

informative news about home inspections and pest control for buyers and agents!

Newsletter #2018-02

**This is the February 2018 Newsletter**

"Is my A/C system the right size for this house?"

I get this question asked at many of the inspections that I do.

The general rule of thumb for cooling systems is to have 1-ton of cooling power for every 500 square feet of living space. So for example, if the house you’re buying has 1,500 SF of living space, then it’s recommended for the cooling unit to be a 3-ton unit.

Now remember, this is just a general rule. In reality, A/C installers will take other things into consideration such as ceiling heights, total volume of the interior space, the amount of windows the house has, the type of insulation in the attic, as well as other factors.

The other day I inspected a house that had 1,700 SF of living space and had a 3-ton cooling unit. Sure enough, when I measured the temperature of the supplied air, I noticed it wasn’t within acceptable cooling range. In this case, the builder should have installed a 3.5-ton unit, which is good for about 1,750 SF. The Seller even told me her agent had suggested an inspection when she bought the house a few years earlier, and she declined to get one.