

## ABOUT OUR REPORT

1. The written report is your inspection. The walk through is designed to help you understand your inspection upon receipt.
2. The inspection is not a warranty or guarantee. It is a snapshot in time designed to give you baseline understanding of the condition of the home during this window of time. The home is not the same day to day, and it is a certainty that things will change unpredictably.
3. We include lots of extra information in our report. Things that will help you after you move into your home. These informational items will include labels whenever we find them and further information about the different components. This is most common on appliances, water heaters, electrical panels and HVAC system.
4. We do not predict lifespans on any equipment. If we feel an item is aging or past the average lifespan for our region, then we will tell you so.
5. We separate out informational items from defects to prevent confusion and not overwhelm you.

### ❁ 22 - Heating and Cooling

OVERVIEW	INFORMATION								
22.1 HVAC System #1 Notes	<table border="1" style="display: inline-table; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">IN</th> <th style="width: 15%;">NI</th> <th style="width: 15%;">NP</th> <th style="width: 15%;">O</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">X</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	IN	NI	NP	O	X			
IN	NI	NP	O						
X									

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

**Overview is for defects.**

**Information is for informational items.**

#### Sample of informational items, including photos of labels.

**HVAC System #1 Notes: Thermostat Location**

Living Room.

**HVAC System #1 Notes: Air Return Location(s)**

Living Room.

**HVAC System #1 Notes: Air Return Filter Size(s)**

16x25x1

**HVAC System #1 Notes: Air temperature differential.**

A properly operating HVAC system should show a temperature difference of 15 to 20 degrees between the registers and the air return. Temperature differences less than 15 degrees indicates a system that is not functioning efficiently and needs maintenance.

Temperature difference, in degrees, between register and return on system =15.7

**HVAC System #1 Notes: HVAC Unit Exterior Location**

East side of home.

**HVAC System #1 Notes: HVAC Unit Interior Location**

Basement utility closet.


**HVAC System #1 Notes: HVAC Exterior Unit Manufacturer**

Nortek



**All defects have five things in common.**

1. A narrative to tell you what is wrong.
2. A narrative to tell how to address the issue.
3. A photo of the issue.
4. An arrow or indicator to point to the problem in the photo.
5. A location for the issue under each photograph.

2.1.1 - Driveway Notes 



**MINOR (TYPICAL) CRACKS NOTED.**

These are common in driveways, but should be monitored for expansion and development of trip hazards.



**There are three defect categories.**



1. Blue (Maintenance / Minor repair) Simple, normal maintenance issue. Things many homeowners either don't care about or are easy to repair by the average homeowner.
2. Orange (Professional Repair). These are items we expect most homeowners need to contact a plumber, roofer, electrician or some other professional to repair.
3. Red (Major issue / Safety Hazard). These may be expensive items (new roof or significant foundation issue), safety issues for adults /small children or any uncontained water leak noted in the home.

The basement den had supply air but no return. Also there were no registers in the large playroom downstairs. This may cause this room to become significantly warmer than most during summer months. Basements are inherently damper than other parts of the home. Supplying HVAC cooled air without a return to help remove humidity can cause surfaces in this room to develop

condensation issues. Recommend consulting a qualified licensed HVAC contractor about possibly adding a return air register.