



HomeTeam[®]
INSPECTION SERVICE

1418 Emerald Dunes Dr Sun City Center, FL 33573

813-632-0550

E-mail: tampabay@hometeam.com

Thursday, July 8, 2021

RE: 101 S 12th St Unit 402 Tampa, FL 33602

Dear Matt Mason,

On 7/8/2021 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Property Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful. If I can be of any assistance, please feel free to call me at the above telephone number.

Regards,

Jeff Ackerman, Owner

Michael Pistolese, Inspector — FL Home Inspector HI9090

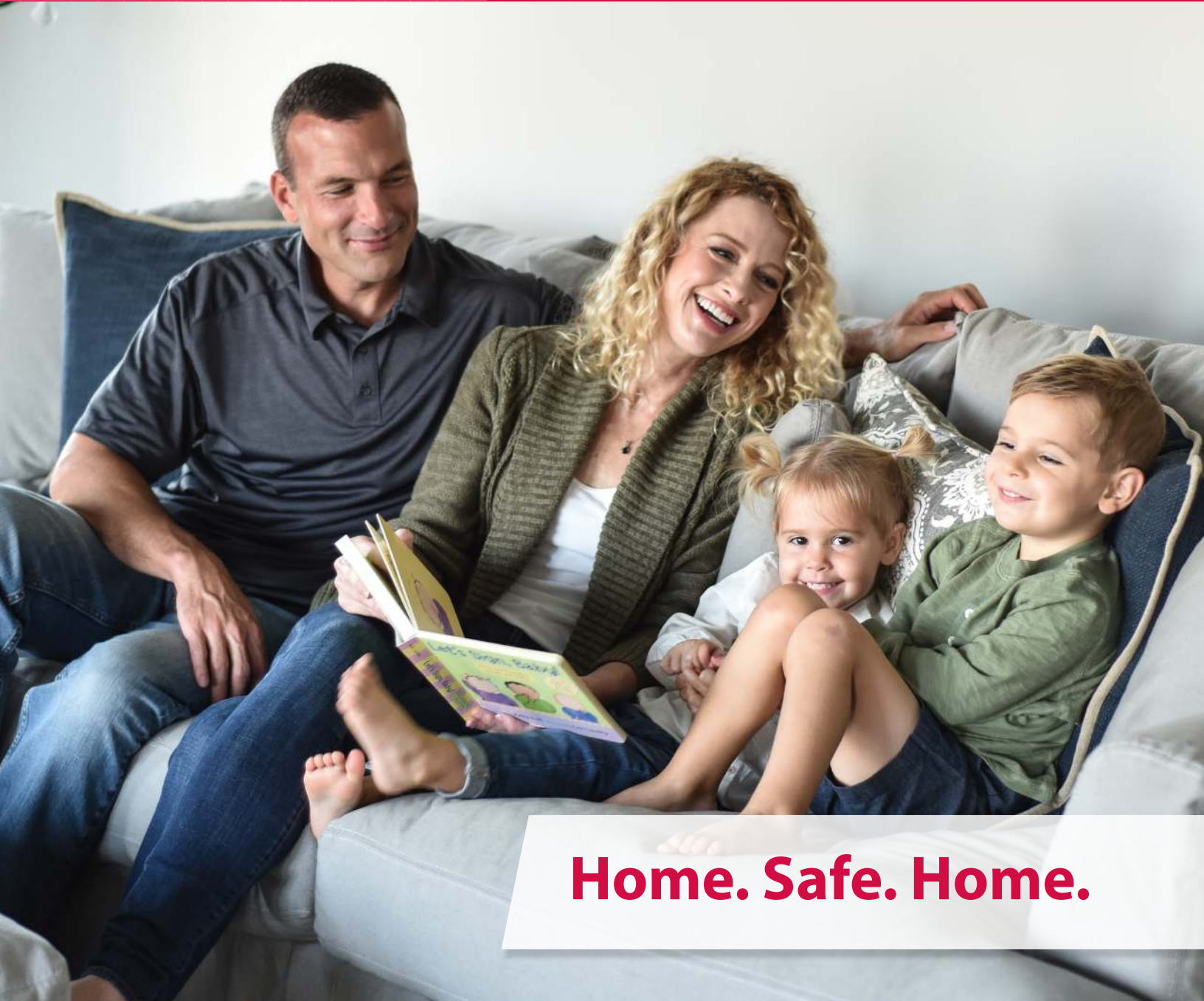
HomeTeam Inspection Service



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



HomeTeam[®]
INSPECTION SERVICE



CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS





SUMMARY:

This summary provides a quick overview of the results of the inspection performed on 7/8/2021 at 101 S 12th St Unit 402, Tampa, FL 33602.

Read the full body of the inspection report; it contains important details and recommendations that are not included within this summary. Any additional evaluations recommended in the report must be completed prior to the conclusion of the inspection contingency period.

NOTE: Click on any of the items listed and it will take you to the fully detailed explanation in your report.

HVAC Observations

- WHILE THE HVAC SYSTEM IS OPERATING WITHIN THE NORMAL PARAMETERS THERE ARE SOME ISSUES WITH THE SYSTEM THAT NEED TO BE ADDRESSED. PLEASE SEE THE HVAC REPORT FOR DETAILS.
- DUE TO THE AGE OF THE HVAC SYSTEM THERE MAY BE LIMITED LIFE REMAINING.

Electrical Observations

- NO POWER TO KITCHEN OUTLETS, COOKTOP, OR MICROWAVE AT THE TIME OF THE INSPECTION.
- FURTHER EVALUATION TO DETERMINE THE EXTENT AND COST OF REPAIR SHOULD BE PERFORMED BY A QUALIFIED LICENSED ELECTRICIAN.
- EXPOSED WIRES WERE OBSERVED IN THE FOLLOWING AREAS OF THE HOME: KITCHEN CEILING. THE WIRES SHOULD BE PLACED CONDUITS OR JUNCTION BOXES.

Plumbing Observations

- THE HOT WATER HEATER'S PRESSURE RELIEF VALVE'S DISCHARGE PIPE WAS MISSING. IT SHOULD BE A 3/4" METAL OR CPVC PIPE.

Other Observations

- MICROWAVE AND STOVE TOP WERE NOT FUNCTIONAL AT THE TIME OF INSPECTION.

Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602

PREFACE

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any **material defects*** noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report. A "material defect" is any single defect in a system or component of the property that cannot be corrected, repaired or replaced for \$1,000 or less.

Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

INTRODUCTION

Throughout this report, the terms "right" and "left" are used to describe areas of the structure as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail in the course of time.

CONDITIONS

The approximate temperature at the time of the inspection was 85 to 90 degrees Fahrenheit, and the weather was cloudy.

Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602

The utilities were on at the time of the inspection. The age of the structure was reported to be 17 years.

The buyer and the buyers agent were present during the inspection.

LOT AND GRADE

The structure was situated on a level lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

STRUCTURE AND CLADDING

The inspected property consisted of a condominium masonry wall structure with stucco siding that was occupied at the time of the inspection. There were no material defects observed.

There was a concrete walkway leading to the concrete entry way in the front of the home. There were no material defects observed in the visible portions of the walkway and the entry way.

The home was occupied with furniture and stored items that made some wall surfaces, windows, electrical receptacles, under sink plumbing traps, closets, etc. not accessible for inspection. Our inspectors are not allowed to move furniture or personal belongings. The conditions under the flooring or baseboards cannot be inspected for any hidden conditions as the inspectors are not allowed to remove carpeting or other flooring.

SLAB ON GRADE

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. Hairline and settlement cracking, if not excessive under existing flooring, is considered normal. There were no material defects observed in the visible portions of the slab.

FOUNDATION

The foundation was constructed of concrete. A single inspection cannot determine whether movement of a foundation or wall structure has ceased. Any exterior cracks should be patched and monitored regularly for movement. There were no material defects observed in the visible portions of the foundation.

ROOF STRUCTURE

The roof was a flat roof covered with asphalt built up roofing. Observation of the roof surfaces and flashing was performed by a walk on inspection. The age of the roof covering was unknown.

There were no material defects observed in the visible portions of the roof.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. Please note that the water proofing membrane on top of the roof sheathing cannot be viewed from a visual inspection.



Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602

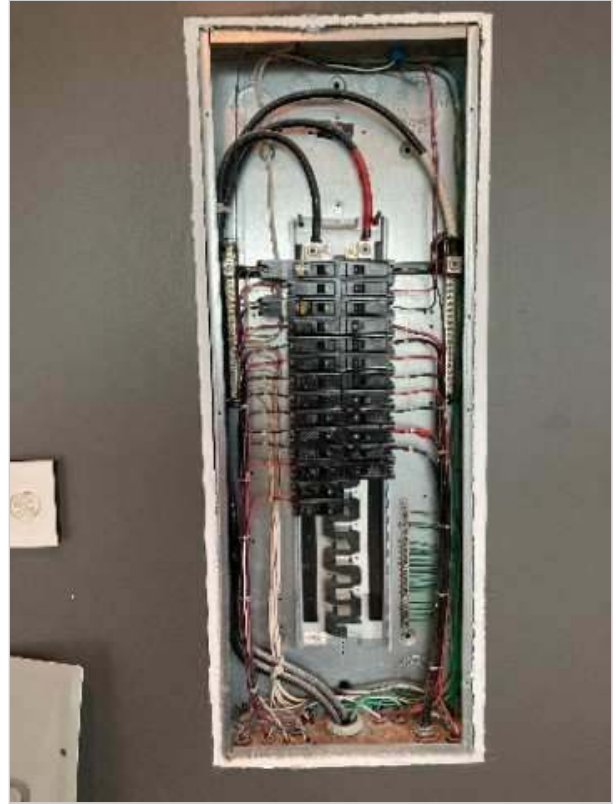
BALCONY

There was a balcony in the back of the home. There were no material defects observed in the visible portions of the deck or support structure for the balcony.



ELECTRIC SERVICE

The underground electric service wire entered the building on the rear wall. The electric meter was located on the on the wall in the meter room along with a disconnect switch. The service wire entered a Siemens service panel, located on the interior wall with a 150 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached did appear to be appropriately matched. The visible wiring consisted primarily of the Romex type and appeared to be in good condition.



A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters(GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the kitchen and bathrooms.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no material defects observed in the visible portions of the electrical system.

NO POWER TO KITCHEN OUTLETS, COOKTOP, OR MICROWAVE AT THE TIME OF THE INSPECTION.

EXPOSED WIRES WERE OBSERVED IN THE FOLLOWING AREAS OF THE HOME: KITCHEN CEILING THE WIRES SHOULD BE PLACED IN CONDUITS OR JUNCTION BOXES.



Exposed wires

FURTHER EVALUATION TO DETERMINE THE EXTENT AND COST OF REPAIR SHOULD BE PERFORMED BY A QUALIFIED LICENSED ELECTRICIAN. A RECEIPT SHOULD BE LEFT FOR YOUR RECORDS AND PROTECTION.

PLUMBING

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was reported to be connected to a public sewer system. The HomeTeam does not test for the presence of a septic tank, HomeTeam recommends that buyers of homes verify that the home is connected to a public sewer system or septic tank. All plumbing fixtures (sinks, toilets, showers etc) were operated and inspected for visible leaks. The condition of any pipes (in slabs, under insulation, and behind walls etc.) that can not be observed is not within the scope of the home inspection. Water flow throughout the home was average. Water pressure was tested on the exterior wall and found to be 55-60 pounds per square inch. No water quality or biological testing was performed. There were no material defects observed in the visible portions of the plumbing system.

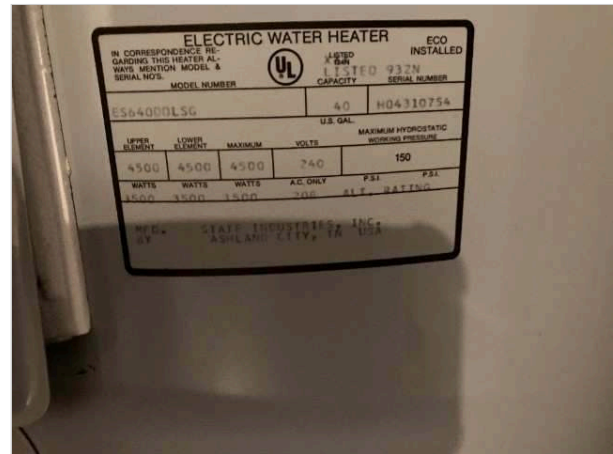
All of the second floor plumbing fixtures were allowed to run for about 20-minutes during the inspection to insure that no leaks appeared in the first floor ceilings.

The gas meter was located on the property. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, ie, a person taking a shower or bath. Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.

There was a 40 gallon capacity, electric water heater located in the closet. The water heater was manufactured by State, model number ES640DOLSG and serial number H04310754. Information on the water heater indicated that it was manufactured 17 years ago. The water heater was functional but has limited life left due to its age.

Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602



THE HOT WATER HEATER'S PRESSURE RELIEF VALVE'S DISCHARGE PIPE WAS MISSING. IT SHOULD BE A 3/4" METAL OR CPVC PIPE. THIS IS AN IMPORTANT SAFETY FEATURE.



Missing discharge pipe

INTERIOR WALLS & CEILINGS

When there have been additions and major renovations performed with a property in the past, we highly recommend that you obtain full and relevant documentation from sellers; including proper municipal permits.

The interior wall and ceiling surfaces were finished with drywall and cement. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no material defects observed in the visible portions of the interior walls and ceilings.

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of steel, fixed style, with double pane glass. All exterior doors were operated and found to be functional.

Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602

The exterior door locks should be changed or re-keyed upon occupancy. Periodic caulk maintenance is recommended around the exterior window frames to prevent water intrusion. Possible problem areas may not be identified if the windows or doors have been recently painted.

There were no material defects observed in the visible portions of the windows and doors.

FLOOR PLAN

The basic floor plan consisted of the kitchen, dining room, family room, and 1 bathroom. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. There were no material defects observed in the living area.

SMOKE ALARMS

There were smoke alarms found in the property. Safety experts recommend that there be a detector in each room and recommend having a fire evacuation plan and periodic fire drills. Smoke alarms should be replaced every 7 years per most industry experts. For safety reasons, the smoke alarms should be tested, replaced or installed upon occupancy. The batteries (if any) should be replaced on an annual basis and the smoke alarms should be tested on a monthly basis.



The visible portions of the cabinets and counter tops were in good condition.

In keeping with the State of Florida Standards of Practice for Home Inspectors, HomeTeam uses the normal controls to verify the primary function of connected appliances. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

The kitchen contained the following appliances:



The Viking natural gas cooktop was inspected and DID NOT activate at the time of the inspection. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602



The LG refrigerator was inspected and was functional. The temperature setting and ice maker, if present, and performance testing of the refrigerator are not within the scope of the inspection.



The Samsung dishwasher did activate. Performance testing, accessories, the condition of the interior and the operation of the timer and controls are not within the scope of our inspection.

Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602



The Wolf microwave oven was inspected and DID NOT activate. The accuracy of the clocks, timers and settings are not within the scope of this inspection. Microwave performance testing is not within the scope of the home inspection.



WASHER/DRYER

There was a Samsung washer and Samsung dryer in the home which was briefly activated and did appear to be functional. The operation of the washer and dryer without clothes may not give an accurate evaluation of the equipment. The connections to the water supply, washer discharge piping and dryer venting may not have been observed as our inspectors are not allowed to move appliances. Performance testing of the washer/dryer is not within the scope of our inspection.

Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602



SECOND LEVEL

The second level of the home consisted of a loft and 1 bathroom. There were no material defects observed on the second level.

HEATING AND AIR CONDITIONING

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind or an estimate on the remaining life of the system. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design or air flow balance. **No indoor air quality or mold testing was performed.**

The heating, and air conditioning system was working within industry standards at the time of our inspection. For your information and use our HVAC inspectors field report is attached along with any maintenance issues or recommendations that may have been visually observed. No components are taken apart or panels opened per State of Florida Standard of Practice for Home Inspectors. A full maintenance and cleaning service (air handler coils) with a check of the refrigerant charge is recommended after you move in for maximum energy efficiency and sanitation.



Address of Inspection: 101 S 12th St Unit 402, Tampa, FL 33602



WHILE THE HVAC SYSTEM IS OPERATING WITHIN THE NORMAL PARAMETERS THERE ARE SOME ISSUES WITH THE SYSTEM THAT NEED TO BE ADDRESSED. PLEASE SEE THE HVAC REPORT FOR DETAILS.

DUE TO THE AGE OF THE HVAC SYSTEM THERE MAY BE LIMITED LIFE REMAINING.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Reprinted from ASHI Reporter, By Permission of Alan Carson, Carson Dunlop & Assoc.

Address: _____ 1 of 3

HOMETEAM FIELD HVAC INSPECTION REPORT

(only checked boxes apply)

1. THERMOSTAT

- ☐ The thermostat is a standard heat-cool model.
☒ The thermostat is a standard heat pump model.
☒ The thermostat is a Nest microelectronic model.
☐ The thermostat is loose on the wall and could be easily resecured.
☐ The plastic lens on the thermostat is missing. This is only cosmetic. It should, however, be replaced.
☐ The emergency heat light on the thermostat does not work.
☐ The fan on the air handler did not run when the fan switch on the thermostat was set to the "ON" position.
☒ The thermostat is not level.
☒ The thermostat operated normally in both cooling and heating.

* 2.

FILTER

(At Air Handler)

Throw-a-way ☒ Washable _____
 Electrostatic _____ Electronic _____

The filter size is are 20x21 1/2 x 1, (20x24x1) (20x25x1) will work

- ☐ Filter(s) are dirty and need to be replaced.
☐ Filter(s) are dirty and need to be washed.
☒ Filter(s) are missing and should be installed.
☒ Filter is incorrect size. (Has 20x20x1) (Needs 20x21 1/2 x 1)
☐ Filter rack is improperly secured and needs to be fastened to unit.
☐ Filter back grille is broken and needs to be replaced.
☐ Filter(s) are in proper order.

3. CONDENSING UNIT ON ROOF

A/C ☒ Heat Pump _____ WATER/AIR _____

AGE _____ Mfg Carrier

Model # Data Faded Serial # Data Faded

- The maximum breaker size rating on the nameplate is _____ amps.
☒ The breaker in the main electrical panel is rated at 60 amps.

- ☐ There is no outside disconnect box by the unit.
☐ The electrical connections outside have been pulled away from the unit or disconnect and should be properly attached.
☐ The outside wiring is not properly protected in sealtight or equivalent.

"Appears to
 be original
 2004 / 17 yrs

Address: _____ 2 of 3

- ☐ The outside fan motor is noisy and may require eventual replacement.
- ☐ The clearance around unit is somewhat restricted and may result in some air recirculation that reduces the efficiency and performance of the system.
- ☐ The shell of the compressor was covered with condensation during the inspection. At minimum, the system should be diagnosed to determine the extent of repairs required.
- ☐ There is a possible mismatch between the condensor and the inside unit. At minimum, the model #s of all the equipment should be verified for Compatibility (to see if they were designed to work together).
- ☐ The outside unit has settled and is out of level. At minimum, this condition should be monitored.
- ☐ The outside condensor is dirty and needs to be cleaned. This is part of normal, routine maintenance which should be performed yearly.
- ☒ Due to the age of this unit, there may be limited life remaining.

Note: The average operating life of a heat pump condensor is 10 to 12 years.

4. AIR HANDLER: Elec. Strip _____ 5 Ton
 AGE 17 yrs Mfg Carrier
 Model # FA4BNF060 Serial # 3504 A7 1256

- ☐ The unit is installed horizontally in the attic with /without serviceable space.
- ☒ The unit is installed vertically in a closet garage with /without adequate serviceable space.
- ☒ The temperature drop across the evaporator coil is 20.8.
It is within industry guidelines.
- ☐ The temperature drop across the evaporator coil is _____.
IT IS NOT within most industry guidelines. Further troubleshooting and diagnosis is required by a qualified licensed HVAC contractor to determine if any adjustment, maintenance or repair will be required.
- ☐ The air handler cabinet is rusted and pulling air into unit. This should be repaired/monitored.
- ☐ The secondary drain pan is functional and in good order.
- ☒ The system has a functional float switch installed.
- ☐ The float switch is NOT working properly.
- ☐ The secondary pan has no visible drain.
- ☒ The drain drains is /are installed properly to provide adequate condensate discharge.

Address: _____

3 of 3

____ There is no disconnect switch within sight of the handler.

____ There is exposed wiring or connections at the air handler.

☒ The breaker for the air handler is 45 amps.

☒ The air handler coil is dirty and needs to be cleaned. This is part of normal routine maintenance, which should be performed annually.

☒ All components of the air handler appear to be working properly at this time.

☒ Due to the age of this air handler, there may be limited life remaining.

NOTE: The average operating life of most air handlers is 12 to 14 years.

5. **DUCT SYSTEM**

☒ Duct system is constructed of: Ductboard/Metal/Flex

☒ There are 9 supply grilles and 1 return air grille(s) in the system.

☒ Duct system has very restricted access.

☒ Duct system has no visual leaks.

____ Duct system has visual leaks and should be repaired.

____ Return air plenum at unit is leaking (pulling in external air). This should be sealed.

____ Air handler closet is not sealed to attic and pulling hot air into system. Leak should be sealed.

☒ Duct system is adequate and is constructed within industry guidelines.

____ System has fire stat installed. This is an additional safety feature.

____ Normal foil tape maintenance is recommended.

____ Flex duct has tears. This should be monitored/replaced.

It is recommended that all adjustments, maintenance and repairs always be performed by an experienced HVAC contractor.

____ This system has a functional/non functional waste heat recovery system.

Maintenance recommendations and notes:

____ It would be a good idea to extend the condensate line away from the house.

Chip Clark
HVAC INSPECTOR
7/8/21