

Section 3: AIR CONDITIONING

Central Florida Report Format

A/C components are high maintenance systems and require service and cleaning as an ongoing periodic requirement. It is HIGHLY SUGGESTED that this system is cleaned and evaluated prior to closing I

Central Window Units Not Evaluated Other

Multi Unit System Package System

#1. Manufacturer of Condenser _____ Tons ___ Age ___

#1. Manufacturer of Handler _____ Tons ___ Age ___

#2. Manufacturer of Condenser _____ Tons ___ Age ___

#2. Manufacturer of Handler _____ Tons ___ Age ___

#1 Condition of Condenser _____ S R W M SH NA

#1 Condition of Handler _____ S R W M SH NA

#2 Condition of Condenser _____ S R W M SH NA

#2 Condition of Handler _____ S R W M SH NA

Thermostats _____ S R W M SH NA

Condensation Drain Line _____ S R W M SH NA

Electrical Disconnects _____ S R W M SH NA

Refrigerant Lines _____ S R W M SH NA

Filters _____ S R W M SH NA

Ductwork _____ S R W M SH NA

Sheet Metal Flex Duct Rigid Insulation Board Mixed Materials

DUCTWORK DISCLAIMER: It is NOT within the scope of this visual inspection to dismantle grills, open enclosed soffits or examine ductwork not READILY ACCESSIBLE and VISIBLE. If that service is desired, an AC Company should be employed for that function.

Unit # 1 Supply Return Variance

Unit # 2 Supply Return Variance

Heat Tested Yes No Heat Temperature

Gas must be connected and activated in order to test the heat side of the HVAC system. We DO NOT light pilot lights. The gas system must activate by using standard controls. (If Applicable)

Fuel Source: Gas Oil Electric

It is highly suggested that the handler coils be cleaned and systems serviced.

Keep earth and debris from the base of exterior condensers to reduce early rusting.

This test compares the ability of the air conditioning system to modify the supply side air in relationship to the air temperatures at the return side at the handler. We typically expect this variance to be between 14 to 20 degrees as a "normal" range.

Section 3A: AIR CONDITIONING

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Systems Information & Expectations

A typical inspection can greatly reduce your exposure to unexpected failures and costs, but cannot eliminate them! One area of your highest risk of expense and repairs is your Air Conditioning System. Our goal at the time of inspection is to visually evaluate and test the effective operation of the A/C system. The tests performed are limited in scope and involve no extensive evaluation or dismantling of the equipment. Our test is limited to estimating the age of the systems, inspecting the ductwork, controls and comparing the variance of temperatures between supply and return. We rate the A/C equipment in the following "Range" of expectations to assist in budgeting and replacement likelihood .

A/C System is New to 7 years of age. No visual signs of chassis rusting or major concerns of installation techniques. The system is operating within all expected variances and temperatures for a system of this age and design.

A/C System is 7 to 12 years of age and may require service or maintenance as an expected part of ownership. This system should enjoy additional useful life as 12 to 15 years is an "expected" life for A/C systems with expected upgrades and repairs of components and parts. **PERIODIC REPAIRS EXPECTED WITHOUT NOTICE.**

A/C System is 12 to 20 years of age and you should expect major repairs or total replacement. The systems show expected wear and tear. The equipment may be mixed manufacturers with differing expectations. **SYSTEMS OVER 14-YEARS OF AGE ARE OPERATING BEYOND TYPICAL LIFE EXPECTATIONS**

- The A/C System is operating properly within a range of expected performance.
- We suggest a licensed A/C specialist evaluate, repair or replace this system as needed. Receipts from qualified vendor required to document repairs and

Ductwork

DUCTWORK, the ductwork used to transfer the conditioned air may be a combination of different materials and techniques, it is suggested that you inspect your ductwork every couple years to confirm the taped connection points are intact and sealed properly.

The ductwork appears to be operating properly within a range of expected performance.

The ductwork requires evaluation and repairs and is not working as originally designed and installed.

Heat loss and gain, effective distribution of conditioned air, capacity vs actual need are not included within the scope of this inspection.

All gas systems should be professionally serviced prior to first use.

All AC systems require annual service and cleaning to provide optimal operation.

PRICE INSPECTIONS makes every attempt to visually identify evidence of an abandoned buried fuel storage tanks. It is not always possible to visually detect if the tank or venting has been altered. Thermostats are not checked for calibration. We do not perform pressure checks on this system. Often data plates are missing or painted which inhibits visual identification.