

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Type: Refrigerator/Split System. Electricity-powered.



Unit/Condenser Location: Rear Yard.



Breaker Size Circuit Breaker Size Verified Good.



Unit Tested: Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line: **Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.**



Condenser Clear of Obstruction: Satisfactory.

Condenser Cabinet Level: Satisfactory.

Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



Condensate Lines:

Attention - The primary condensate drain lines have been damaged, apparently by a dog chewing on them. Installation of new elbows is advised to direct the condensate run-off directly to the ground.



Secondary condensate drain lines.



Temperature Differential:

Action Needed - The measured temperatures do not fall within the recommended 14 - 24 degree threshold parameter. It is suggested that a qualified licensed professional be consulted to determine if repairs are needed.



Air Conditioning Unit No. 2:

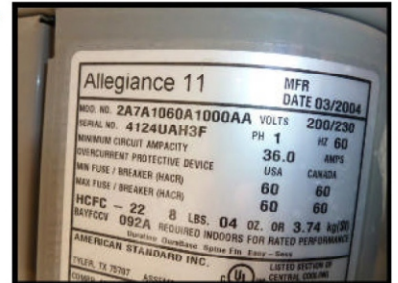
Type:

Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location: Rear Yard.



Breaker Size The circuit breaker size has been verified to be correct.



Unit Tested Yes.

Insulation Wrap on the Suction Line: **Action Necessary** - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.



Condenser Clear of Obstruction: Satisfactory.

Condenser Cabinet Level: Satisfactory.

Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Cabinet Condition Satisfactory.

Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature Differential:

Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.



Heating Unit # 1:

Heating System Location:

The heater and air handler is located in the Main Attic.

Heating System Type:

A forced air furnace is installed as the primary source of heat.



Fuel Source:

The fuel source is natural gas.



Flue Type:

The flue pipe is metal.



Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Condensate Connections

Drain Connections Satisfactory.

Cabinet Condition

Satisfactory.

Unit Tested:

Yes.

Furnace Temperature output within manufacturer specifications: Yes, The actual temperature rise was within this range.



Filter Type/Size: Reusable - Wash and reuse. 20x20x1" x2.

Filter Condition: Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

Heating Unit # 2:

Heating System Location: The heater and air handler is located in the Main Attic.

Heating System Type: A forced air furnace is installed as the primary source of heat.



Fuel Source: The fuel source is natural gas.



Flue Type: The flue pipe is metal.



Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Condensate Connections

Drain Connections Satisfactory.



Cabinet Condition

Satisfactory.

Unit Tested:

Yes.

Furnace Temperature output

within manufacturer specifications: Yes, The actual temperature rise was within this range.



Filter Type/Size:

Disposable.

Filter Condition:

Attention Needed - The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.