



HVAC Inspection

7443 Field Creek Estates Drive

Bryan, Texas

Inspected by Coulter Oehler

Date of Inspection	Address	Buyer	Realtor	Company
4/15/2021 Inspected by CO	7443 Field Creek Estates Drive	Shawn Yetter	Kristi Fox Satsky	Century 21

Title Company	System Type	Refrigerant	Condition	Outside Temp
University	Propane	R-410A	Good	69*

The condenser coil is dirty and should be cleaned. Locking caps should be added to the service ports at the condensing unit per code. Insulation is in poor condition on the suction line at the condenser, this should be insulated to prevent condensation. Gap was found around the copper lines on the exterior wall by the condensing unit, this gap should be sealed to prevent access to rodents into the home. Current pressures are at normal operating psi for indoor and ambient air temperatures. Primary drain line should be insulated 8ft from the evaporator coil to prevent condensation per code. We would recommend installing a float switch in the primary drain line or the secondary drain port as well as in the emergency drain pan, in the event that the primary drain line clogs, the float switch will engage and turn the system off. The flue pipe is required to have a minimum of a 1 in clearance from any combustible material. Currently the flue pipe is coming in contact with the felt backing of the roof, this needs to be trimmed away from the flue pipe, in order to obtain a minimum of 1 in clearance. A carbon monoxide detector is required to be within 15ft of any bedroom door per code, due to the layout of the home one detector is required.

*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 - \$320.00
Labor - \$250.00
Tax - \$26.40
Total - \$596.40

Estimate above includes: clean condenser, install locking caps, insulate suction line, seal gap around copper, insulate primary drain line, install float switches, clear primary drain line, trim felt away from flue pipe, install co detector.



HEATING



AIR CONDITIONING



HVAC INSPECTIONS

Pressures:



Condensing unit:



Insulation:



Service ports:



Gap around copper:



Disconnect box:



Furnace/coil:



Evaporator coil:



Primary drain line:



Primary drain line:



Drain ports:



Filter grille:

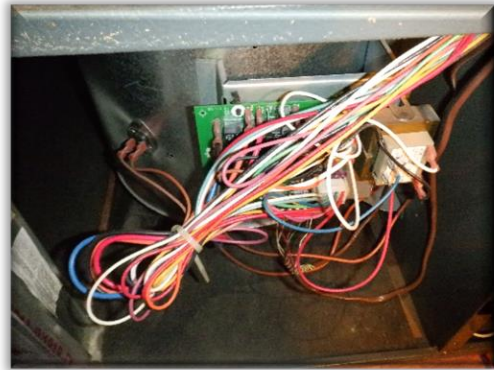




Thermostat:



Furnace controls:



Burners:



Blower wheel:



Supply air plenum:



Duct work:



Equipment identification:



Equipment identification:



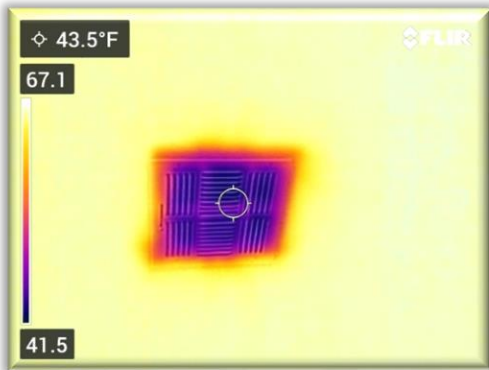
Equipment identification:



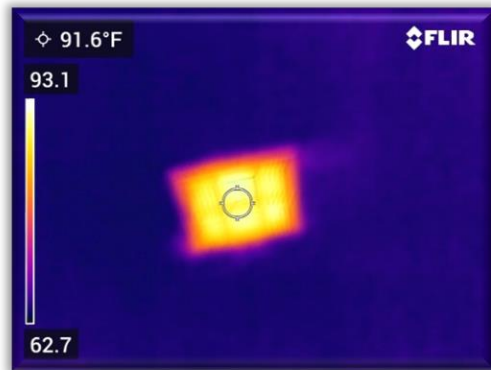
Thermal return:



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.