



HVAC Inspection

207 East Texas Street

Calvert, Texas

Inspected by Karl Oehler

Date of Inspection	Address	Buyer	Realtor	Company
3/22/2021 Inspected by KO	207 East Texas St. UPSTAIRS	Pat Altemus	David Schmiediche	Keller Williams

Title Company	System Type	Refrigerant	Condition	Outside Temp
Frontier	Gas	R-22	Good	69*

Technician Notes – Recommended repairs

The armaflex on the suction line at the condensing unit is either missing or in poor condition. Per code locking caps should be installed on the service ports. The evaporator coil and casing are rusted, we performed an electronic Freon leak test and found no Freon leaks at this time. We would recommend installing a float switch in the primary drain line or secondary drain port, it currently has an operational clip-on float switch in the emergency drain pan. In the event the primary drain line clogs the float switches will turn the system off and help reduce water damage to the dwelling. The emergency drain pan has trash and insulation in it, this should be removed. The batteries for the thermostat are low and will need to be replaced, we installed a temporary battery to perform the inspection.

*Repairs listed as per code will not affect operation of unit.
Only new construction and remodel require items listed as per code.*

Bid for Repairs

Recommended repairs-

Materials - \$193.00
Labor - \$300.00
Tax - \$15.92
Total - \$508.92

Estimate above includes: replace armaflex, install locking caps, install float switch, clear drain lines, clean emergency drain pan, replace batteries in thermostat



Pressures:



Condensing unit:



Condenser coil:



Service ports:



Armaflex:



Condenser controls:





Furnace/coil:



Evaporator coil:



Primary drain line:



Emergency drain pan:



Blower wheel:



Burners:





HEATING

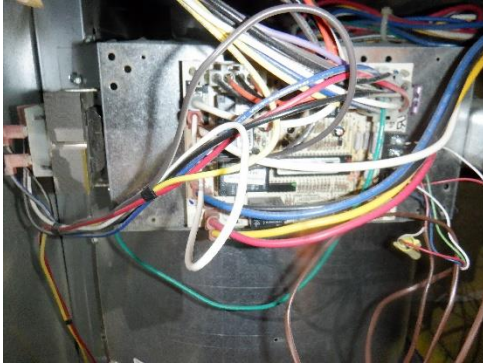


AIR CONDITIONING



HVAC INSPECTIONS

Furnace controls:



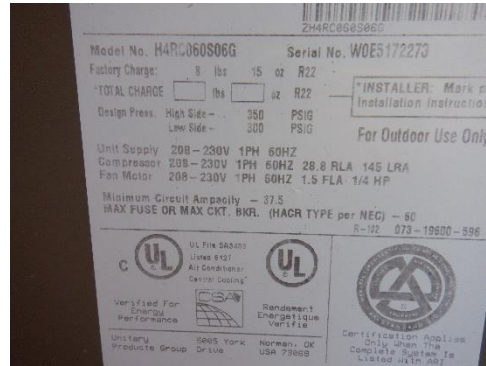
Return air plenum:



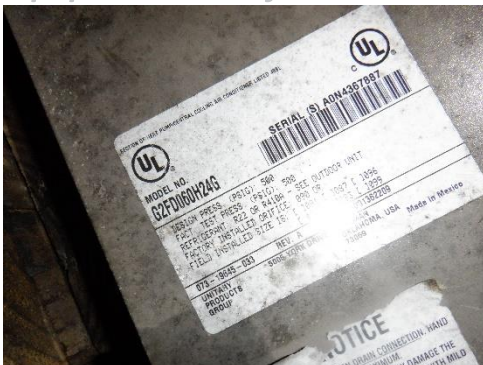
Thermostat:



Equipment identification:



Equipment identification:



Equipment identification:





Duct work:



Duct work:



Duct work:



Duct work:



Duct work:

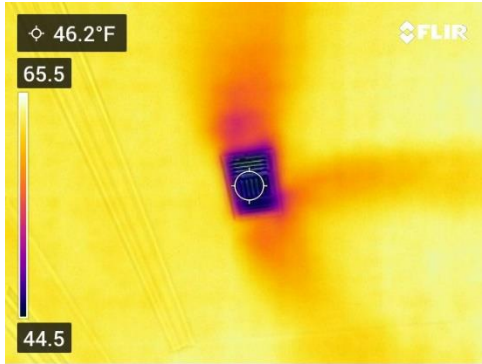


Thermal return:

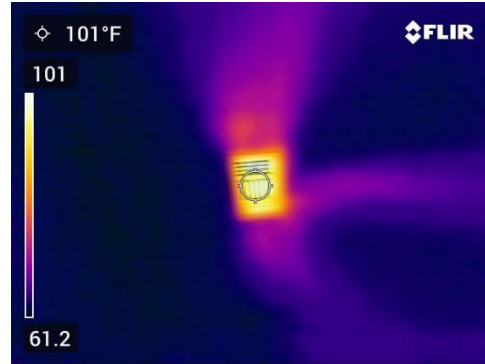




Thermal A/c supply:



Thermal heat supply:



HVAC Inspection Disclaimer

Client hereby requests an HVAC inspection of the Property at the address listed in the above report in full understanding and acceptance that the total liability of the Inspector from mistakes, errors or omissions in this inspection shall be limited to the cost of this inspection, damage caused by any such mistake, error or omission in the inspection, and the Client understands that the Inspector shall not be liable for any consequential damages associated with any such mistake, error or omission in the Report. Findings are limited to the date of the inspection. This is not a Warranty against future defects that may arise after the inspection date.

An HVAC inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the HVAC system or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

This inspection may not reveal all deficiencies. An HVAC inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.