

Air Concept Services
7234 Mesco Drive
Bryan, TX 77808
TACL B015123C
(979) 690-7444; (979) 690-7466 (Fax)
Email: airconceptsolutions1@verizon.net

HVAC Inspection Report

BUYERS: Dianne and Austin Robinson
REALTOR: Lynn Roelke
TITLE COMPANY: University Title Company
INVOICE NO: 30414
DATE: April 24, 2020

Performed a visual HVAC inspection at **7805 Shiloh Court, 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:

2000, 5.0-ton Heil condenser
1999, 5.0-ton York furnace and evaporator coil



Freon pressure: 55 psi (low)



69° return air

Evaporator coil split: 10° (low)
Normal split: 15 degrees and over



59° supply air

Low freon pressure and evaporator coil split due to freon leaking from the evaporator coil.

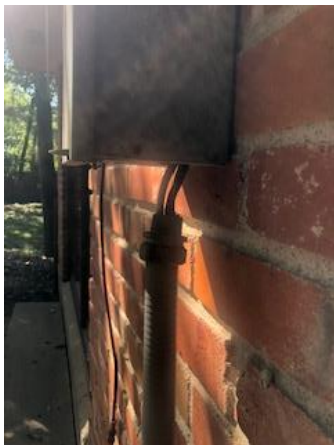
SERVICE RECOMMENDATIONS:



Smashed condenser coil fins.
This will prevent the AC
from working efficiently.



Secure low voltage wire.



Install an electrical washer
on electrical whip.



Insulate suction line at
condenser.



Insulate primary drain line per code. Install secondary drain pan and Inline safety float switches to prevent the coil pan from overflowing if both AC drains are clogged. A float switch detects water backup and turns off the unit before the pan can overflow and spill out onto your attic floor and through the ceiling. Clear AC drain line.



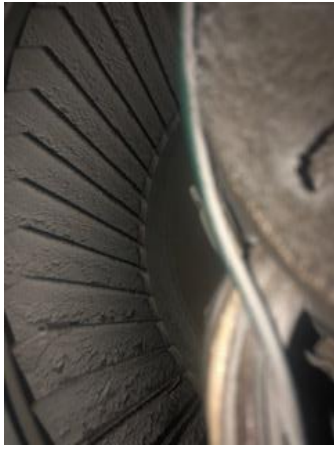
Detected freon leaks in the evaporator coil.



Install Romex connector on furnace electrical.



Upgrade furnace gas line to rigid pipe per code,



Dirty blower wheel.

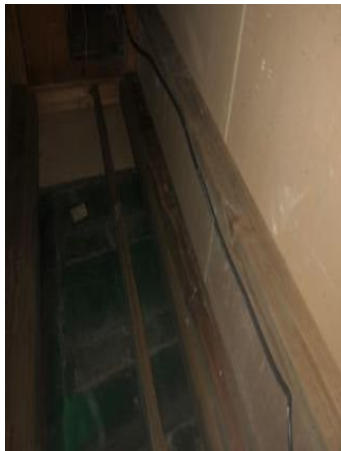


Extend flue pipe through the roof with caps and collar.

Install CO detector per building code.



Replace dirty filter.



Seal return air chute with duct board.



Seal return air chute with duct board.

OPTION 1: Due to smashed condenser coil fins and freon leaks in the evaporator coil, we recommend replacing the condenser and evaporator coil and perform the other recommended repairs above.

PRICE: \$6,000.00 (5.0-ton 14 SEER condenser and evaporator coil, other materials, tax, and labor)

OPTION 2: Due to the age of the equipment, the price to replace the HVAC system with a 5.0-ton 14 SEER HVAC system with code upgrades and perform the other recommended repairs above.

PRICE: \$7,800.00 (materials, tax, and labor)

Miscellaneous:



Black growth present in the supply plenum.



Dust present in the return plenum.

Consult with an air duct cleaning contractor to evaluate the plenums, and flex and/or duct board for cleaning.