

HVAC Inspection



113 Sample Rd.
Irmo, SC

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Air Conditioning

1. Heat Pump AC System Condensate Removal: PVC - Condensate drain line appears to be partially clogged. recommend flushing out condensate line. Recommend a licensed HVAC contractor to estimate and repair.

Defective Summary

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.

Air Conditioning

1. Heat Pump AC System Refrigerant Lines: Suction line - The suction line refrigerant line is missing insulation in multiple locations. This can cause condensation and lead to moisture damage. Recommend a licensed HVAC contractor to estimate and repair.



Heating System

2. Attic Heating System Filter: Direct drive with disposable filter - Filter is extremely dirty and needs to be replaced.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 113 Chadford Rd.
City Irmo State SC Zip
Contact Name
Phone Fax

Client Information

Client Name Sample buyer
Client Address
City State Zip
Phone Fax

Inspection Company

Inspector Name Alex Oldham
Company Name HVACInspectionPros
Address 25 Sunrise Pt.
City Irmo State SC Zip
Phone 803-730-7954 Fax
E-Mail Info@HVACInspectionPros.com
Realestate Agent
Fees \$115.00

Conditions

Others Present Property Occupied
Estimated Age Entrance Faces
Inspection Date 9/28/17
Start Time 9:00
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 88
Weather Clear
Space Below Grade
Building Type Other:

Air Conditioning

A NPNI M D

Heat Pump AC System

1. A/C System Operation: Functional
2. Condensate Removal: PVC - Condensate drain line appears to be partially clogged. recommend flushing out condensate line. Recommend a licensed HVAC contractor to estimate and repair.
3. Exterior Unit: Pad mounted
4. Manufacturer: Payne
5. Model Number/Serial Number: See Service Tag Service tag faded out or missing
6. Area Served: Whole building Approximate Age: 2003
7. Fuel Type: 120-240 VAC Temperature Differential: 18
8. Type: Heat pump Capacity: 2 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Suction line - The suction line refrigerant line is missing insulation in multiple locations. This can cause condensation and lead to moisture damage. Recommend a licensed HVAC contractor to estimate and repair.
11. Refrigeration Type: R-22
12. Electrical Disconnect: Breaker disconnect
13. Electrical:
14. Other:

Heating System

A NPNI M D

Attic Heating System

1. Heating System Operation:
2. Manufacturer: Trane
3. Model Number/Serial Number: See Service Tag Service tag faded out or missing
4. Type: Forced air Capacity: 2.0 Ton
5. Area Served: Whole building Approximate Age: 1984
6. Fuel Type: Heat Pump
7. Heat Exchanger:
8. Thermostats: Individual
9. Exposed Ductwork: Metal
10. Filter: Direct drive with disposable filter - Filter is extremely dirty and needs to be replaced.
11. Heat Strips:
12. Draft Control:
13. Flue Pipe:
14. Gas Line/Supply:
15. Controls:
16. Electrical:
17. Devices:
18. Circulator:

Heating System (Continued)

19. Humidifier:

20. Other: