

# INSPECTION REPORT



For the Property at:  
**1102 14TH ST EAST**  
PALMETTO, FL 34221

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Prepared for: Sandra Bullock  
Inspection Date: Monday, September 28, 2020  
Prepared by: Derle Parmer HI11344



Handy Vet Inspections LLC  
Tampa, FL 33615  
813-981-2008

[www.handyvetinspections.com](http://www.handyvetinspections.com)  
[derle@handyvetinspections.com](mailto:derle@handyvetinspections.com)



September 28, 2020

Dear Sandra Bullock,

RE: Report No. 1098  
1102 14th St East  
Palmetto, FL  
34221

Thank you for choosing Handy Vet Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the state of Florida, the American Society of Home Inspectors (ASHI) and the International Association of Certified Home Inspectors Standards of Practice. This document defines the scope of a home inspection.

Clients sometimes assume a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so you clearly understand what is included in the home inspection and report.

The report is the property of Handy Vet Inspections LLC and prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. If you wish the report be sent to a separate party, you must list that party on the agreement.

The report is effectively a snapshot of the visible and accessible areas of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update your report.

The report itself is copyrighted, and may not be used in whole or in part without Handy Vet Inspections' express written permission.

Again, thanks you for choosing Handy Vet Inspections to perform your home inspection. You had a choice and your choice is appreciated.

Sincerely,

Derle Parmer HI11344  
on behalf of  
Handy Vet Inspections LLC

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# SUMMARY

1102 14th St East, Palmetto, FL September 28, 2020

Report No. 1098

[www.handyvetinspections.com](http://www.handyvetinspections.com)

SUMMARY

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Electrical

### **SERVICE BOX, GROUNDING AND PANEL \ Distribution Panel fuses/breakers**

**Condition:** • Tamper indicator seal broken on service entrance panel. This tag is installed by the electric company as a visual indicator for meter tampering. Recommend contacting the electric company for a new tag to ensure meter is not tampered with.

**Location:** Main Elect Panel

**Task:** Notify Electric Company

**Time:** Immediate,

**Condition:** • Branch circuit breakers are sized for the equipment, system or circuit they supply. Oversizing breakers can cause damage to the equipment, electric shock or fire due to not tripping (stopping power to the circuit). Recommend further evaluation by a licensed professional electrician for correction.

Breaker should be no larger than 25amp as per manufacturer specifications.

**Implication(s):** Equipment overheating | Fire hazard

**Task:** Replace,

**Time:** Immediate,

### **SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

**Condition:** • [Not well secured](#)

Ground wire for cable TV system/coax Cable box has a ground wire that is not connected to the panel correctly. Recommend contacting cable TV service and have them properly connect the ground wire to the panel.

**Implication(s):** Electric shock | Fire hazard

**Task:** Repair,

**Time:** Immediate,

### **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

**Condition:** • [Buried cable](#)

Thermostat wiring is run underground with line set and is damaged from lawn maintenance. A protective sleeve should be placed around wire after repair to prevent damage to equipment.

**Implication(s):** Electric shock

**Task:** Repair & Protect

**Time:** Immediate,

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## Cooling & Heat Pump

### AIR CONDITIONING \ General notes

**Condition:** • A biological/organic growth was discovered during the inspection in or around HVAC system. We do not test for biological substances. Recommend a thorough cleaning of all air handler components before occupying residence.

**Location:** Laundry Room

**Task:** Clean,

**Time:** Immediate, Before Occupying Residence,

### AIR CONDITIONING \ Air cooled condenser coil

**Condition:** • [Dirty](#)

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Task:** Service component,

**Time:** Immediate, Before occupying residence

### AIR CONDITIONING \ Refrigerant lines

**Condition:** • HVAC refrigerant piping is not fully insulated or insulation is deteriorated. Refrigerant 'line set' should be fully insulated (the larger of the two pipes) to prevent temperature drop.

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Task:** Correct,

**Time:** Immediate,

### AIR CONDITIONING \ Evaporator / Air Handler

**Condition:** • Return filter dirty

**Task:** Replace,

**Time:** Immediate, Monthly

## Interior

### WINDOWS \ Hardware

**Condition:** • [Inoperative](#)

Window locks will not engage to secure window.

**Implication(s):** System inoperative or difficult to operate

**Location:** Master Bedroom

**Task:** Repair,

**Time:** Immediate,

### DOORS \ Hardware

**Condition:** • Interior Door knob installed with lock on outside of door.

**Implication(s):** Personal injury

**Location:** Child Bedroom

**Task:** Correct,

**Time:** Immediate, Before Occupying Residence,

DESCRIPTION OF REPORT

# SUMMARY

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The following report includes a Description of the homes systems and components as well as any Limitations that restricted our inspection. The most important part of the report is the Recommendations section. It is here we identify discovered defects in the home, including those listed above, and suggest improvements.

## WARRANTY OR PRE-SALE INSPECTION REPORT STANDARDS

A Warranty or Pre-Sale Inspection is intended to find defects within the home prior to a warranty expiration or listing the home for sale. This report, unless otherwise requested, will contain only defects that should be submitted to your warranty policy carrier/ builder or repaired before listing the home. Every area of your home was inspected to determine what visual defects were present. There may be sections within your report that contain no information other than the standards for inspecting that area. Rest assured the entire home was thoroughly inspected and a complete pack of photos is available upon request.

## LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, specialists are recommended to further investigate conditions identified in this report. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. The inspection provides great value, and adds considerably to your understanding of the home. However, it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits. A home inspection does not include an examination for pests, rot or wood destroying insects unless contractually part of this inspection. There are specialists available who can provide these services.

Please read the entire report carefully, and ask any questions you may have of the inspector. You are reminded that a home inspection addresses visually accessible components of the home, and does not include destructive testing or hidden defects. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type in a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

## NOT A CODE INSPECTION

This General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify problems with systems, components and/or conditions which may violate building codes. Although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

## WARRANTY VERIFICATION PRIOR TO PURCHASE

When a home is sold, the warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. Recommend you ask the seller how the sale of the home will affect any warranties presently covering any installed or updated system within the home. Additionally, you should confirm any seller claims by reading the warranties offered by all manufacturers, contractors and installers. The following are systems you should verify any and all warranty transfers for and obtain documentation before purchasing.

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Roof Decking & Shingles/Covering | Kitchen/ Household Appliances | Water Treatment Systems | Storm Shutters/Covers | Doors & Windows | Alarm Systems | Water Heater | HVAC

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

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## Recommendations

### SLOPED ROOFING \ Composition shingles

1. Condition: • [Blistered](#)

Implication(s): Shortened life expectancy of material

Task: Repair or Protect,

Time: As soon as possible,



*Blistered*



*Blistered*



*Blistered*



*Blistered*

SUMMARY	<b>ROOFING</b>	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## General System Info

**General:**

- The inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks. The inspector shall describe the type of roof covering materials and report the methods used to inspect the roofing. The inspector is NOT required to walk on the roofing, inspect interiors of vent systems, flues, and chimneys that are not readily accessible, or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.
- General View of Roof



General View of Roof



General View of Roof



General View of Roof



General View of Roof

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General View of Roof



General View of Roof

**Sloped roofing material:** • Composition shingles

**Approximate age:** • 5 years • Verified via Permit

**Roof Shape:** • Hip

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### **ROOF DRAINAGE \ Gutters and Downspouts**

**2. Condition:** • No gutters installed or only a partial roof drainage system is installed. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is conducive to wood destroying insects and organisms and may cause the foundation to settle and possibly fail over time. A qualified contractor should install/repair gutters and downspouts where damaged or missing. Additionally, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water 4-6 feet away from the house.

**Task:** Upgrade,

**Time:** As soon as practical,

### **ROOF DRAINAGE \ Downspouts**

**3. Condition:** • Splashblock missing at gutter discharge point. Splashblocks prevent soil erosion by moving water away from the foundation. Install splashblocks correctly to protect structure.

**Task:** Correct, Improve,

**Time:** As soon as possible,



*Splashblock missing at gutter discharge...*

### **WALLS \ General notes**

**4. Condition:** • Exterior wall has minor/typical shrinkage cracking which are susceptible to shrinkage over time. Recommend sealing cracks to prevent water intrusion and further cracking/damage. Observe regularly and monitor for any growth and contact a licensed professional structural engineer for further evaluation if cracking worsens.

**Location:** Throughout

**Task:** Monitor periodically,

**Time:** Ongoing

# EXTERIOR

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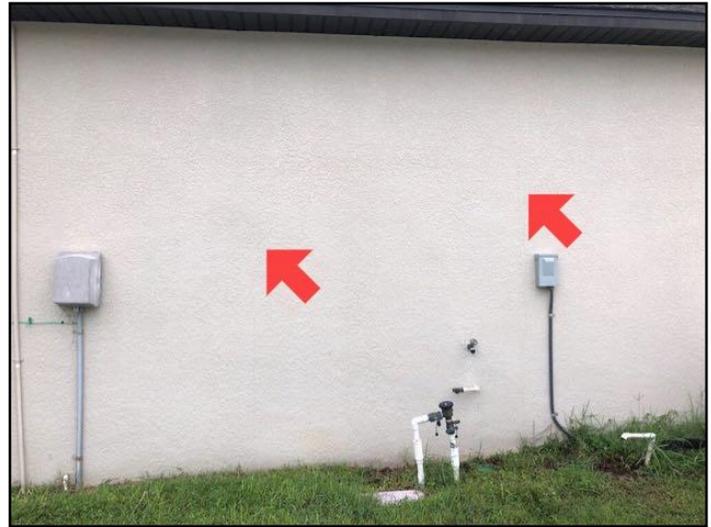
PLUMBING

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Exterior wall has minor/typical shrinkage...



Exterior wall has minor/typical shrinkage...



Exterior wall has minor/typical shrinkage...



Exterior wall has minor/typical shrinkage...

## WALLS \ Stucco

### 5. Condition: • Damaged

Wall damaged from vehicle on side of garage entrance. Structure of wall is not compromised, only aesthetic / surface damage. Seal corner bead with caulk to prevent water intrusion and paint over scuff mark.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Task:** Repair,

**Time:** Immediate,

# EXTERIOR

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*Damaged*

## LANDSCAPING \ General notes

**6. Condition:** • Soil erosion from roof runoff is causing ponding of water near the foundation. Recommend gutters to properly move water at least 4-6ft from the foundation to prevent settlement damage.

**Location:** Throughout

**Task:** Upgrade,

**Time:** As soon as practical,



*Ponding at foundation*



*Runoff eroding soil*

## GARAGE \ Vehicle doors

**7. Condition:** • Damage

Garage door is damaged / bent at the bottom. Door operates and closes correctly therefore damage is only superficial and does not affect the operation of the door.

**Task:** Repair or replace,

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**Time:** Discretionary,



*Damage*

## General System Info

### General:

- The inspector shall inspect wall coverings, flashing, trim, eaves, soffits, and fascias. The inspector shall describe wall cladding materials. The inspector shall inspect attached and adjacent decks, balconies, stoops, steps, porches, railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls that are likely to adversely affect the building. The inspector is NOT required to inspect fences or boundary walls, geological & soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or presence or condition of buried fuel storage tanks, outbuildings other than garages & carports, seawalls, break-walls and docks. The inspector is NOT required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

- General View of Exterior



*General View of Exterior*



*General View of Exterior*

# EXTERIOR

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*General View of Exterior*



*General View of Exterior*



*General View of Exterior*



*General View of Exterior*

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Stucco](#)

## General System Info

### General:

• The inspector shall inspect all structural components including foundations, floors, walls, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, ceiling structure and roof structure. The inspector is NOT required to provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches, traverse attic load-bearing components that are concealed by insulation or by other materials.

### • General View of Structure



General View of Structure



General View of Structure



General View of Structure



General View of Structure

# STRUCTURE

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General View of Structure



General View of Structure

**Configuration:** • [Slab-on-grade](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Concrete](#)

**Exterior wall construction:** • Concrete block

**Roof and ceiling framing:**

• [Trusses](#)

All truss bottom chords 2x6 and top chord/web members are 2x4s.

**Recommendations**

**SERVICE BOX, GROUNDING AND PANEL \ Distribution Panel fuses/breakers**

**8. Condition:** • Branch circuit breakers are sized for the equipment, system or circuit they supply. Oversizing breakers can cause damage to the equipment, electric shock or fire due to not tripping (stopping power to the circuit).

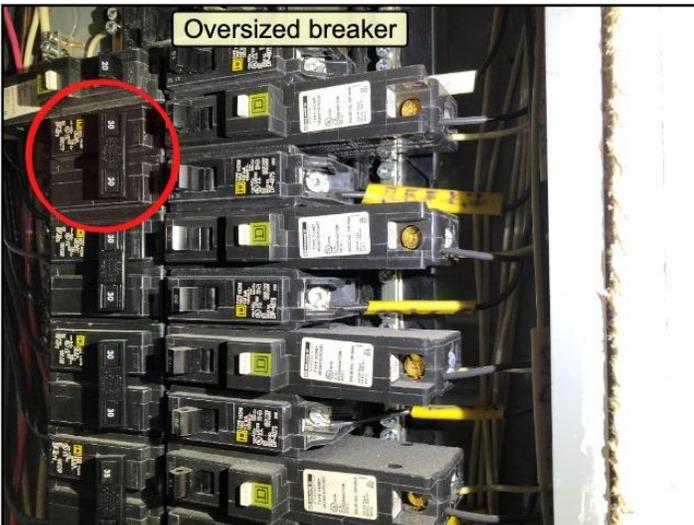
Recommend further evaluation by a licensed professional electrician for correction.

Breaker should be no larger than 25amp as per manufacturer specifications.

**Implication(s):** Equipment overheating | Fire hazard

**Task:** Replace,

**Time:** Immediate,



Oversized breaker for AC unit

Oversized breaker for AC unit

**9. Condition:** • Tamper indicator seal broken on service entrance panel. This tag is installed by the electric company as a visual indicator for meter tampering. Recommend contacting the electric company for a new tag to ensure meter is not tampered with.

**Location:** Main Elect Panel

**Task:** Notify Electric Company

**Time:** Immediate,



*Elect panel seal broken*

### **SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

#### **10. Condition:** • [Not well secured](#)

Ground wire for cable TV system/coax Cable box has a ground wire that is not connected to the panel correctly. Recommend contacting cable TV service and have them properly connect the ground wire to the panel.

**Implication(s):** Electric shock | Fire hazard

**Task:** Repair,

**Time:** Immediate,



*Not well secured*

### **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

#### **11. Condition:** • [Buried cable](#)

Thermostat wiring is run underground with line set and is damaged from lawn maintenance. A protective sleeve should be placed around wire after repair to prevent damage to equipment.

**Implication(s):** Electric shock

**Task:** Repair & Protect

**Time:** Immediate,

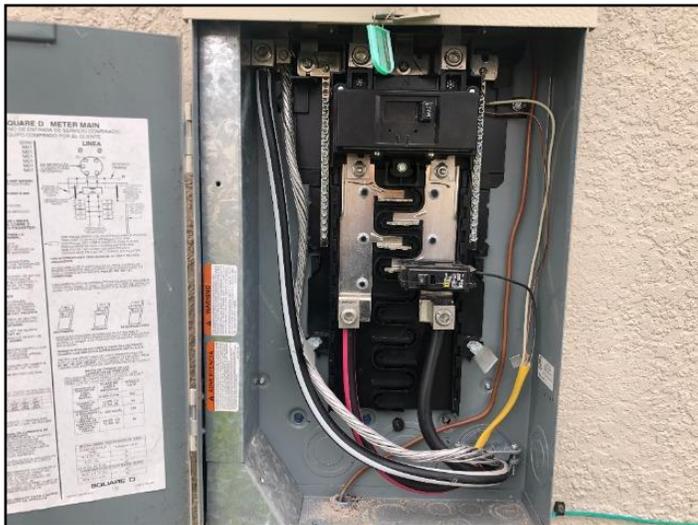


*Buried cable*

## General System Info

### General:

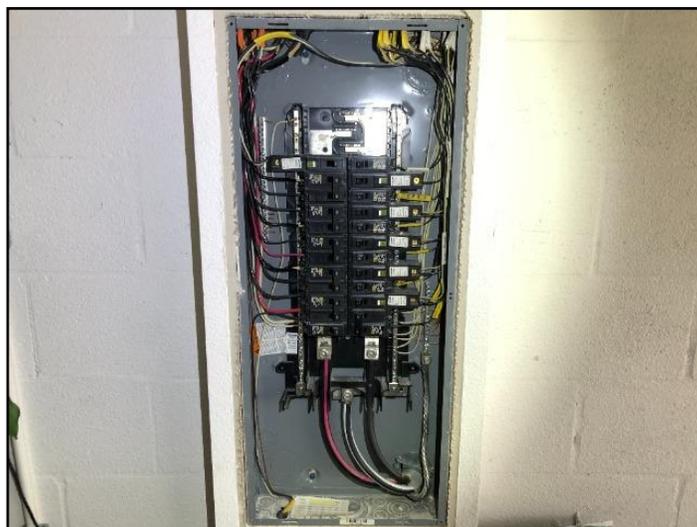
- The inspector shall observe service entrance conductors, Service equipment, grounding equipment, main over current device, main and distribution panels, amperage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their ampacities, the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures, the presence/absence and operation of ground fault circuit interrupters and Smoke detectors (detectors part of a central system will not be operated). The inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector is NOT required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, built in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical distribution system.
- General View of Electrical



General View of Electrical



General View of Electrical



General View of Electrical

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - exterior wall](#)

**Distribution panel type and location:** • [Breakers - garage](#)

**Electrical panel manufacturers:** • Square D

**Auxiliary panel (subpanel) rating:** • [200 Amps](#)

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#) • [GFCI - garage](#) • GFCI - panel

# ELECTRICAL

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**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • None noted

# HEATING

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## General System Info

**General:** • The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, duct insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.

**System type:** • [Heat pump](#)

**Fuel/energy source:** • [Electricity](#)

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • [5 kW](#)

## Limitations

**General:** • Heating system not tested for a Heat Pump if outdoor temperature is over 70 degrees to prevent damage to HVAC system.

## Recommendations

### RECOMMENDATIONS \ General

**12. Condition:** • Recommend annual servicing by a professional HVAC company. This will increase the life of the entire HVAC system by keeping critical areas clean and ensure worn components are identified. Systems that are not cleaned regularly are more prone to failure and/or increased heating and cooling costs.

### AIR CONDITIONING \ General notes

**13. Condition:** • A biological/organic growth was discovered during the inspection in or around HVAC system. We do not test for biological substances. Recommend a thorough cleaning of all air handler components before occupying residence.

**Location:** Laundry Room

**Task:** Clean,

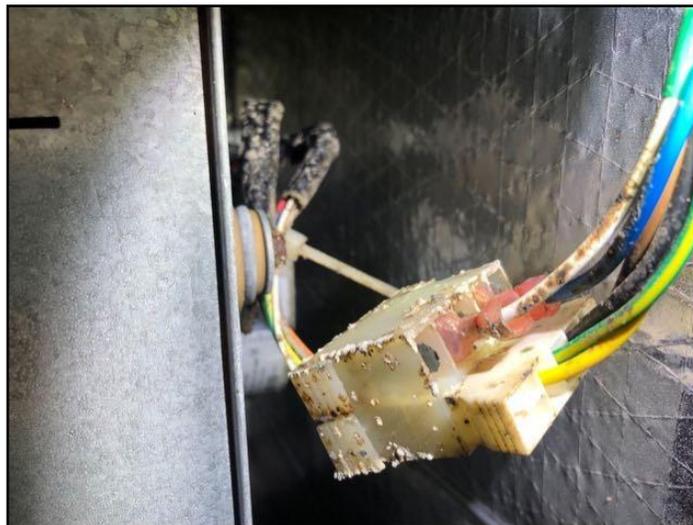
**Time:** Immediate, Before Occupying Residence,



*Organic substance inside air handler*



*Organic substance inside air handler*



*Organic substance inside air handler*

## AIR CONDITIONING \ Air cooled condenser coil

**14. Condition:** • [Dirty](#)

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Task:** Service component,

**Time:** Immediate, Before occupying residence



*Dirty*

## AIR CONDITIONING \ Refrigerant lines

**15. Condition:** • HVAC refrigerant piping is not fully insulated or insulation is deteriorated. Refrigerant 'line set' should be fully insulated (the larger of the two pipes) to prevent temperature drop.

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Task:** Correct,

**Time:** Immediate,

# COOLING & HEAT PUMP

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*HVAC refrigerant piping is not fully...*

## AIR CONDITIONING \ Evaporator / Air Handler

**16. Condition:** • Return filter dirty

**Task:** Replace,

**Time:** Immediate, Monthly



*Return filter dirty*

# COOLING & HEAT PUMP

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## General System Info

### General:

• The home inspector shall observe permanently installed cooling systems including: Cooling equipment; Normal operating controls; Automatic safety controls; vents, where readily visible; Cooling distribution systems including fans, pumps, ducts and piping, with supports, duct insulation, air filters, registers, radiators, and fan coil units. The inspector shall describe: Energy source, cooling equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Determine the effectiveness of Ultraviolet lighting within a system; Operate automatic safety controls; or Observe: The interior of ducts/vents; Humidifiers; Electronic air filters; or determine the uniformity or adequacy of cooling supply to the various rooms.

### • General View of Cooling System



General View of Cooling System



General View of Cooling System

**Air conditioning type:** • [Air cooled](#)

**Heat pump type:** • [Air source](#)

**Cooling capacity:** • [2 Tons](#)

**Compressor & Air Handler approximate age:** • 5 years

**Temperature difference:**

• 22°

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INSULATION

PLUMBING

INTERIOR

REFERENCE



22°

- Acceptable temperature difference: estimated 14° to 22°

**Condensate system:** • Discharges to exterior

## Limitations

**Inspection limited/prevented by:** • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

# INSULATION AND VENTILATION

1102 14th St East, Palmetto, FL September 28, 2020

Report No. 1098

[www.handyvetinspections.com](http://www.handyvetinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

**INSULATION**

PLUMBING

INTERIOR

REFERENCE

## General System Info

**General:** • The inspector shall inspect: Insulation and vapor retarders in unfinished spaces if accessible, ventilation of attics and foundation areas, kitchen, bathroom, laundry, and similar exhaust systems and clothes dryer exhaust systems if accessible. The inspector will describe type of insulation and vapor retarders in unfinished spaces if visible and absence of insulation in unfinished spaces at conditioned surfaces. The inspector is NOT required to disturb any insulation.

**Attic/roof insulation material:** • Blown in Cellulose

**Attic/roof ventilation:** • [Roof and soffit vents](#)

## Limitations

**Attic inspection performed:** • Walking accessible areas of attic

## Recommendations

### **RECOMMENDATIONS \ General**

**17. Condition:** • Grout is stained with mold or mildew and should be replaced.

**Location:** Master Bathroom shower

**Task:** Replace,

**Time:** As soon as possible,



*Grout stained with mold*

### **WATER HEATER \ Location**

**18. Condition:** • [Protective bollard \(post\) is recommended.](#)

Water heaters located in the garage should have a protective bollard in front of them to prevent damage from vehicles.

Recommend one be installed to prevent damage to water heater. These can be easily installed by homeowners.

**Implication(s):** Damage to water heater, piping and structure if ruptured.

**Location:** Garage

**Task:** Correct

**Time:** Immediate



*Protective bollard (post) is recommended....*

## General System Info

**General:** • The inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The inspector shall describe water supply and distribution piping materials, drain, waste, and vent piping materials, water heating equipment, and location of main water supply shutoff device. The inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The inspector is NOT required to state the effectiveness of anti-siphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, and hose faucets; observe water conditioning systems, fire and lawn sprinkler systems, onsite water supply quantity and quality, onsite waste disposal systems, foundation irrigation systems, spas (except as to functional flow and functional drainage), swimming pools, solar water heating equipment or observe the system for proper sizing, design, or use of proper materials.

**Water supply source (based on observed evidence):** • Public

**Supply piping in building:** • PVC Piping

**Main water shut off valve at the:**

- Water heater



Water heater

- Meter



Meter

**Water heater type:** • [Conventional](#)

**Water heater fuel/energy source:** • [Electric](#)

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • 5 years

**Water heater typical life expectancy:**

- 10 to 15 years
- [Water heaters should be flushed annually to remove sediment. All water heaters accumulate sediment in the bottom](#) which reduces efficiency and the overall life of the unit. The link in this section is a How To on draining an electric water heater. Draining a gas water heater is the same after setting the gas valve to pilot, vacation mode or off and following instructions on the unit for reigniting the pilot when complete.
- Recommended water heater temp is 120 degrees. Lower temps may promote bacterial growth if conditions are right.

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
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  - INTERIOR
- REFERENCE

Recommend adjusting temp closer to 120 without exceeding as higher temps can scald. This can simply be done by following the manufacturer's instructions for adjusting the temperature and checking actual water temp at the closest valve in approximately 30 mins.



*Recommended water heater temp is 120.*

**Waste and vent piping in building:** • [PVC plastic](#)

## Limitations

**Items excluded from a building inspection:** • Water Softeners/Treatment Systems and equipment, if installed, are not considered part of a home inspection. These systems do not have a functional test that can be performed during the inspection and are excluded. Any mention or pictures provided are a courtesy and do not constitute inspection of the system. Recommend you contact a dedicated professional water treatment company to fully test the system and water for effectiveness before occupying the home. • Water quality • Landscape irrigation system

## Recommendations

### WALLS \ Plaster or drywall

**19. Condition:** • Minor typical settlement cracking observed within the home. These are typical cracks seen in most homes and are cosmetic only. Seal and paint.

**Task:** Repair,

**Time:** As soon as practical,



*Rear sliding glass door*

### WINDOWS \ Hardware

**20. Condition:** • [Inoperative](#)

Window locks will not engage to secure window.

**Implication(s):** System inoperative or difficult to operate

**Location:** Master Bedroom

**Task:** Repair,

**Time:** Immediate,



*Inoperative*

## DOORS \ Hardware

**21. Condition:** • Does not latch properly

**Implication(s):** System inoperative or difficult to operate

**Location:** Office

**Task:** Repair,

**Time:** As soon as practical,



*Does not latch properly*

**22. Condition:** • Interior Door knob installed with lock on outside of door.

**Implication(s):** Personal injury

**Location:** Child Bedroom

**Task:** Correct,

**Time:** Immediate, Before Occupying Residence,



*Does not latch properly*

## CARPENTRY \ Countertops

23. Condition: • [Damage, stained](#)

Implication(s): Hygiene issue

Location: The a A we



*Damage, stained*

## General System Info

**General:** • The inspector shall inspect entryway doors, windows, interior doors, garage doors, walls, ceiling, floors, steps, stairways, balconies, railings, countertops and a representative number of installed cabinets. The inspector shall inspect installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. The inspector shall operate all entryway and interior doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is NOT required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatment, central vacuum systems, recreational facilities, installed and free-standing kitchen and laundry appliances, appliance thermostats including their calibration, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance, operate, or confirm the operation of every control and feature of an inspected appliance.

## Limitations

**Not included as part of a building inspection:**

- Washer and Dryer are not tested during a home inspection.
- Window seals are not inspected. Windows with double or triple paned glass are typically sealed with an inert gas inside to assist in insulating the inside living space. These seals may fail with no indication of failure. There is no method of testing the seal during an inspection. If the window is clouded or discolored this is a sign of seal failure and if visible at the time of the inspection the defect will be noted in the report. If you see clouding or discoloring at a later date consult a licensed window installer for repair or replacement options.
- Vermin, including wood destroying organisms.
- Security systems and intercoms

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

