



# HVAC Report

## Whitney King

**Property Address:**  
18522 Royal Mist Lane  
Tomball Texas 77377

**Date of Inspection**  
1/15/2020

**AIM Air Conditioning**

**281-894-1615**

TACLA 76086E

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<b>Date:</b> 1/15/2020	<b>Time:</b>	<b>Report ID:</b> 2268_Joe K. HVAC
<b>Property:</b> 18522 Royal Mist Lane Tomball Texas 77377	<b>Customer:</b> Whitney King	

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Technician only

**Type of building:**

Single Family (2 story)

**Exterior Temperature:**

70 to 75 degrees

**Weather:**

Hot and Humid

# I. System 1

## Styles & Materials

<b>Thermostat for this system is located:</b> Second level hallway	<b>Type Equipment:</b> Split system (cooling) Central gas furnace	<b>Condensing unit brand / BTU:</b> Trane 48,000 BTU
<b>Evaporator brand / BTU:</b> Trane	<b>Furnace brand / BTU:</b> Rudd	<b>Refrigerant type:</b> R 410A
<b>Indoor wet bulb:</b> 63	<b>Outdoor dry bulb:</b> 76	<b>Liquid line pressure:</b> 300 PSI
<b>Suction line pressure:</b> 119 PSI	<b>Subcool:</b> 10 degrees	<b>Superheat:</b> 20 degrees
<b>Cooling system Delta T (degrees):</b> 19	<b>Ductwork:</b> Flexible duct	

		IN	NI	NP	RR
A.	Cooling Equipment Data (condensing unit / evaporator coil)	•			
B.	Cooling Equipment Observations (condensing unit / evaporator coil)				•
C.	Heating Equipment / Air Handler (Data)	•			
E.	Duct, Plenums, Filters				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

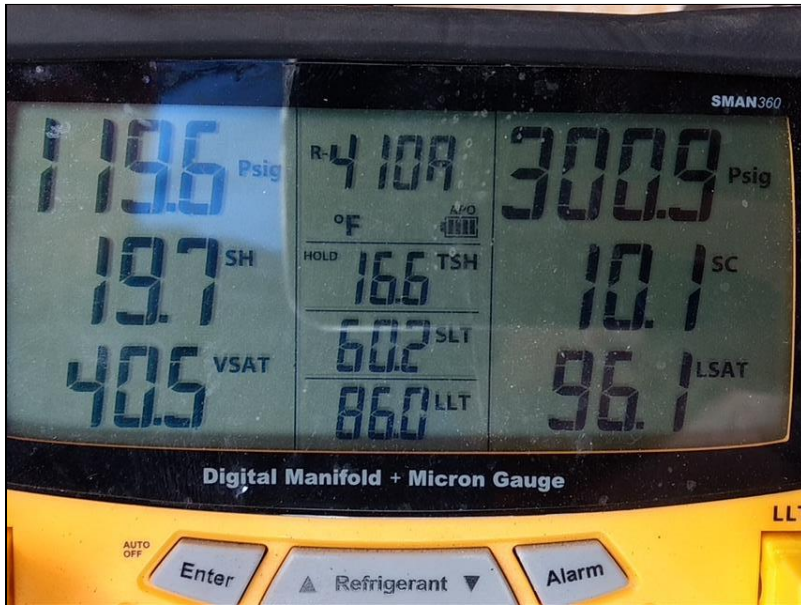
Comments:

A. Equipment Nomenclature



**B. Gauge readings.**

Operating pressures are excessive for the ambient temperatures. It is possible the system is over charged. If adjusting the refrigerant charge cannot bring the pressure to an acceptable level without negatively affecting the subcool and superheat, it is likely the dryer is restricted or other defect exist causing a restriction.



Liquid line dryer

LIQUID TEMP (°F)	DESIGN SUBCOOLING (°F)						
	8	9	10	11	12	13	14
55	179	182	185	188	191	195	198
60	195	198	201	204	208	211	215
65	211	215	218	222	225	229	232
70	229	232	236	240	243	247	251
75	247	251	255	259	263	267	271
80	267	271	275	279	283	287	291
85	287	291	296	300	304	309	313
90	309	313	318	322	327	331	336
95	331	336	341	346	351	355	360
100	355	360	365	370	376	381	386
105	381	386	391	396	402	407	413
110	407	413	418	424	429	435	441
115	435	441	446	452	458	464	470
120	464	470	476	482	488	495	501
125	495	501	507	514	520	527	533

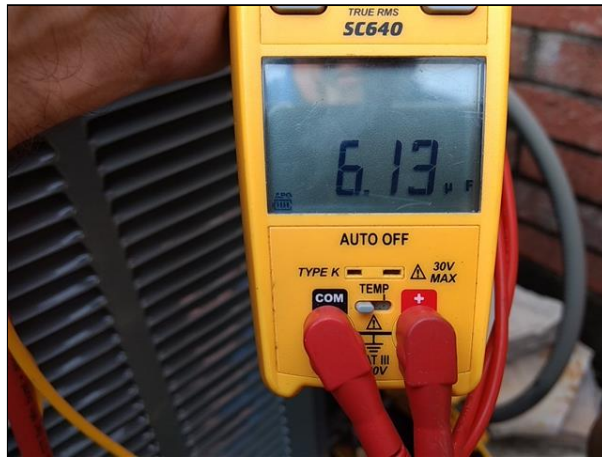
Refer to Service Facts or Installer's Guide for charging method.

From Dwg. D154557P01 Rev. 3

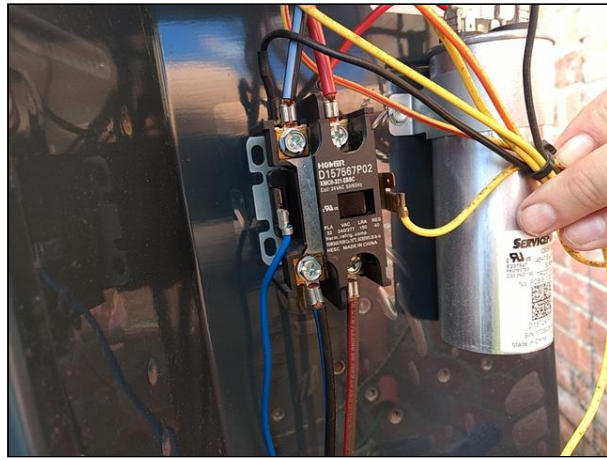
18	24	30	36	42	48/49	60/61
71	158	160	158	156	158	156
67	152	154	152	150	150	151

Chart showing pressures relevant to temperature

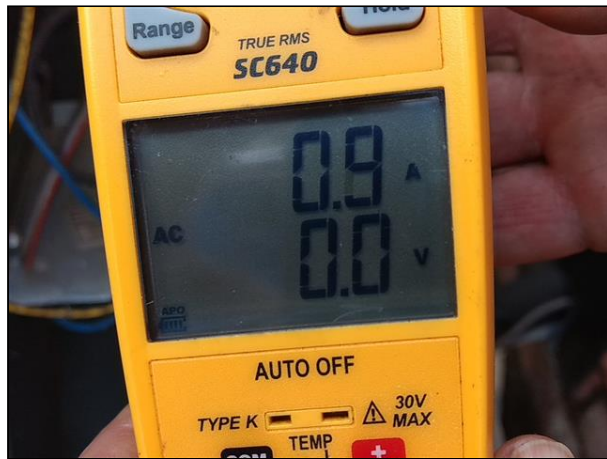
B. The compressor capacitor tested in acceptable parameters. This component appears to be functioning as intended..



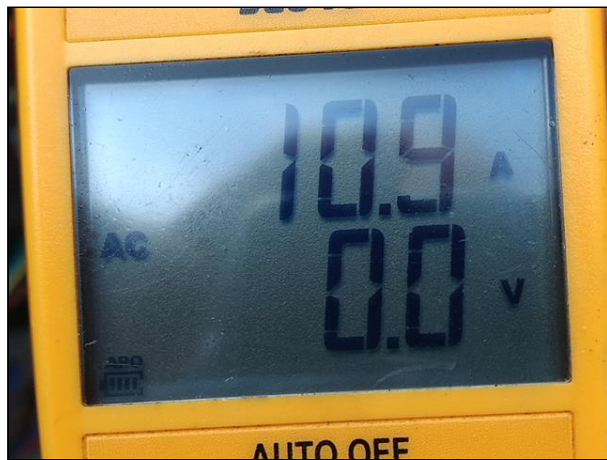
B. The contactor is sealed and not accessible for inspection.



B. Condenser fan amps



B. Compressor amps.

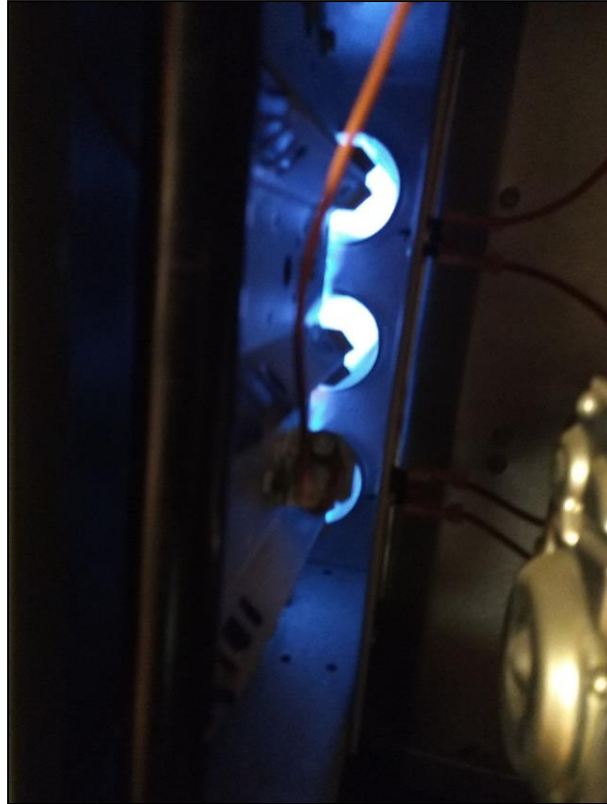




B. The condenser coil appears in clean and in good condition.

B. The evaporator coil is box style coil and not accessible for inspection.

C. The furnace / air handler appears to be installed and functioning as intended.



E. Air filter(s) are dirty. The filter(s) should be replaced.



**E.** Ductwork in the lower attic is not properly supported. The ductwork has excessive bends restricting air flow. Ductwork is in contact with other ductwork. Typically ductwork should be separated to prevent condensation between ducts. The conditions should be corrected.



# Summary

**Customer**  
Whitney King

**Address**  
18522 Royal Mist Lane  
Tomball Texas 77377

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## I. System 1

### General Summary

#### Cooling Equipment Observations (condensing unit / evaporator coil)

##### Repair or Replace

#### 1. Gauge readings.

Operating pressures are excessive for the ambient temperatures. It is possible the system is over charged. If adjusting the refrigerant charge cannot bring the pressure to an acceptable level without negatively affecting the subcool and superheat, it is likely the dryer is restricted or other defect exist causing a restriction.

#### Duct, Plenums, Filters

##### Repair or Replace

#### 2. Air filter(s) are dirty. The filter(s) should be replaced.

#### 3. Ductwork in the lower attic is not properly supported. The ductwork has excessive bends restricting air flow. Ductwork is in contact with other ductwork. Typically ductwork should be separated to prevent condensation between ducts. The conditions should be corrected.

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