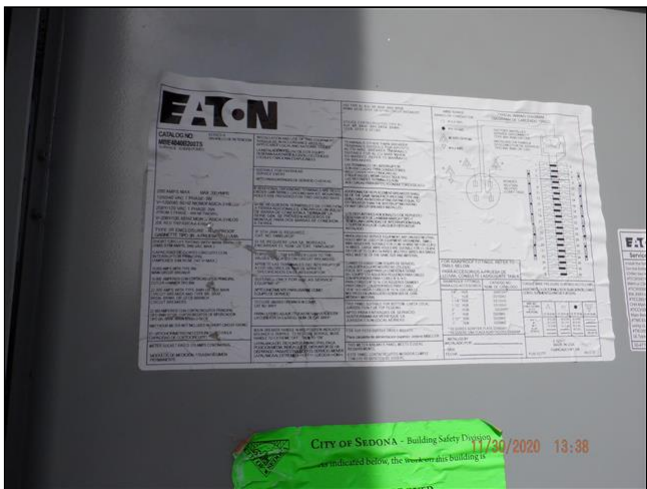
ACC NM FYI RR RIA NP NI

Comments:

⚠️ I. The Inspector suggests that a competent electrician inspect/review the electrical distribution system on the property with the aid of the Seller, and more clearly label the circuits in the service and sub- panels as a safety effort. There is currently a branch circuit with a 125 amp breaker labeled "garage stub up" as an example which is probably the main electrical shut off for the garage hallway sub-panel, but it should be clearly marked as such. With a home that has undergone several additions and remodels, this is always a good idea.



I. Item 1(Picture)



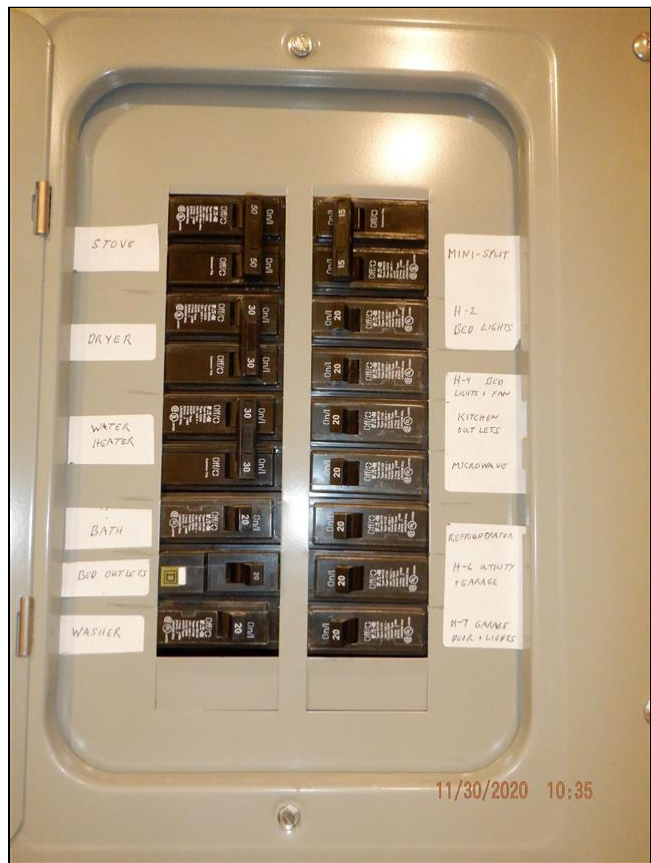
I. Item 2(Picture)

J. The wiring in the main service panel appeared to be correct, but the nature of the wiring methods made it hard to inspect. A inspection by a competent electrician would be a prudent activity to ensure safe use/operation by the Buyer.

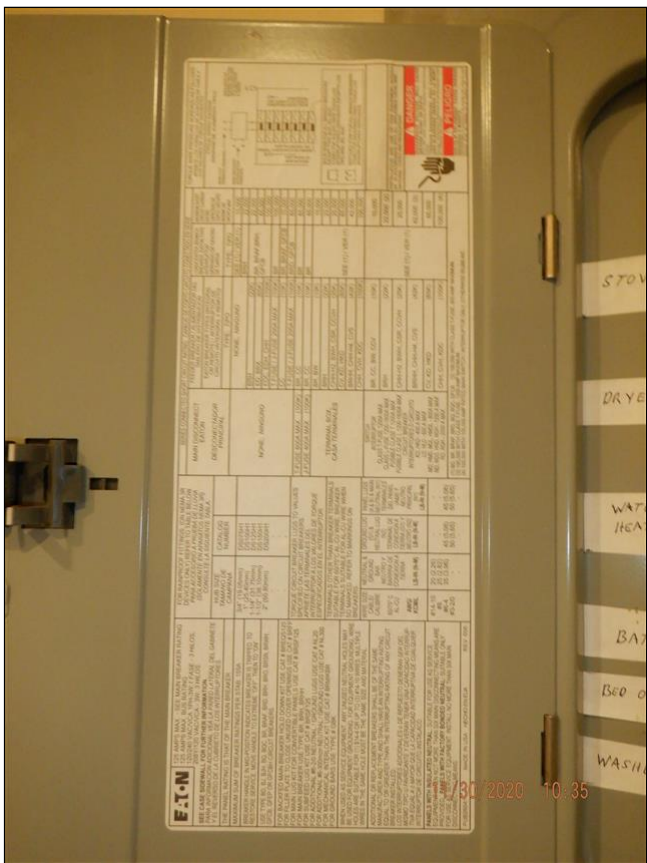


J. Item 1(Picture)

R. (1) This sub-panel in the home's garage hallway is new and appears to be well marked.



R. Item 1(Picture)

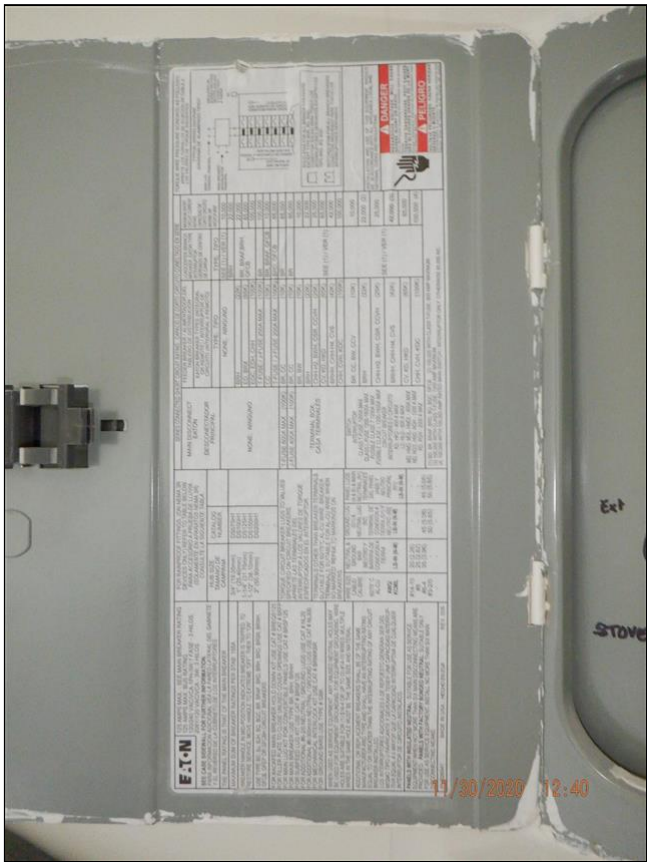


R. Item 2(Picture)

⚠️ (2) A 15 amp, 240 volt circuit is unlabeled in the basement suite sub-panel. This circuit should be properly labeled for safety reasons. A competent electrician or Seller can help with this.



R. Item 3(Picture)



R. Item 4(Picture)

⚠️ (3) This small sub-panel services the guest house. The circuits need to be labeled for safety. A competent electrician can address this item. The 30 amp 240 volt circuit breaker was off at the time of the inspection. This circuit may service the electrical water heater that is located under the guest house. The Inspector could not turn on this circuit, to check it, due to liability concerns.



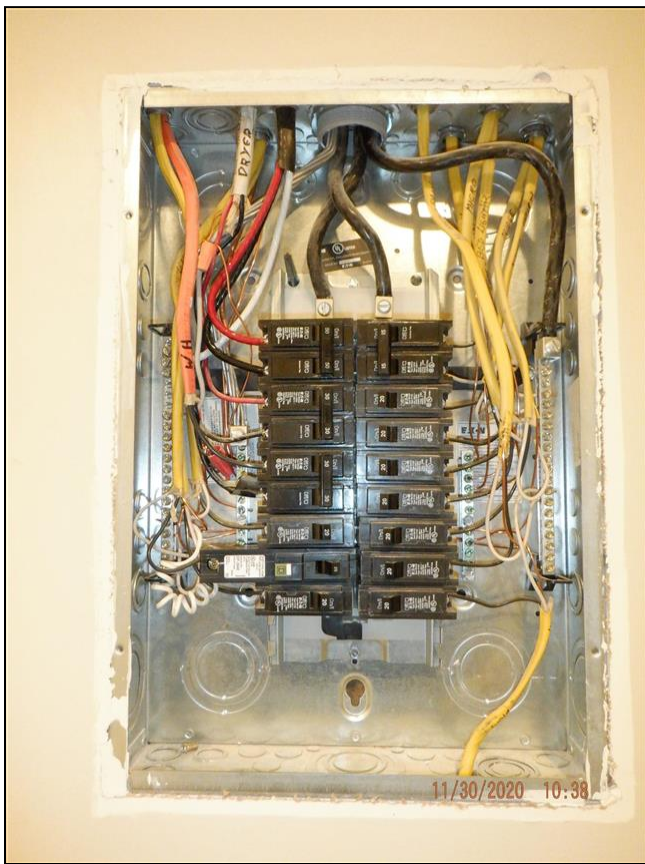
R. Item 5(Picture)



R. Item 6(Picture)

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S. (1) This sub-panel in the garage hallway appears to be wired correctly. Kill power to this panel at the main panel on the east exterior wall of the home.



S. Item 1(Picture)

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(2) The basement suite sub-panel faceplate was "painted in". The Inspector could not inspect the wiring because removing the cover would damage the finish on the wall.



S. Item 2(Picture)

⚠ (3) The guest house service panel appeared to be wired incorrectly. A sub-panel should have it's grounding system separated from the neutral system as a safety standard. A competent electrician can address this item.



S. Item 3(Picture)

⚠ U. Several electrical outlets where missing a ground. Receptacle grounding is a current standard safety feature and the Inspector suggests bringing these outlets up to current standards. A competent electrician can address this item.



U. Item 1(Picture) guest bedroom



U. Item 2(Picture) guest bedroom



U. Item 3(Picture) main house basement suite



U. Item 4(Picture) main house basement suite water heater closet



U. Item 5(Picture) basement suite bedroom



U. Item 6(Picture) basement suite bedroom

V. This GFCI receptacle in the basement suite was the protection/reset for a adjacent exterior receptacle.



V. Item 1(Picture)

II. Low voltage systems are not part of a general home inspection. The Inspector did note that there where boxes for future low voltage or cable located in multiple locations in the bedrooms. Flush wall mounted TV's were installed in several locations, but any electrical connections were hidden behind the mounting trim. The Buyer should have the Seller demonstrate the extent and operation of the low voltage systems in the home.



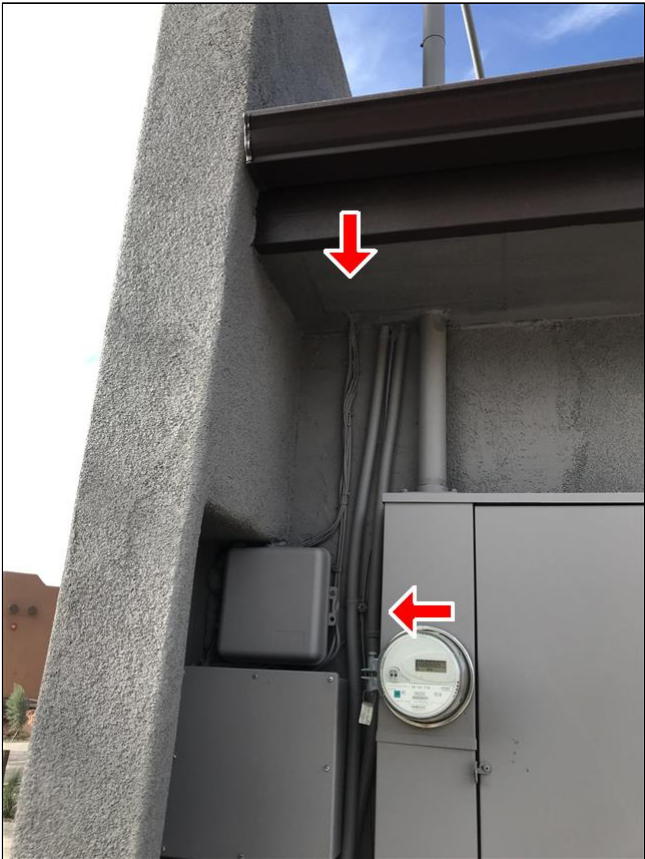
II. Item 1(Picture)



II. Item 2(Picture)



II. Item 3(Picture) electrical trim/utilities in closet off living room



II. Item 4(Picture) low voltage box/wiring at service panel

7. Garage

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

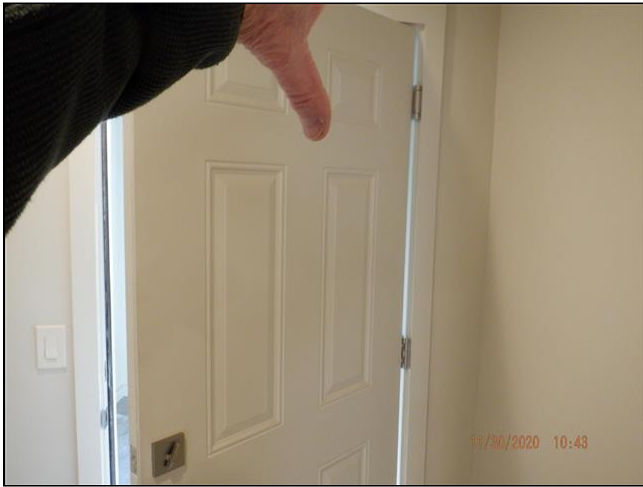
		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Vehicle Doors	•							Garage Vehicle Door Type: Single Number of Vehicle Doors: 1 Number of Automatic Openers: 1 Vehicle Door Automatic Reverse: Installed and operating correctly
C.	Floors	•							
D.	Walls	•							
E.	Ceiling	•							
F.	Fire Separation				•				
H.	Garage Electrical	•							
I.	General Condition and Ventilation	•							
J.	Attic							•	
K.	Roof Framing							•	

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Comments:

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⚠ F. The door between the garage and the living space needs to be self-closing per current standards. This keeps fire and fumes from entering the living space. A competent carpenter or handyman can repair/adjust or replace a hinge on this door to address this item.



F. Item 1(Picture)

8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Floors	•							Walls and Ceilings: Drywall
B.	Walls	•							Floor Covering Materials: Ceramic Tile
C.	Ceilings	•							Interior Doors: Embossed Composite
D.	Lighting	•							Window Material: Vinyl Aluminum
F.	Doors	•							Window Glazing: Double-pane
G.	Windows and Skylights	•							Window Operation: Sliding Fixed
H.	Interior Trim	•							Cabinets: Solid Wood Veneer on MDF
I.	Cabinets and Countertops	•							Countertops: Granite
J.	Stairs						•		Smoke/CO Detectors: Smoke detector locations appeared adequate
K.	Balconies and railings						•		
L.	Bathroom and Laundry Ventilation	•							
Q.	Interior air quality			•					

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ACC NM FYI RR RIA NP NI

Comments:

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Q. The Inspector and Buyer detected some odor in the guesthouse interior air space. The Seller should be asked about it's origin. The cold temperatures during the inspection may have partially masked this odor.



Q. Item 1(Picture)

9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Exterior Plumbing							•	Water Supply Source: Public Water Supply
B.	Source of Water	•							Main Water Supply Pipe: Unknown
C.	Water Supply and Distribution			•					Water Distribution Pipes: Approved Plastic
D.	Bonding water pipes			•					Distribution Pipe Bonding: Pipes were not bonded
E.	Functional Flow of water supply	•							Sewage System Type: Public
F.	Water Treatment Systems							•	Drain Waste and Vent Pipe
G.	Sewage and DWV Systems	•							Materials: Acrylonitrile butadiene styrene (ABS)
H.	Functional Drainage	•							Water Heater
K.	Water Heater automatic safety controls	•							Manufacturer: Rheem
L.	Flues and combustion air vents	•							Date of Water Heater
M.	Electric Water Heater			•					Manufacture: 2020 2018
N.	Gas System						•		Water Heater Fuel Type: Electric
P.	Sewage Ejector Pump			•					Water Heater Type: Tank (conventional)
S.	Air Admittance Valve			•					Water Heater Tank

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ACC NM FYI RR RIA NP NI

Water Heater Tank

Capacity:
40 gallons
50 gallons

Sewage Ejector:

An operable sewage
ejector pump was installed

Water Treatment Systems/

Filters:

Reverse Osmosis (not
inspected)

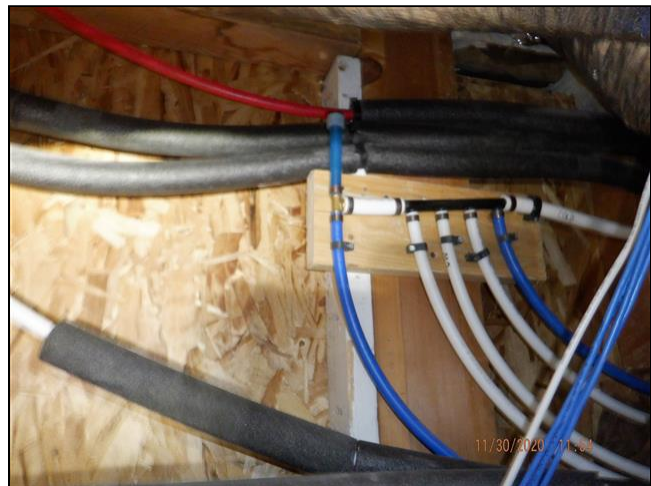
Comments:

C. (1) The home's water pressure was 32 psi at the time of the inspection which is a bit low. It appears that Sedona tends to have lower water pressure than other municipalities. The Buyer should check out the water flow for him/herself. The flow from the faucets appeared to be low but acceptable.



C. Item 1(Picture)

(2) The home appeared to be replumbed with plastic piping.



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

(3) There is some plumbing piping with zone valves at the water heater location in the basement suite. The Buyer should review the plumbing system operation with the Seller prior to closing.



C. Item 5(Picture)

"Almost Home" Inspection Services LLC

D. The inspector observed no bonding of water distribution pipes in the home. This is probably due to what appears to be a replumbing of the home, installing plastic piping.



D. Item 1(Picture)

F. The kitchen had a water filtration system that appeared to be operational. Water treatment is not part of a general home inspection.



F. Item 1(Picture)

M. (1) The home's 50 gal. electric water heater is located in the garage and was manufactured in 2020.



M. Item 1(Picture)

⚠️ (2) The water heater's T&P valve drain appears to have a pipe that is not connected to the valve. Additionally, the pipe ends behind the heater, up against the drywall. Water discharge would damage this drywall and might scald a nearby person. This pipe should be directed outside, away from finishes. This item can be addressed by a competent handyman or plumber.



M. Item 2(Picture)



M. Item 3(Picture)

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(3) The water distribution system had a recirculation pump at the home's water heater location. The Buyer should review the water distribution system with the seller.



M. Item 4(Picture)

(4) The 40 gal electric water heater in the main house basement suite was manufactured in 2018.



M. Item 5(Picture)

(5) The water heater in the basement suite does not have a drain pipe for the drip pan. Additionally, the P&V relief valve may dump into the drain pan. Any water draining from this pan can damage adjacent finishes. A competent plumber can address this item if desired.



M. Item 6(Picture)

(6) The 40 gal electric water heater under the guest house was manufactured in 2018.



M. Item 7(Picture)

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(7) There are some water pipes under the guest house that have insulation and heat tape aimed at keeping these pipes from freezing. The heat tape was not plugged in at the time of inspection even though the winter months are upon us. The Seller should review this system with the Buyer and demonstrate that the heat tape is operational.



M. Item 8(Picture)

⚠ (8) The water heater under the guest house does not have a drain pipe servicing the T&P relief valve. A hot water release from this valve could burn someone and damage adjacent electrical items and the crawlspace grade. A competent handyman or plumber can address this item.



M. Item 9(Picture)

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P. This sump is located at the NE corner of the main house. The Seller should demonstrate it's operation to the Buyer. The Inspector believes that it is a sewage ejector pump. There didn't appear to be a emergency alarm installed. The Buyer should have this system inspected by a competent ejector pump contractor. A sewage pump is not part of a general home inspection. There didn't appear to be any leaks/overflow during the inspection: the system appears to be operational. An item of note is that this system was referred to as a sump pump in the electrical panel.



P. Item 1(Picture)



P. Item 2(Picture) two sewer clean outs next to the "sump pump"

S. This air admittance valve at the guest house was not moved away from the wall prior to stuccoing. This may make it tougher to replace and may provide a place for water to get into the wall. The Buyer should keep an eye on this detail for future repair.



S. Item 1(Picture)

10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Presence of installed heat source in each room			•					Heating System Type: Heat Pump Forced Air (also provides cool air) Solar pre-heat Heat pump, mini split system, no ducts Energy Source: Electric Number of Heat Systems (excluding wood): Five Heating/Cooling Ducts: Insulated Air Filter: Disposable Air Filter Location: Behind return air registers Heating System Brand: Goodman Furnace year of manufacture: 2019
C.	Furnace			•					
D.	Furnace automatic safety controls	•							
J.	Heaters, Electric			•					
K.	Thermostat	•							
L.	Filter condition	•							
M.	Fireplace						•		

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Comments:

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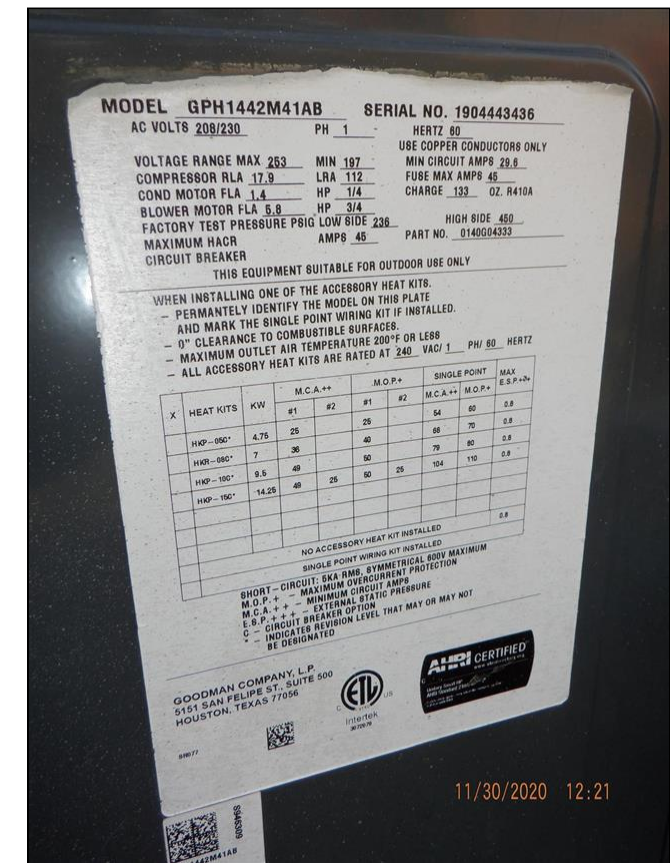
A. Some of the bathrooms had no conditioned air supply. They depended on an electric wall heater or draw from adjacent rooms, moved by the exhaust fan.

C. (1) The air filter for the forced air system is located behind this return air register in the hallway. The filter should be checked frequently, especially before heating and A/C seasons. A dirty filter can lead to system shut down, system overheating, ice ups and higher wear and tear on the blower system.



C. Item 1(Picture)

(2) This main house roof top heat pump unit was manufactured in 2019. It provides heating and cooling to the main part of the house. An auxiliary electric heating section was added for operation in cold weather, when the heat pump section no longer works well.

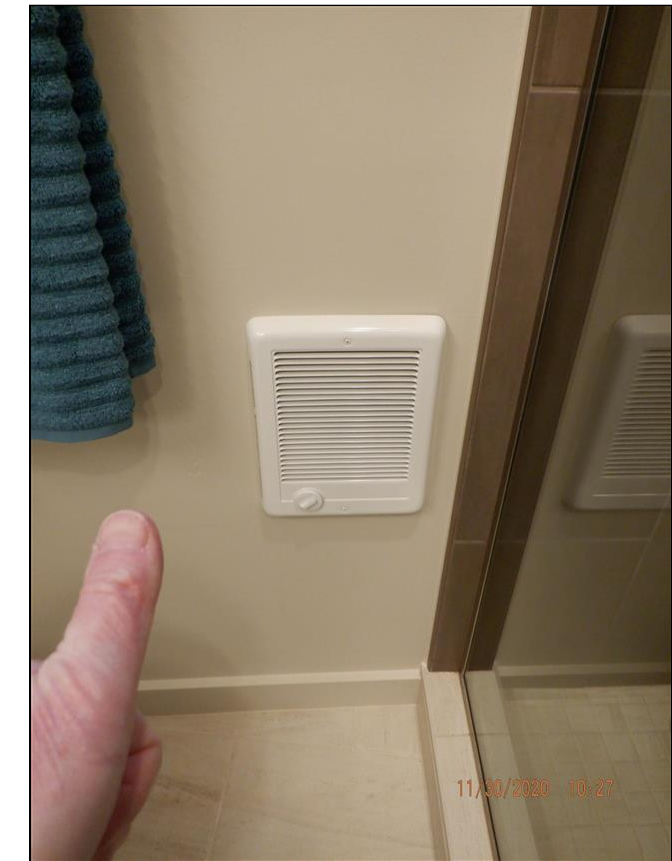


C. Item 2(Picture)



C. Item 3(Picture)

J. The electric wall heater in the guest bath was operational.



J. Item 1(Picture)

11. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Central Air Conditioner			•					Number of cooling systems (excluding window AC): Five
E.	Presence of installed cooling source in each room	•							Cooling System Type: Split System (indoor and outdoor components) Rooftop heat pump
ACC= Acceptable, NM= Normal Maintenance, FYI= For Your Information, RR= Repair/Replace, RIA= Requires Immediate Attention, NP= Not Present, NI= Not Inspected		ACC	NM	FYI	RR	RIA	NP	NI	Cooling Equipment Energy Source: Electricity
									Cooling System Manufacturer: Goodman
									Temperature differential: Acceptable: withing 14-22 deg. F

Compressor unit
manufacture date:
2019

Comments:

A. (1) The Inspector was not able to obtain the manufacture dates of the mini split compressor units because they were labeled in spanish and the website did not have this information.



A. Item 1(Picture)

A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

(2) The Inspector verified that all the heating units (rooftop unit and mini-splits) were operational and all the mini split units turned out cold air. Probably because of an equipment protection system, the rooftop unit would not start it's cold air production, possibly due to cold temperatures.



A. Item 6(Picture)

(3) The Seller should demonstrate the operation of the basement suite's two mini-split air conditioning units. It appeared to the Inspector that the unit in the bedroom started right up while the kitchen unit appeared to start up slower or possibly start up after the bedroom unit was stopped.



A. Item 7(Picture)

12. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Floors	•							Exhaust Fans: Fan only
B.	Walls	•							

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ACC NM FYI RR RIA NP NI

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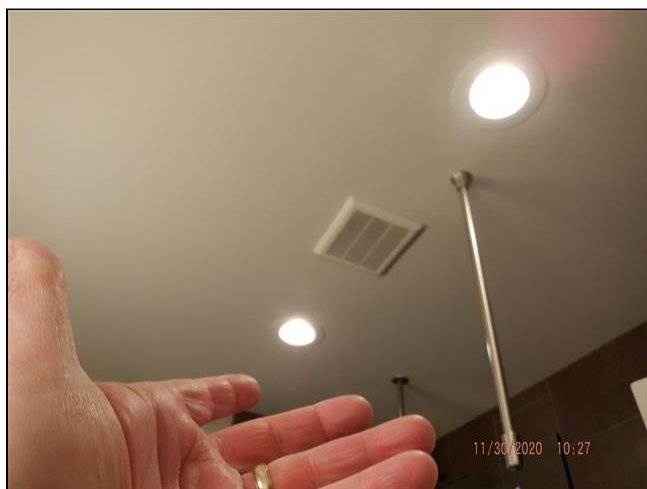
		ACC	NM	FYI	RR	RIA	NP	NI
C.	Ceilings	•						
D.	Doors	•						
E.	Windows	•						
H.	Lighting	•						
I.	Ventilation			•				
K.	Cabinets	•						
L.	Finish materials around Tub, Shower, Toilet , Sink	•						
M.	Toilet	•						
P.	Shower	•						
R.	Mirrors	•						
T.	Sink, faucet, drain			•				

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ACC NM FYI RR RIA NP NI

Comments:

I. All the bathrooms had exhaust fans. Only the master bathroom had forced air registers to supply conditioned air. The guest bathroom in the main house had an electric heater while the other bathrooms had a exhaust fans which provided a draw of conditioned air from the adjacent rooms.



I. Item 1(Picture)

"Almost Home" Inspection Services LLC

T. The bathroom vanity drain in the basement suite is a bit slow. It may be due to system design.



T. Item 1(Picture)

13. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Floors	•							Cabinets: Solid Wood Veneer on MDF Countertop Material: Granite Range: Electric Range Hood: Vents to exterior Dishwasher: Present, Inspected Dishwasher Anti-siphon method: High-loop installed
B.	Walls	•							
C.	Ceilings	•							
D.	Doors	•							
E.	Windows	•							
G.	Interior Trim	•							
I.	Lighting	•							
J.	Cabinets	•							
K.	Kitchen faucet/sink			•					
M.	Range	•							
N.	Range Hood			•					
O.	Garbage Disposal	•							
S.	Dishwasher	•							
V.	Refrigerator			•					

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ACC NM FYI RR RIA NP NI

Comments:

"Almost Home" Inspection Services LLC

⚠️ **K.** The basement suite kitchen faucet sprayer did not function properly. A competent handyman or plumber can address this item.



K. Item 1(Picture)

N. The basement suite range had no hood to remove the cooking vapors/moisture. During temperate weather, the adjacent window can be opened to help with this. A hood can probably be added. Without a hood, grease can settle on adjacent surfaces more readily.



N. Item 1(Picture)

"Almost Home" Inspection Services LLC

O. Garbage disposal in main house kitchen only.

V. Kitchen appliances are generally not part of a general home inspection. The Inspector suggests testing the refrigerator cold water and ice dispenser for operational. The interior temperatures were good.



V. Item 1(Picture)

14. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

		ACC	NM	FYI	RR	RIA	NP	NI	Styles & Materials
A.	Floors	•							Dryer Power: Electric
B.	Walls	•							Dryer Vent: Smooth-bore metal (UL-approved)
C.	Ceilings	•							Dryer 240-volt electrical
D.	Doors	•							receptacle: Modern 4-prong
G.	Receptacles, Switches, Connections			•					Dryer Gas Supply: Not Present
H.	Water hook-ups							•	
I.	Lighting	•							
J.	Cabinets	•							
K.	Dryer Venting	•							
L.	Dryer make-up/combustion air	•							
M.	Laundry Equipment						•		
N.	Laundry Sink						•		

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ACC NM FYI RR RIA NP NI

Comments:

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G. The laundry area had a 4 prong 240 volt outlet for a clothes dryer. No gas utility is incorporated into the home.



G. Item 1(Picture)



G. Item 2(Picture)