



Mechanical Serviceability Inspection

3505 Pecos Bryan, TX, 77801

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Buyer

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Condenser

Items	Good	Fair	Clean	Dirty	Damaged	Notes
Condenser		✓		✓		2010 Payne 2.5 Ton R-410A Clean condenser coils and electrical section, secure low voltage and install locking valve caps. Insulate Copper.

Photos



Condenser (1/6)
11/22/2022 12:40 PM



Condenser (2/6)
11/22/2022 12:41 PM



Condenser (3/6)
11/22/2022 12:40 PM



Condenser (4/6)
11/22/2022 12:41 PM



Condenser (5/6)
11/22/2022 12:41 PM



Condenser (6/6)
11/22/2022 12:43 PM

Furnace

Items	Good	Fail	Clean	Dirty	Damaged	Notes
Furnace		✓		✓		1998 Payne Furnace in operational condition, need to seal flue pipe and install CO detector. Install solid gas pipe. Seal transition. Need 1" flue clearance.

Photos



Furnace (1/5)
11/22/2022 12:52 PM



Furnace (2/5)
11/22/2022 12:52 PM



Furnace (3/5)
11/22/2022 12:52 PM



Furnace (4/5)
11/22/2022 12:52 PM



Furnace (5/5)
11/22/2022 12:52 PM

Evaporator Coil

Items	Good	Fair	Clean	Dirty	Damaged	Notes
Evaporator Coil		✓		✓		2010 ADP Evaporator Coil is rusted, but has no detectable leaks, need to have coil cleaned, drain cleaned, and insulated. Install safety switch.

Photos



Evaporator Coil (1/6)
11/22/2022 12:46 PM



Evaporator Coil (2/6)
11/22/2022 12:47 PM



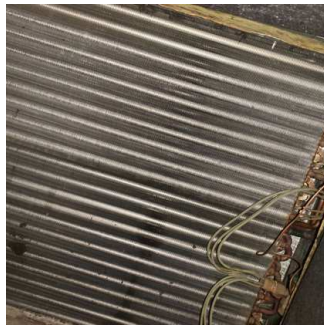
Evaporator Coil (3/6)
11/22/2022 12:46 PM



Evaporator Coil (4/6)
11/22/2022 12:49 PM



Evaporator Coil (5/6)
11/22/2022 12:49 PM



Evaporator Coil (6/6)
11/22/2022 12:50 PM

Misc.

Items	Good	Fair	Clean	Dirty	Damaged	Notes
Misc.						Seal ductwork in 1 spot. Repair damaged duct in 1 area. Insulate copper. Clean and repair dryer vent.

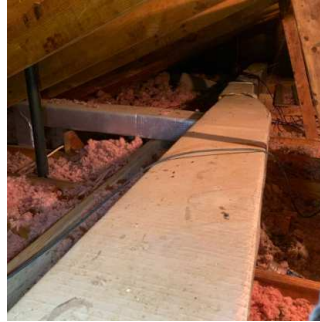
Photos



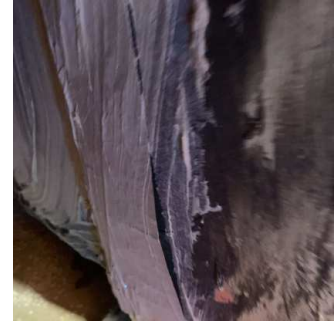
Misc. (1/6)
11/22/2022 12:50 PM



Misc. (2/6)
11/22/2022 12:51 PM



Misc. (3/6)
11/22/2022 12:51 PM



Misc. (4/6)
11/22/2022 12:54 PM



Misc. (5/6)
11/22/2022 12:54 PM



Misc. (6/6)
11/22/2022 12:53 PM

Summary

General Comments	<p>Mechanical Serviceability Inspection:</p> <ul style="list-style-type: none">Check RefrigerantCheck Starting CapabilitiesCheck Condenser CoilsCheck ThermostatCheck Return AirCheck SupplyCheck DrainsCheck Evaporator CoilCheck Furnace IgnitionCheck Furnace / Air Handler Safety SwitchesCheck Furnace Burners / Air Handler Heat StripsCheck BlowerCheck Flue PipeCheck Code Violations (Gas Pipe, Drain Insulation, Ductwork Clearance, Etc.) <p>Invoice Total: \$175.00 Estimated Repairs: \$1069.84</p>
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Important Information Regarding This Report

This Inspection is of a proprietary nature. It remains the sole property of the purchaser and Advantage Cooling & Heating Inc.

Estimates are provided for required repairs at time of inspection, and are good for 30 days.

Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair cost. The inspector is not required to provide follow-up services to verify that repairs have been made.

Property conditions change with time and use. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations made at the time of inspection.

This report is for the mechanical Serviceability of equipment only and does not include biohazards.

Regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin, Texas 78711 1-800-803-9202, 512-463-6599