

# Home Inspection Report

Provided by:



## Jekel Inspections

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Inspection Property Address:

**Pensacola, Florida 32514**



# Table Of Contents:

**Section name:**

**Page number:**

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Report Information.....	3
Report Summary Page.....	4
Grounds.....	7
Exterior.....	7
Foundation - Crawl Space.....	15
Roof & Attic.....	17
Heat Pump.....	24
Electrical.....	26
Garage & Laundry.....	29
Kitchen.....	33
Plumbing.....	40
Interiors.....	42
Bedrooms.....	45
Bathrooms.....	47
HVAC System.....	54

# Report Information

## Client Information

**Client Name** Client's Name  
**Client Phone** 850-485-9881

## Property Information

**Approximate Year Built** New Construction: 2023  
**Approximate Square Footage** 2257 sq. ft.

## Inspection Information

**Inspection Date** 12/13/2023

### **Scope of Inspection**

All components designated to be inspected in the InterNACHI Standards of Practice will be inspected, except as may be noted within this report. The Property Inspection will provide you with an enhanced perspective regarding the overall data, condition and serviceability of the systems through pictures, reports and consultation (unless unreachable). The inspector will take the necessary time to follow his routine and properly evaluate the property, systems and visible components. **The inspector and report have limitations due to what is visible at the time of the inspection. The observations made and reported were true for the date and time of the inspection, and there is no guarantee or implied warranty of any future condition. As an inspection has limitations, it is considered normal to make new findings as you occupy the property and it would be considered normal to have unexpected maintenance and repairs in the near future that you will need to address. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.**

As smoke alarms and carbon monoxide detectors vary from brand to brand, as well as by age and type of installation, the inspector does not check/evaluate them as part of the inspection. It is recommended that prior to moving into the residence that all the batteries be replaced or the alarms themselves be replaced for safety reasons.

**If your Roof Covering** was installed without a permit or the permit data is no longer available, please, understand that your insurance company might recommend that you replace your roof covering even though the roof is still functional with service life remaining. Also, if your roof covering is 15 - 20 years of age, understand that your insurance company might recommend that you replace your roof covering even though the roof is still functional. It is recommend that you inquire with your insurance company prior to closing to ensure that they will not drop your coverage and require replacement before/after closing.

**If your Water Heater or HVAC system** are 15 - 20 years of age, understand that your insurance company might recommend that you replace these appliances even though they might still be functional with service life remaining. It is recommend that you inquire with your insurance company prior to closing to ensure that they will not drop your coverage and require replacement before/after closing.

## Report Summary Page

The summary section does not contain all the details of the property inspected. **Reading the full report with descriptions, conditions and pictures will enhance your perspective of the property and assist you in visualizing what the inspector saw and described.**

### Deferred Cost Items

#### **Roof & Attic - 4.1 Age of Roof**

The roof covering was installed in 2023, typical lifespan for this type of shingle is 20-25 years.

#### **Heat Pump - 5.3 Age of Heat Pump**

The exterior heat pump was manufactured in 2023 and operated. Typical lifespan is 15 years.

#### **Plumbing - 9.5 Water Heater Age**

The water heater was manufactured in 2023 and was functional. Typical lifespan is 15 years.

#### **HVAC System - 13.3 Age of Air Handler**

The air handler was manufactured in 2023 and operated. Typical lifespan is 15 years.

### Repair/Monitor

#### **Grounds - 1.2 Driveway Conditions**

Exterior concrete driveway showed typical concrete crack near the garage area. Recommend monitoring as this can be typical of concrete.

#### **Exterior - 2.2 Back Entrance Conditions**

Exterior rear elevation porch had oversized cuts at trim around electrical outlet. Recommend improving finish.

#### **Exterior - 2.3 Exterior Siding, Soffit & Fascia Conditions**

Exterior rear elevation trim around left window had minor damage. Recommend improving finish.

Exterior left elevation had cut damage to composite siding. Recommend repairing.

#### **Foundation - Crawl Space - 3.1 Foundation Conditions**

Bottom sill/wall plate is exposed at front entrance and offset at interior garage's left wall. It appears to not be properly sitting on foundation wall. Recommend inquiring with superintendent about width of bottom sill plate at this wall to determine if appropriate corrections were made to make it structurally sound.

Garage's interior left wall showed alignment issue between foundation and interior left wall with cut strong tie bolts that should attach wall to sill plate. Recommend inquiring with superintendent about what modifications were made and if the sill plate is properly supported and attached by strong tie bolts to foundation wall.

### **Roof & Attic - 4.2 Roof Covering Condition**

Exterior roof covering is missing flashing over front entryway where roof butts into wall/siding. Recommend installing diverter flashing to prevent future moisture intrusion behind the siding/wall.

### **Roof & Attic - 4.3 Flashing & Penetrations**

Exterior roof covering is missing diverter flashing where roof covering connects to wall which can lead to moisture intrusion behind the siding causing moisture related problems. Recommend installation of diverter flashing by roofer.

### **Garage & Laundry - 7.3 Service Door Conditions**

Interior garage service door has split door frame where hardware attaches to the door. Recommend replacing door.

### **Garage & Laundry - 7.7 Laundry Room Conditions**

Laundry room's cold water shut off valve is twisted. Recommend adjusting to face forward for better usage/attachment.

### **Plumbing - 9.1 Main Line & Valve Conditions**

Exterior main water shut off box/water meter is missing cover lid. Recommend installation.

### **Interiors - 10.3 Floor Conditions**

Living room has gap between flooring and baseboard to the right of the refrigerator wall. Recommend improvements.

### **Interiors - 10.8 Lighting Conditions**

Loose light fixture over front entrance hallway. Recommend better securing to junction box/ceiling.

### **Bathrooms - 12.8 Lighting Conditions**

Guest bathroom has vanity mirror that is crooked & vanity light fixture that is missing lightbulb and light cover. Recommend installing with repairs.

### **Bathrooms - 12.12 Shower - Tub Conditions**

Hallway bathroom's bathtub had loose overflow faceplate at. Recommend adjustment/tightening of fasteners.

**Condition not specified**

### **Heat Pump - 5.1 Unit Conditions**

Exterior heat pump appeared functional at the time of inspection.

### **Electrical - 6.2 Electrical Power Pack Conditions**

The main panel appeared to be in functional condition at the time of the inspection.

### **Electrical - 6.4 Electrical Sub-panel Conditions**

The electrical sub panel appeared to be in functional condition at the time of inspection.

**Plumbing - 9.2 Supply Plumbing Conditions**

The visible portions of the supply lines appeared to be in functional condition at the time of inspection.

**Plumbing - 9.3 Drain Line Conditions**

The visible portions of the waste lines appeared to be in functional condition at the time of inspection.

**Plumbing - 9.4 Water Heater Conditions**

The water heater was functional at the time of inspection.

**HVAC System - 13.1 Units Condition**

Air handler appeared functional at the time of inspection.

**HVAC System - 13.2 Distribution Conditions**

The visible and accessible areas of the distribution system appeared to be in functional condition at the time of inspection.

# 1 Grounds

## Grading

**Grading Slope** The site is slightly sloped.

### 1.1) Grading Conditions

Grading of the soil near the foundation appears to be in functional condition.

## Driveways - Sidewalks - Walkways

**Driveway Material** Concrete.

### 1.2) Driveway Conditions

R

Exterior concrete driveway showed typical concrete crack near the garage area. Recommend monitoring as this can be typical of concrete.



**Sidewalk Material** Concrete.

### 1.3) Sidewalk Conditions

Exterior sidewalk appeared to be in functional condition at the time of the inspection.

# 2 Exterior

## Front - Back Entrance

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor

**Front Entrance Type**

Covered Porch.

**2.1) Front Entrance Conditions**

Exterior front entrance was in functional condition at the time of inspection.



**Back Entrance Type**

Covered Porch.

**2.2) Back Entrance Conditions**

R

Exterior rear elevation porch had oversized cuts at trim around electrical outlet. Recommend improving finish.







Oversized trim cuts

**Exterior Walls**

**Structure Type**

Wood frame.

**Exterior Wall Covering**

The visible exterior siding material is composite/hardie board siding.

**2.3) Exterior Siding, Soffit & Fascia Conditions**

R

Exterior rear elevation trim around left window had minor damage. Recommend improving finish.

Exterior left elevation had cut damage to composite siding. Recommend repairing.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Front Elevation



Left elevation

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Rear elevation



Trim damage



Right elevation



Siding damage location

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Damaged area

### Exterior Windows - Doors

**Window Material**

Vinyl.

#### **2.4) Window Conditions**

Exterior windows appeared functional at the time of inspection.



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Hurricane Storm Panels

### 2.5) Exterior Door Conditions

Exterior door(s) appeared to be in functional condition at the time of the inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



## Exterior Water Faucet(s)

### 2.6) Hose bibs

Exterior hose faucets appeared to be in functional condition at the time of the inspection.



### 3 Foundation - Crawl Space

#### Foundation

**Foundation Type** Slab on grade.

**Foundation Material** Concrete.

#### 3.1) Foundation Conditions

R

Bottom sill/wall plate is exposed at front entrance and offset at interior garage's left wall. It appears to not be properly sitting on foundation wall. Recommend inquiring with superintendent about width of bottom sill plate at this wall to determine if appropriate corrections were made to make it structurally sound.

Garage's interior left wall showed alignment issue between foundation and interior left wall with cut strong tie bolts that should attach wall to sill plate. Recommend inquiring with superintendent about what modifications were made and if the sill plate is properly supported and attached by strong tie bolts to foundation wall.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Bottom sill plate not properly sitting on foundation wall.



Exposed sill plate





Garage foundation wall has cut J bolts where wall was moved.



Cut J bolts for wall attachment

## 4 Roof & Attic

### Roof Covering

**Method of Inspection**

The roof was inspected by walking the safe and accessible areas.

**Roof Style**

Gable.

**Roof Covering Material**

Asphalt dimensional shingles.

**4.1) Age of Roof**

DC

The roof covering was installed in 2023, typical lifespan for this type of shingle is 20-25 years.

**4.2) Roof Covering Condition**

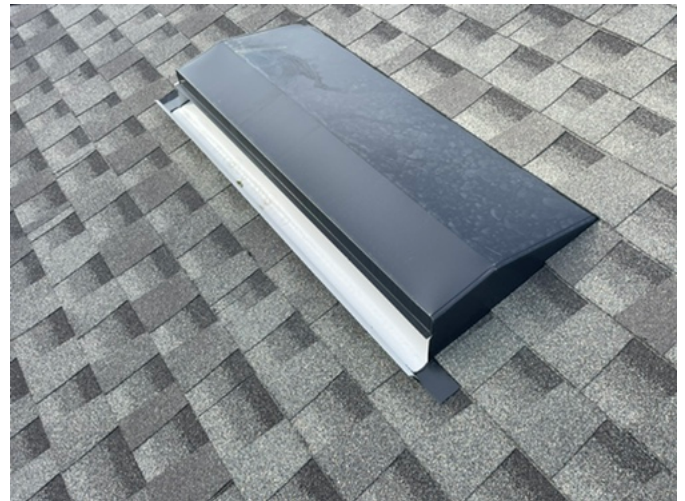
R

Exterior roof covering is missing flashing over front entryway where roof butts into wall/siding. Recommend installing diverter flashing to prevent future moisture intrusion behind the siding/wall.

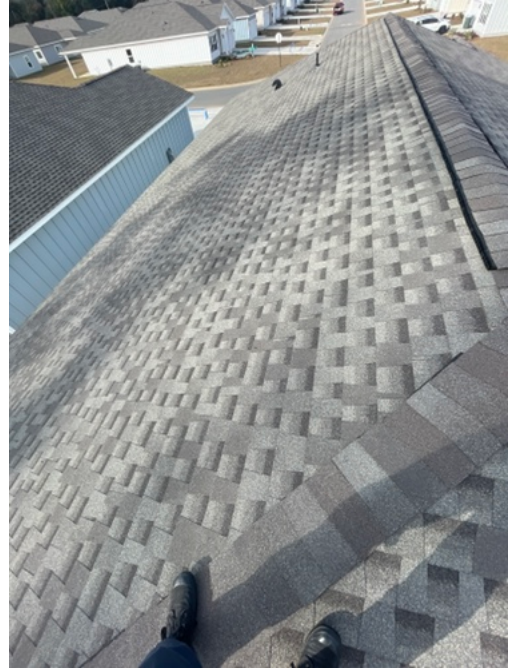
SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Asphalt dimensional shingles



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Location of missing diverter flashing.



Missing diverter flashing

### 4.3) Flashing & Penetrations

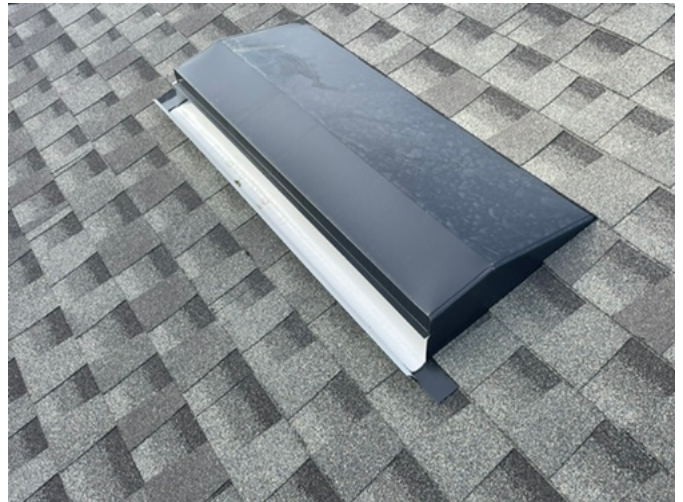
R

Exterior roof covering is missing diverter flashing where roof covering connects to wall which can lead to moisture intrusion behind the siding causing moisture related problems. Recommend installation of diverter flashing by roofer.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Missing diverter flashing



**Attic Area**

**Attic Access**

Garage.

**Method of Inspection**

Entered attic area.

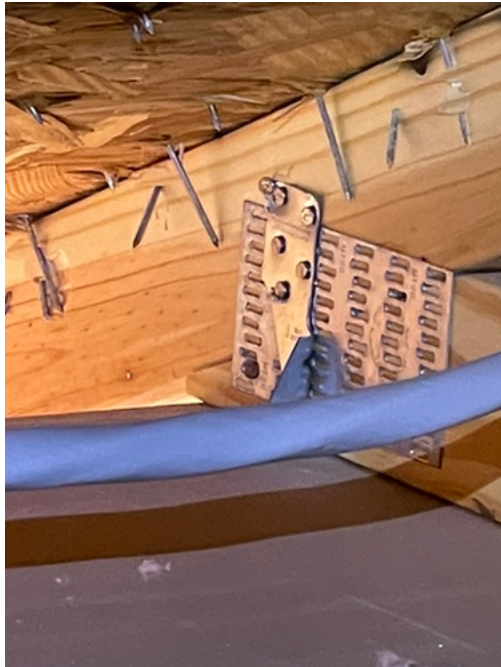
**Roof Frame Type**

The roof framing is constructed with truss framing.

**4.4) Attic Conditions**

The visible and accessible portions of the attic appeared to be in functional condition at the time of the inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Hurricane clips



HVAC ductwork



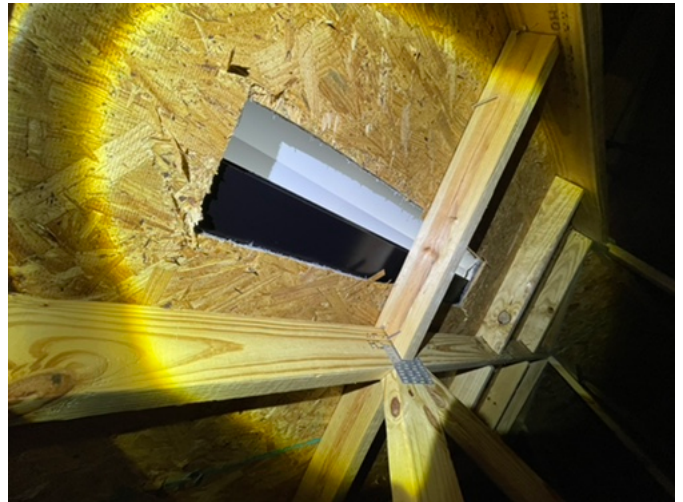
SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Ridge ventilation



13" of loose insulation



Roof vent

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Baffles



	INSULATION THICKNESS	INSULATION RESISTANCE (R)	THE BATT/DOWN	NO. BATT
EXTERIOR WALLS				
INITIAL CEILINGS				
SETTLED CEILINGS	13"	R-38	R-17	38
CRAWL SPACE				

NAME OF INSULATION MANUFACTURER: \_\_\_\_\_  
 INSULATION INSTALLED ON: 10/25/23 BY: PANHANDLE BUILDING MATERIALS INC. 986.2262  
 LOCATION: 3 D LOT BLOCK SUBDIVISION STREET ADDRESS \_\_\_\_\_  
 AUTHORIZED SIGNATURE: \_\_\_\_\_

**5 Heat Pump**

**Heat Pump**

**Unit Type** Heat Pump/Condenser

**Energy Source** Electric.

**5.1) Unit Conditions**

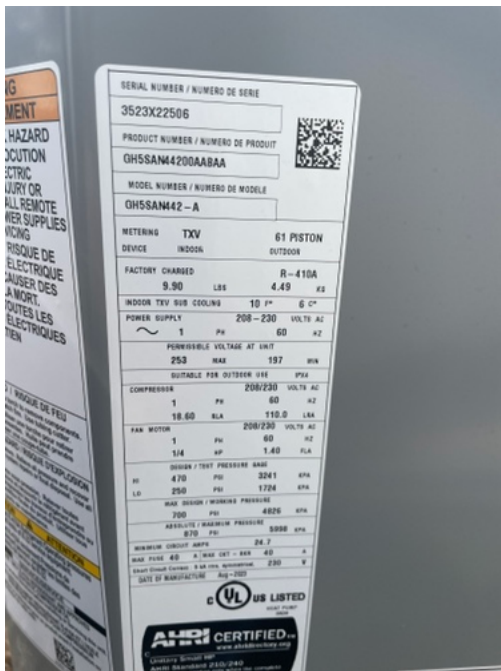
Exterior heat pump appeared functional at the time of inspection.



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Carrier 2023



5.2) Outside Disconnect

Outside disconnect has correct amp breaker size.



**5.3) Age of Heat Pump**

DC

The exterior heat pump was manufactured in 2023 and operated. Typical lifespan is 15 years.

**6 Electrical**

**Service Drop - Weatherhead**

**Electrical Service Type**                      The electrical service is underground.

**6.1) Electrical Service Conditions**

The main service entry appeared to be in functional condition at the time of inspection.

**Exterior Service Entry & Power Pack**

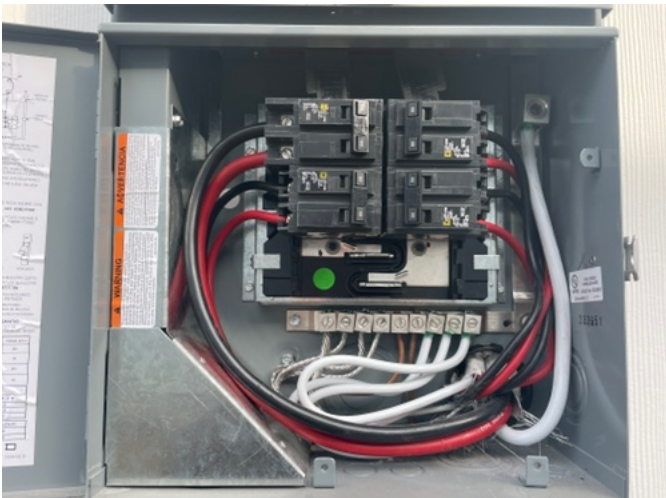
**Panel Amperage Rating**                      200 AMP electrical service.

**Circuit Protection Type**                      Breakers.

**6.2) Electrical Power Pack Conditions**

The main panel appeared to be in functional condition at the time of the inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor

### 6.3) Exterior Receptacles

Exterior electrical receptacles appeared to be functional and GFCI protected.



### Electrical Subpanel

#### Subpanel Location

Electrical sub panel is located at the garage.

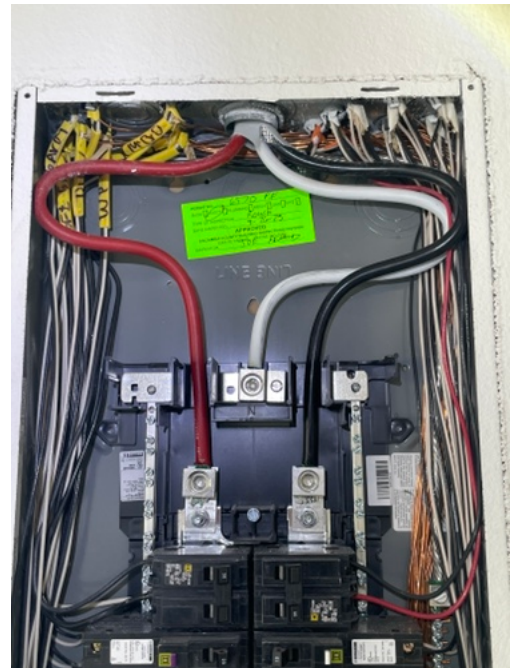
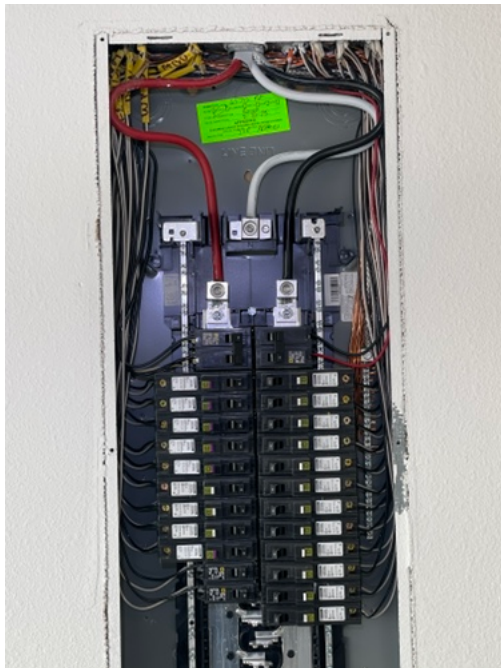
#### Amperage to Subpanel

100 amps

### 6.4) Electrical Sub-panel Conditions

The electrical sub panel appeared to be in functional condition at the time of inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Branch Wiring

Copper branch wiring

## 7 Garage & Laundry

### Walls - Ceilings - Floors

#### Garage Type

The garage is attached to the house.

#### 7.1) Wall & Ceiling Conditions

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor

The general condition of the Garage walls appeared to be in functional condition at the time of the inspection.



## 7.2) Floor Conditions

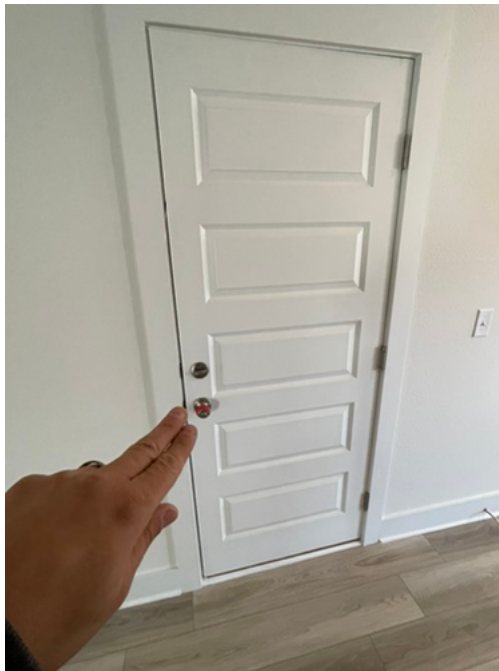
The general condition of the visible and accessible portions of the garage floors appeared to be in functional condition at the time of the inspection.



**7.3) Service Door Conditions**

R

Interior garage service door has split door frame where hardware attaches to the door. Recommend replacing door.



Split door frame

**7.4) Overhead Door & Opener Conditions**

The garage overhead door(s) appeared to be in functional condition at the time of the inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



**7.5) Electrical Conditions**

Garage interior electrical receptacles are GFCI protected and are functional at the time of inspection.

**7.6) Lighting Conditions**

Garage interior lighting appeared functional at the time of inspection.

**Laundry Room**

**Location**

The laundry facilities are located in the laundry room.

**7.7) Laundry Room Conditions**

R

Laundry room's cold water shut off valve is twisted. Recommend adjusting to face forward for better usage/attachment.



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Twisted cold water valve



## 8 Kitchen

### Walls - Ceilings - Floors

#### 8.1) Wall Conditions

The general condition of the walls appeared to be in functional condition at the time of the inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



### 8.2) Ceiling Conditions

The general condition of the ceilings appeared to be in functional condition at the time of the inspection.

### 8.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in functional condition at the time of the inspection.



### 8.4) Heat Source Conditions

The general condition of the HVAC registers appeared to be in functional condition at the time of the

inspection.

## Windows - Doors

### 8.5) Kitchen Window Conditions

No kitchen windows present.

## Electrical Conditions

### 8.6) Electrical Conditions

Kitchen electrical receptacles appeared functional at the time of inspection.

### 8.7) Lighting Conditions

Kitchen lighting appeared functional at the time of inspection.

## Kitchen Sink - Counter tops - Cabinets

### 8.8) Counter Conditions

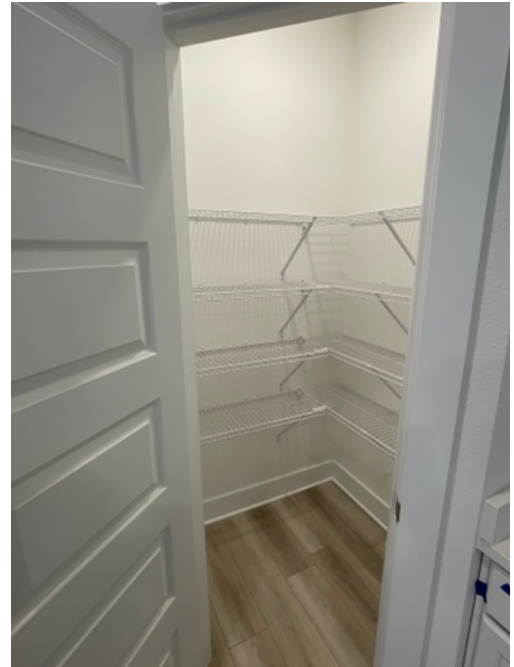
The visible portion kitchen counters appeared to be in functional condition at the time of the inspection.



### 8.9) Cabinet Conditions

Kitchen cabinets appeared to be in functional condition at the time of inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



### 8.10) Sink Plumbing Conditions

Kitchen sink and plumbing appeared to be in functional condition at the time of the inspection.



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



### 8.11) Garbage Disposal Condition

Kitchen garbage disposal was operable at the time of the inspection.



## Appliances

**Stove - Range & Oven Type**

Electric type.

### 8.12) Stove - Range Condition

Oven and Range top appeared functional at the time of inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



**8.13) Hood Fan Conditions**

The fan / hood and light were in functional condition at the time of the inspection.

**8.14) Dishwasher Conditions**

Kitchen dishwasher appeared to be in functional condition at the time of the inspection.



**8.15) Microwave Conditions**

Kitchen Microwave was in functional condition at time of inspection.



**8.16) Refrigerator Freezer**

Kitchen had no installed refrigerator.

**9 Plumbing**

**Water Main Line**

**Main Shutoff Location**

Main water shutoff box is located at the front elevation.

**Main Line Material**

Not Visible.

**9.1) Main Line & Valve Conditions**

R

Exterior main water shut off box/water meter is missing cover lid. Recommend installation.





## Water Supply Lines

### Supply Plumbing Lines

The visible material used for the supply lines is PEX.

### 9.2) Supply Plumbing Conditions

The visible portions of the supply lines appeared to be in functional condition at the time of inspection.

## Drain - Waste Lines

### Drain Line Material

PVC drain lines were observed at the drainage lines.

### 9.3) Drain Line Conditions

The visible portions of the waste lines appeared to be in functional condition at the time of inspection.

## Water Heater(s)

### Water Heater Type

Electric water heater.

### Water Heater Location

Garage.

### Water Heater Capacity

50 Gallon.

### 9.4) Water Heater Conditions

The water heater was functional at the time of inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



AO Smith 2023



9.5) Water Heater Age

DC

The water heater was manufactured in 2023 and was functional. Typical lifespan is 15 years.

10 Interiors

Walls - Ceilings - Floors

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor

### 10.1) Wall Conditions

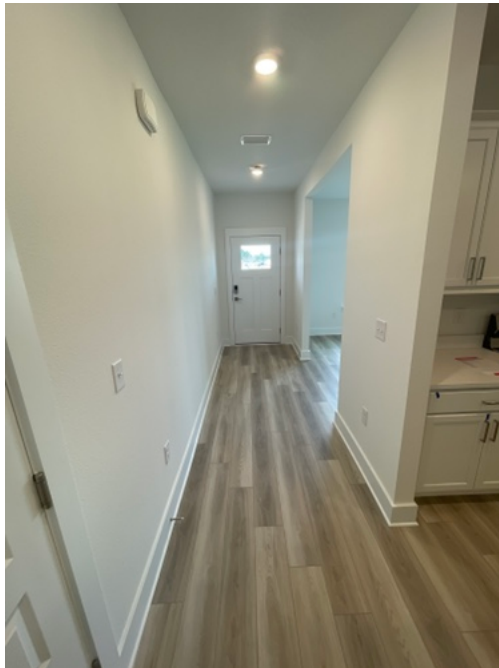
The general condition of the walls appeared to be in functional condition at the time of the inspection.



Living room/formal dining room



Bonus room/office space



Front entrance hallway

### 10.2) Ceiling Conditions

The general condition of the ceilings appeared to be in functional condition at the time of the inspection.

### 10.3) Floor Conditions

R

Living room has gap between flooring and baseboard to the right of the refrigerator wall. Recommend improvements.



Gap between flooring and baseboard trim

**10.4) Heat Source Conditions**

HVAC registers appeared functional.

**Windows - Doors**

**10.5) Interior Window Conditions**

Interior windows appeared functional at the time of inspection.

**10.6) Interior Door Conditions**

The interior doors appeared to be in functional condition at the time of the inspection.

**Electrical Conditions**

**10.7) Electrical Conditions**

Electrical receptacles appeared functional at the time of inspection.

**10.8) Lighting Conditions**

R

Loose light fixture over front entrance hallway. Recommend better securing to junction box/ceiling.



Loose LED light at front entrance hallway

### 10.9) Ceiling Fan Conditions

The ceiling fan(s) appeared functional at the time of the inspection.

### 10.10) Smoke Detector Conditions

Interior smoke detector was observed but not tested. Smoke detectors are not evaluated/tested. Recommend further evaluation and verifying for batteries and function.

## 11 Bedrooms

### Walls - Ceilings - Floors

#### 11.1) Wall Conditions

The general condition of the walls appeared to be in functional condition at the time of the inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Master bedroom



Right elevation front bedroom



Right elevation middle bedroom



Right elevation rear bedroom

### 11.2) Ceiling Conditions

The general condition of the ceilings appeared to be in functional condition at the time of the inspection.

### 11.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in functional condition at the time of the inspection.

### 11.4) Heat Source Conditions

HVAC registers appeared functional.

## Windows - Doors

**11.5) Interior Window Conditions**

Interior windows appeared functional at the time of inspection.

**11.6) Interior Door Conditions**

The interior doors appeared to be in functional condition at the time of the inspection.

**Electrical Conditions****11.7) Electrical Conditions**

Interior electrical receptacles appeared functional at the time of inspection.

**11.8) Lighting Conditions**

Interior lighting appeared functional at the time of inspection.

**11.9) Ceiling Fan Conditions**

No installed ceiling fans.

**11.10) Smoke Detector Conditions**

Interior smoke detector was observed but not tested. Smoke detectors are not evaluated/tested. Recommend further evaluation and verifying for batteries and function.

**12 Bathrooms****Walls - Ceilings - Floors****12.1) Wall Conditions**

The general condition of the walls appeared to be in functional condition at the time of the inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Master bathroom



Guest bathroom



Hallway bathroom

### 12.2) Ceiling Conditions

The general condition of the ceilings appeared to be in functional condition at the time of the inspection.

### 12.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in functional condition at the time of the inspection.

### 12.4) Heat Source Conditions



HVAC registers appeared functional.

## Windows - Doors

### 12.5) Bathroom Window Conditions

Interior windows were tested and appeared functional at the time of inspection.

### 12.6) Bathroom Door Conditions

The interior doors appeared to be in functional condition at the time of the inspection.

## Electrical Conditions

### 12.7) Electrical Conditions

Bathroom's electrical receptacles were in functional condition at the time of inspection.

### 12.8) Lighting Conditions

R

Guest bathroom has vanity mirror that is crooked & vanity light fixture that is missing lightbulb and light cover. Recommend installing with repairs.



### 12.9) Vent Fan Conditions

Bathroom's exhaust fans appeared functional at the time of the inspection.

## Bathroom Sink

### 12.10) Counter - Cabinet Conditions

Bathroom cabinet appeared functional at the time of inspection.

**12.11) Sink Conditions**

Bathroom sink(s) appeared to be in functional condition at the time of inspection.



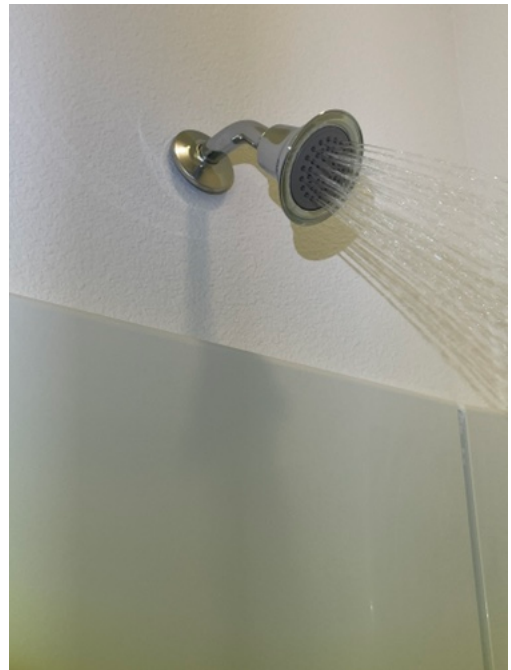
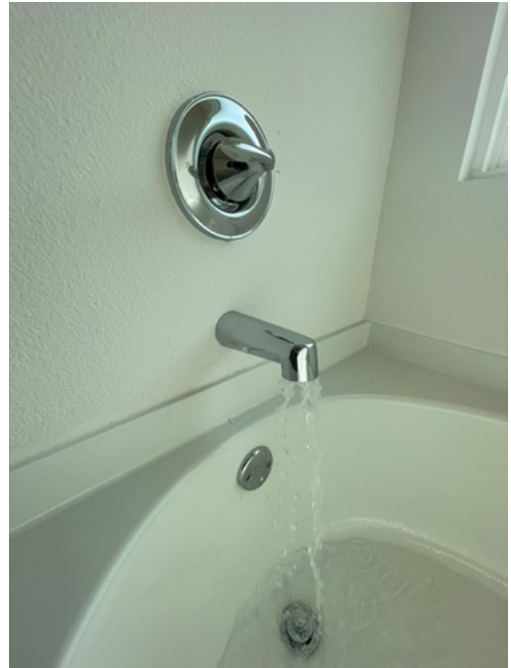
**Shower - Tub - Toilet**

**12.12) Shower - Tub Conditions**

R

Hallway bathroom's bathtub had loose overflow faceplate at. Recommend adjustment/tightening of fasteners.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor

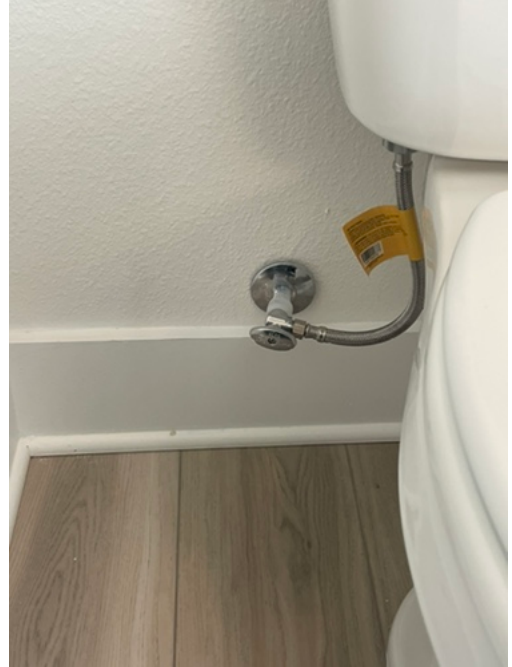


Loose overflow cover

**12.13) Toilet Conditions**

Bathroom toilet appeared to be in functional condition at the time of inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



**13 HVAC System**

**Air Handler**

<b>Location of Unit</b>	Closet
<b>Type</b>	Central System
<b>Energy Source</b>	Electric.

**13.1) Units Condition**

Air handler appeared functional at the time of inspection.

SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Carrier 2023



SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Evaporator coils





SH = Safety Hazard | DC = Deferred Cost Items | R = Repair/Monitor



Heat Cycle only

### 13.2) Distribution Conditions

The visible and accessible areas of the distribution system appeared to be in functional condition at the time of inspection.



### 13.3) Age of Air Handler

DC

The air handler was manufactured in 2023 and operated. Typical lifespan is 15 years.