

Inspection Report



Excellence in Home Inspection

FOR THE PROPERTY AT:

Riverston Avenue
Wesley Chapel, FL 33545

PREPARED FOR:

AWESOME CLIENT

INSPECTION DATE:

Thursday, August 14, 2025

INSPECTED BY:

Derle Parmer, HI11344



**Handy Vet
Inspections**



Handy Vet Inspections LLC
Serving the Tampa Bay Area
Tampa, FL 33629

813-981-2008

www.handyvetinspections.com
Derle@HandyVetInspections.com



August 14, 2025

Dear Awesome Client

RE: Report No. 1637
Riverston Avenue
Wesley Chapel, FL
33545

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 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. Please read the Standards of Practice to clearly understand what is included in the home inspection and report.

The report and all pictures are the property of Handy Vet Inspections LLC and are 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.

The report is 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, are not responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update your report prior to your closing if time permits.

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

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

Sincerely,

Derle Parmer
on behalf of
Handy Vet Inspections LLC

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SUMMARY

Report No. 1637

Riverston Avenue, Wesley Chapel, FL August 14, 2025

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • Exposed fasteners should be sealed with appropriate roofing sealant to protect structure.

Pictures provided are only a representation and may not show every instance of this defect. A full evaluation for this and other defects should be completed and all necessary repairs completed by a qualified professional.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Top ridge at front

Task: Repair or replace,

Time: Immediate,

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • Damaged drip edge

Task: Repair or replace,

Time: Immediate,

Exterior

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Loose or missing pieces

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building

Location: Front

Task: Repair or replace,

Time: Immediate,

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

One or more window lost seal. Hazing and/or condensation of this nature inside the window panes is an indication of a lost seal allowing the inert insulating gas to escape. A lost seal is not a major defect to the window and any reduction of efficiency of the HVAC system is negligible. Recommend addition of a tint to windows to improve efficiency in the home.

Task: Replace,

Time: Immediate,

LANDSCAPING \ General notes

Condition: • Multiple areas around the home's yard where trip hazards are present. Multiple spots where the sod was placed improperly with gaps that are now severe trip hazards and should be properly filled/leveled.

This is hazard to older individuals or anyone with lower extremity issues or previous surgeries.

Location: Throughout

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Task: Correct,
Time: Immediate,

LANDSCAPING \ Walkway

Condition: • Loose pavers create a trip hazard
Loose paver present at front entrance.

Task: Repair,
Time: Immediate,

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service Disconnect Box

Condition: • Service conductor appears loose at main lugs.
Main lugs are required to be torqued to a specific torque when installed. Due to the number of threads showing this system should be verified to be properly torqued for the safety of the structure and occupants.

Location: Exterior Main Elect Panel
Task: Electrician should verify torque
Time: Immediate,

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

Condition: • Breaker indicator light is On. This condition should be evaluated to ensure the breaker is operating correctly.
Task: Evaluate for replacement
Time: Immediate,

Cooling & Heat Pump

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • Owner concerned that the Master bedroom and right front bedroom are always warmer than the rest of the home.

Upon viewing the ducts over the master bedroom, the AC Duct connection appears to be a non-standard installation method in the current configuration at the plenum. The plenum over the master bedroom has multiple ducts connected, both 6", 8" & 10" which is typical. However, there is a 6" duct connected to the side of another 6" duct after the plenum. This method may be the cause of the uncomfortable issue but must be determined by a qualified technician to balance the HVAC & duct system.

Recommend each vent be tested to ensure the correct amount of air volume is being supplied to each room. Jumper ducts do not appear to be installed or are not installed to connect all outer rooms.

Location: Attic Over master bedroom
Task: Further evaluation by qualified professional,
Time: Immediate,

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Interior

CARPENTRY \ Cabinets

Condition: • Stiff or Inoperable drawers

Drawer will not close completely as designed.

Implication(s): System inoperative or difficult to operate

Task: Repair,

Time: As soon as possible,

DESCRIPTION OF REPORT

The following report includes a Description of the home's systems and components as well as any Limitations that restricted our inspection. The most important part of your report are the Recommendation sections and Task for each item listed. It is here we identify defects in the home, including those listed above, and suggest improvements and/or corrections.

REPAIR REQUEST LIST / INSURANCE FORMS (4-POINT)

You and your agent are responsible for compiling a complete Repair Request List, within your inspection period, based on your assessment of the following home inspection report. Carefully review the Recommendation sections and complete ALL Tasks for each defect. If a 4-Point Insurance Report is completed in conjunction with this inspection, defects marked "4-POINT FAILURE" must be included in your Repair Request List. Failure to compile an accurate Repair Request List using this report may delay you in obtaining insurance and may incur additional out of pocket expenses the seller may not be obligated to repair. Handy Vet Inspections is not responsible for compiling your Repair Request List nor is the 4-Point Report the sole document to review for repairs.

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. All accessible areas of your home were inspected to determine what visible defects were present. There may be sections within your report that contain no information other than the standards for inspecting that area. Rest assured all accessible areas of the home were thoroughly inspected.

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 and not limited to: pests, rot, wood destroying insects or mold unless contractually part of this inspection. There are specialists available who can provide these services.

Where there are recommendations for further review by professionals, we recommend only contracting with licensed professionals. Use of unlicensed individuals is at your own risk whether contracted by you or the seller. Reinspections of repairs is recommended to ensure they are completed correctly and ensure compliance with insurance and or building

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standards.

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, 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 a 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. We 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 and obtain documentation before purchasing.

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

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

[Home Improvement - ballpark costs](#)

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 roofing deemed inaccessible or unsafe, 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



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Sloped roofing material: • Composition shingles

Approximate age: • New

Observations & Recommendations

SLOPED ROOFING \ Composition shingles

1. Condition: • Exposed fasteners should be sealed with appropriate roofing sealant to protect structure.

Pictures provided are only a representation and may not show every instance of this defect. A full evaluation for this and other defects should be completed and all necessary repairs completed by a qualified professional.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Top ridge at front

Task: Repair or replace,

Time: Immediate,



ROOFING

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SLOPED ROOF FLASHINGS \ Drip edge flashings

2. Condition: • Damaged drip edge

Task: Repair or replace,

Time: Immediate,



Inspections & Limitations

Inspection performed: • By walking on roof

EXTERIOR

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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



Wall surfaces and trim: • Stucco on block

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Observations & Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

3. Condition: • Loose or missing pieces

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building

Location: Front

Task: Repair or replace,

Time: Immediate,



WINDOWS AND DOORS \ General notes

4. Condition: • Windows require regular maintenance

ONGOING RECOMMENDATION: Windows are a source of water intrusion and hidden damage over time if not properly maintained. Recommend, after purchase, regularly inspecting for cracking and REPLACE caulk around windows and other openings (such as door frames) as needed to protect structure.

Location: Throughout

Task: Monitor periodically and correct/improve as needed,

Time: Ongoing

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

5. Condition: • [Lost seal on double or triple glazing](#)

One or more window lost seal. Hazing and/or condensation of this nature inside the window panes is an indication of a lost seal allowing the inert insulating gas to escape. A lost seal is not a major defect to the window and any reduction of efficiency of the HVAC system is negligible. Recommend addition of a tint to windows to improve efficiency in the home.

Task: Replace,

Time: Immediate,

EXTERIOR

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LANDSCAPING \ General notes

6. Condition: • Multiple areas around the home's yard where trip hazards are present. Multiple spots where the sod was placed improperly with gaps that are now severe trip hazards and should be properly filled/leveled.

This is hazard to older individuals or anyone with lower extremity issues or previous surgeries.

Location: Throughout

Task: Correct,

Time: Immediate,

EXTERIOR

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LANDSCAPING \ Walkway

7. Condition: • Loose pavers create a trip hazard

Loose paver present at front entrance.

Task: Repair,

Time: Immediate,

EXTERIOR

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



General System Info

General: • Scope of Structure Inspection:

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. Water damage noted anywhere in this report is recommended to be fully evaluated to identify damaged structure that requires immediate repair. Water entry in any area of the home can cause hidden water damage inside walls, ceilings, the attic, under or behind cabinets, under floors etc. Water damage inside walls can promote bacterial growth and cause additional health issues.

Configuration: • Slab-on-grade**Exterior wall construction:** • Concrete block**Roof and ceiling framing:** • [Trusses](#)

Inspections & Limitations

Attic/roof space inspection performed by:: • Inspected by walking accessible areas of attic.

General System Info

General:

- The inspector shall inspect Service Entrance conductors, raceways and amperage rating, Service equipment, Service grounding, main disconnect (breaker), interior of main and sub panels, branch circuit conductors (visible wiring), over current devices (breakers), Arc Fault breakers, the operation of readily accessible ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, ground fault circuit interrupters, and Carbon Monoxide & Smoke detectors (detectors part of a central/monitored system will not be operated). The inspector shall describe Service amperage and voltage, location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector is NOT required to determine circuit labeling accuracy, insert any tool, probe, or testing device inside the panels, test or operate any breakers except Ground fault & Arc fault circuit interrupters (Arc fault breakers in occupied homes will not be tested to prevent damage to equipment), dismantle any electrical device or control other than to remove the covers of the main and sub panels or inspect low voltage systems, security system devices, heat detectors, effectiveness of 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 system.
- General View of Electrical



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

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

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • Combo GFCI/AFCI breakers in panel

Smoke alarms (detectors): • Smoke detectors are present in the home. They are only tested to determine if the alarm works, not the effectiveness of detecting smoke or the alarm's age during a home inspection.

Carbon monoxide (CO) alarms (detectors): • Carbon Monoxide (CO) alarms are present in the home. They are only tested to determine if the alarm works, not the effectiveness of detecting CO gas or the alarm's age during a home inspection.

Observations & Recommendations

RECOMMENDATIONS \ General

8. Condition: • [Appliances & electric panels are not researched for recalls](#)

NOTE:

Manufacturer recalls are a regular occurrence. Items in the home are not researched for recalls during a home inspection. Any item mentioned for recall in your report is done for items with known safety issues and does not constitute every item in your home being fully researched. Recommend you research all appliances and components in the home for active recalls on manufacturer sites or the link provided (Consumer Product Safety Commission). There are numerous sites you can use through a Google Search.

Task: Research appliances for recalls

Time: Regularly,

SERVICE BOX, GROUNDING AND PANEL \ Service Disconnect Box

9. Condition: • Service conductor appears loose at main lugs.

Main lugs are required to be torqued to a specific torque when installed. Due to the number of threads showing this system should be verified to be properly torqued for the safety of the structure and occupants.

Location: Exterior Main Elect Panel

Task: Electrician should verify torque

Time: Immediate,

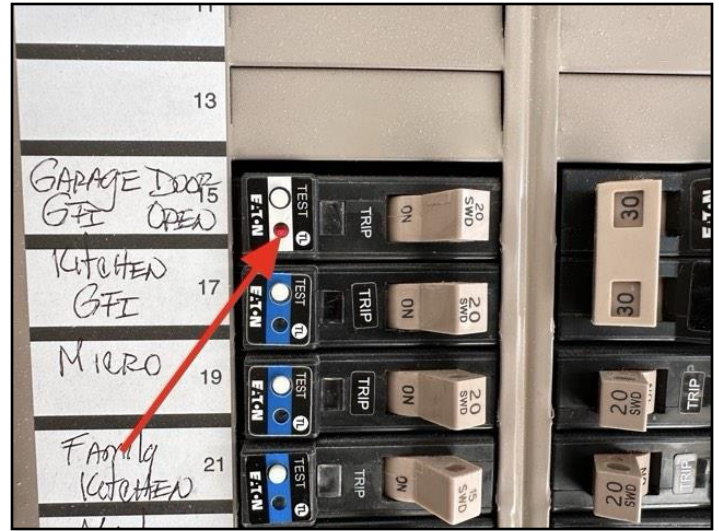
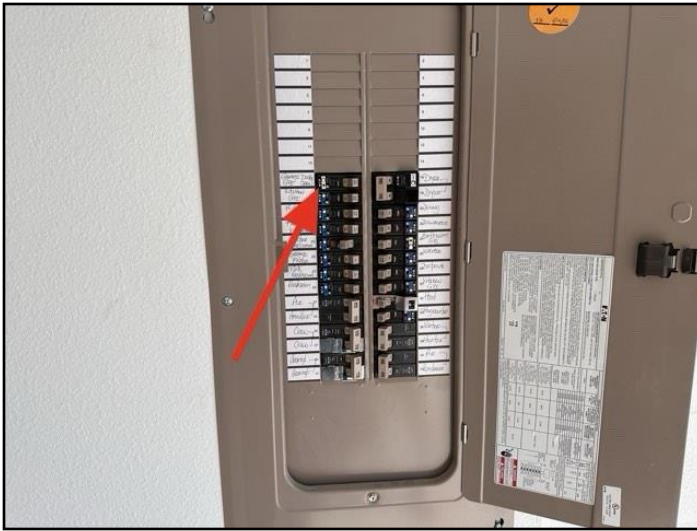


SERVICE BOX, GROUNDING AND PANEL \ Distribution Panel fuses/breakers

10. Condition: • Breaker indicator light is On. This condition should be evaluated to ensure the breaker is operating correctly.

Task: Evaluate for replacement

Time: Immediate,



Inspections & Limitations

Inspection limited/prevented by: • AFCI Breakers(Arc Fault Circuit Interrupters & Combo AFCI/GFCI) are not tested in a home that is occupied or where testing may cause damage to electrical devices/systems. These should be tested monthly by the homeowner by turning off computers and electrical devices in the home. Then press each button in the panel to ensure the breaker trips. Reset the breakers by cycling the breaker OFF then back ON. Any breakers that fail to trip to should be replaced immediately by a licensed professional electrician.

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.

Heating system type: • [Heat pump](#) • Air Handler w/ Heating Element

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

Heat distribution: • Ducts and registers

Approximate capacity: • [5 kW](#)

COOLING & HEAT PUMP

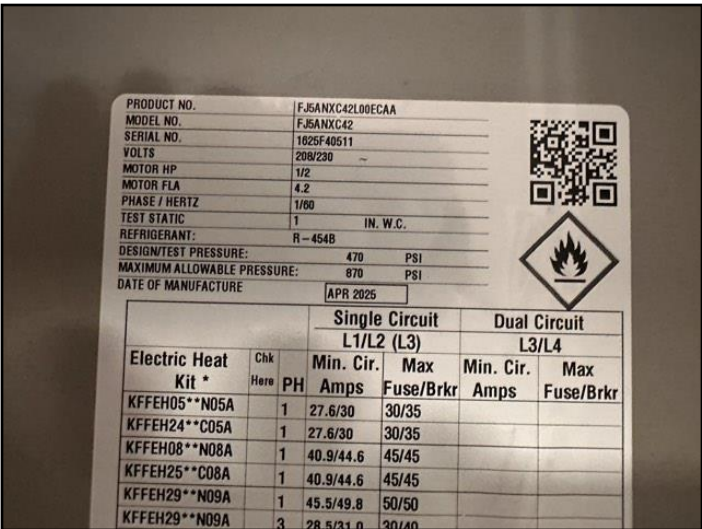
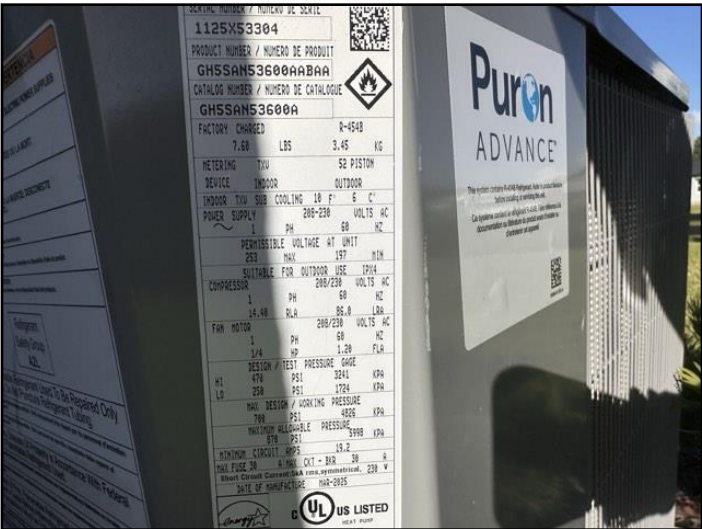
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- STRUCTURE
- ELECTRICAL
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General System Info

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 HVAC System



Air conditioning type: • Heat Pump

COOLING & HEAT PUMP

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Cooling capacity: • 3 Tons

A/C Compressor & Air Handler Age: • New

Temperature difference across cooling coil:

- Acceptable temperature difference: estimated 14° to 22°. A basic temperature differential is determined by measuring the temperature on each side of the air handler coils. These values are subtracted from each other to determine the temperature differential and give a basic indication of the unit's operation. This method only determines whether the system is operating correctly during the inspection and does not verify the serviceability or life expectancy of the system.
- 16°



- This suggests good performance in cooling mode. Regular service and monthly filter replacement is recommended to ensure reliability and efficiency of the system.

Condensate system: • Discharges to exterior

Observations & Recommendations

RECOMMENDATIONS \ General

11. 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. Additionally, recommend owner/occupant replace return filter monthly.

Task: Service component,

Time: Regular maintenance

AIR CONDITIONING \ Ducts, registers and grilles

12. Condition: • Owner concerned that the Master bedroom and right front bedroom are always warmer than the rest of the home.

Upon viewing the ducts over the master bedroom, the AC Duct connection appears to be a non-standard installation method in the current configuration at the plenum. The plenum over the master bedroom has multiple ducts connected,

COOLING & HEAT PUMP

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both 6", 8" & 10" which is typical. However, there is a 6" duct connected to the side of another 6" duct after the plenum. This method may be the cause of the uncomfortable issue but must be determined by a qualified technician to balance the HVAC & duct system.

Recommend each vent be tested to ensure the correct amount of air volume is being supplied to each room. Jumper ducts do not appear to be installed or are not installed to connect all outer rooms.

Location: Attic Over master bedroom

Task: Further evaluation by qualified professional,

Time: Immediate,



Inspections & Limitations

Not included as part of a building inspection: • Adequacy of the Heating & Cooling system is not included during a regular home inspection as this requires special equipment and calculations. If there is a concern about the adequacy or efficiency of the system, contact an HVAC technician familiar with HVAC balancing to determine the cause and provide repair options.

INSULATION AND VENTILATION

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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: • Off Ridge and Soffit Vents

Inspections & Limitations

Attic inspection performed: • Walking accessible areas of attic

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 damage noted anywhere in this report is recommended to be fully evaluated to identify damaged structure that requires immediate repair. Water entry in any area of the home can cause hidden water damage inside walls, ceilings, the attic, under or behind cabinets, under floors etc. Water damage inside walls can promote bacterial growth and cause additional health issues.

Water supply source: • Public

Supply piping in building (Visible): • PEX (cross-linked Polyethylene)

Water heater fuel/energy source: • Electric

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.

Waste disposal system: • Public

Inspections & Limitations

Items excluded from a building inspection: • Irrigation systems are concealed (buried) systems and due to the time allotted, they can not be properly tested without a diagram showing the location of all components. Recommend demo/testing prior to closing to ensure full operation and location of all components or evaluation by a qualified professional. • Water quality is not determined during a home inspection. Recommend providing a sample to a local lab if quality is a concern. • Concealed plumbing (supply, waste and vent plumbing underground, inside walls, slabs, inaccessible areas of an attic and or crawlspace made up of but not limited to cast iron, orangeburg or other antiquated pipe) is excluded from a home inspection. If you suspect an issue with any concealed plumbing, recommend a sewer scope of system to determine cause.

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.

Observations & Recommendations

CARPENTRY \ Cabinets

13. Condition: • Stiff or Inoperable drawers

Drawer will not close completely as designed.

Implication(s): System inoperative or difficult to operate

Task: Repair,

Time: As soon as possible,



CARPENTRY \ Countertops

14. Condition: • [Loose or missing pieces](#)

Implication(s): Hygiene issue

Location: Master Bathroom

Task: Repair or replace,

Time: As soon as possible,



APPLIANCES \ Dryer

15. Condition: • Dryers and ducts require periodic cleaning to prevent potential fires

Dryers are one of the most overlooked systems in a home when it comes to cleaning because the most important part can't be seen. Dryer screens, internal components and ducts, regardless of length require regular cleaning to prevent clogs and a potential fire hazard. Lint is extremely flammable and if allowed to build up may ignite under the right conditions, damaging the structure and injuring occupants. Recommend an immediate cleaning of the entire system prior to occupying and a regular cleaning thereafter.

Implication(s): Fire, Clogged ducts, decreased dryer efficiency, higher gas/electric bills

Task: Clean,

Time: Regular maintenance

Inspections & Limitations

Inspection limited/prevented by: • Inspection limited by occupant's personal items, storage and or furniture. Personal items and furniture are not moved during an inspection. These items may cover a defect that should be identified during a pre-closing walk through.

Not included as part of a building 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

Appliances: • Appliances are inspected using basic operating controls and not evaluated for effectiveness. Dish and Clothes Washer's are inspected using normal controls and are not run through an entire cycle, but only operated to determine temperature/ basic fill and drain functions. Refrigerators are inspected to ensure the separate areas are operating and installed ice and water dispensers are operating. Refrigerators are not moved to determine water valve

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

status/condition. Permanently installed appliances include clothes dryers, microwaves, ovens, cooktop ranges, freestanding stoves etc and are only operated to determine if the elements work, they are not inspected to determine effectiveness. Freestanding microwaves or toaster ovens are not included in a home inspection.

Disconnected appliances: breakers and disconnected plugs are not turned on/connected and are excluded from inspection.

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