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HVAC Inspection Report

BUYER: Manoucher (Mike) Samiya
REALTOR: Melissa O'Bannon
TITLE COMPANY: University Title Company
INVOICE NO: 30989
DATE: April 5, 2021

Performed a visual HVAC inspection at **1501 #60 Stallings, College Station**. All visual accessible components of the HVAC system were evaluated and found to be in serviceable condition at the time of inspection with exception of service recommendations below:

2010, 2.5-ton Payne condenser
2010, 2.5-ton Payne air handler



Freon pressure: 126 psi



61° return air
Evaporator coil split: 19°
Normal split: 15 degrees and over



42° supply air



Compressor rated load amp.



Condenser fan motor rated load amp.

SERVICE RECOMMENDATIONS:



Clean condenser coil of dirt and debris.



Install freon locking caps per code.



Secure disconnect box.



Secure electrical whip.



Seal gaps around copper line.



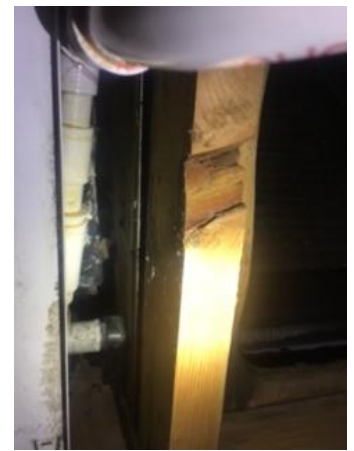
Insulate suction line at condenser.



Insulate primary drain line per code and clear AC drain line.



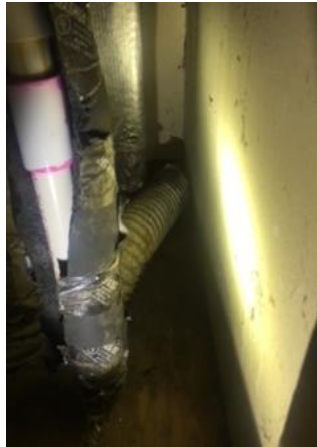
Clean evaporator coil.



Install Inline safety float switch.



Insulate and tape suction line.



Extend downstairs bathroom exhaust fan through the attic and into the soffit.



Remove and clean blower wheel.



Replace corrugated dryer flex pipe with single wall galvanized pipe that is accessible.



Seal gap on wall unit platform.

PRICE ON RECOMMENDED REPAIRS ABOVE: \$940.00 (materials, tax, and labor)

This is a two-story home. There will be temperature difference between upstairs and downstairs since there is only one HVAC system and it is not zoned.

Miscellaneous:



Black growth present in the supply plenum. Consult with an air duct cleaning contractor to evaluate the plenum, flex and/or duct board, and equipment panel for cleaning.