



Residential \* Sales \* Service \* Installation \* Commercial \* Maintenance

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## Sample Advanced HVAC Report



May 6, 2019  
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Grand Prairie, TX 75052  
469-777-4883  
[www.luxeairtexas.com](http://www.luxeairtexas.com)

## HVAC evaluation report and repair

Estimate Prepared For: Advanced HVAC customer

Concerning: Advanced HVAC Inspection

By: Sami Sharif ~ License number TACLB 87390E

Date: 5/6/2019

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Inspection Time In: \_\_1:00pm\_\_ Time Out: \_3:30pm\_\_ Property was: ☒ Occupied ☐ Vacant

Weather conditions During Inspection: ☒ Sunny ☐ Raining ☐ Cloudy ☐ Snow/Ice Temp:80

Parties present at inspection: ☐ Client ☐ Buyer's Realtor ☐ Builder ☒ Seller ☐ None

**THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMES ABOVE**

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## General summary of findings:

Came out and performed a complete HVAC inspection to all three units in the home. All three units are complete Lennox systems. All the systems were manufactured in 2007/08, except for the upstairs system evaporator coil, which was recently installed in 2018. Each system uses R410-A refrigerant. First, turned on the heat and checked furnace operations, electrical components, and supply temperatures. Each furnace operated well, and there were no issues at all. Next, turned on the air conditioning to each system and checked overall operations, refrigerant levels, supply temperatures, and all electrical. Both the upstairs and downstairs systems were operating normally, and everything was fine, the master bedroom unit was operating normally as well but the refrigerant levels were too high and is overcharged.

Will need to recover some of the refrigerant from the master bedroom system until it is back to normal operating pressures. As well as replace the emergency drain pan to the upstairs unit, it is very rusted.

## Estimate of recommended repairs:

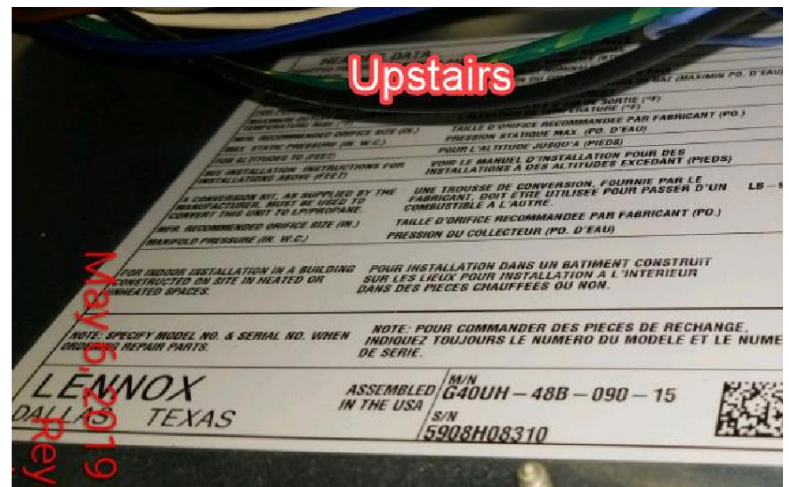
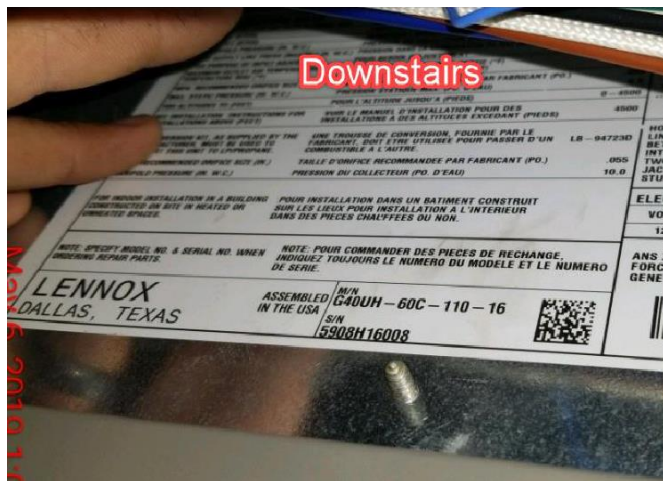
Reclaim refrigerant - \$225  
Emergency drain pan - \$175  
Labor - \$250  
Total - \$650 +Tax

**\*\* Schedule your recommended repairs in the next 60 days and receive a \$50.00 credit towards the recommended repairs. Keep your system at Luxe-ury level year around. \*\***

## Evaporator coil nameplate:



## Furnace nameplate:





## Operating pressures:

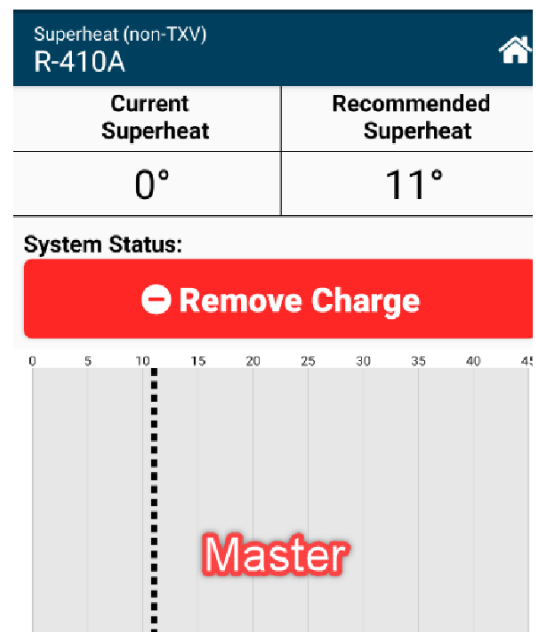
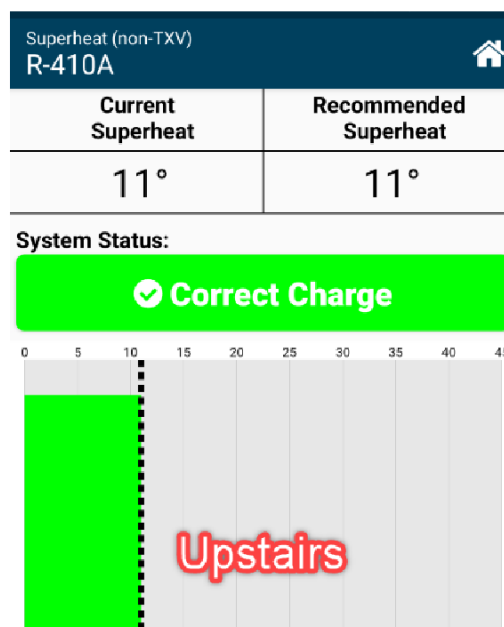
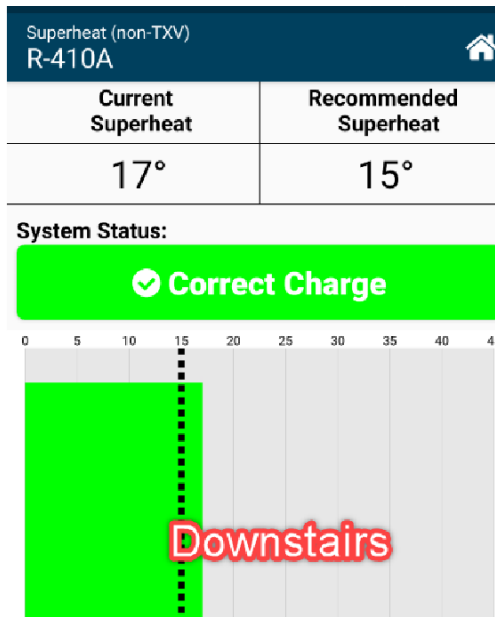
- ☒ Were observed to be in the normal range



- ☒ Pressures were too high – Master bedroom unit



## Values for superheat calculations (amount of refrigerant):



Superheat (non-TXV)  
R-410A

CALCULATE

|                         |     |
|-------------------------|-----|
| Indoor Wet-Bulb (°F)    | 66° |
| Condenser Dry-Bulb (°F) | 85° |
| Vapor Pressure (psig)   | 126 |
| Vapor Line Temp. (°F)   | 60° |

Downstairs

Superheat (non-TXV)  
R-410A

CALCULATE

|                         |     |
|-------------------------|-----|
| Indoor Wet-Bulb (°F)    | 64° |
| Condenser Dry-Bulb (°F) | 85° |
| Vapor Pressure (psig)   | 130 |
| Vapor Line Temp. (°F)   | 56° |

Upstairs

Superheat (non-TXV)  
R-410A

CALCULATE

|                         |     |
|-------------------------|-----|
| Indoor Wet-Bulb (°F)    | 64° |
| Condenser Dry-Bulb (°F) | 85° |
| Vapor Pressure (psig)   | 146 |
| Vapor Line Temp. (°F)   | 51° |

Master

### Carbon monoxide test:

☒ No carbon monoxide was detected



### Supply and return temperature readings:

☒ Return



☒ Cooling  
Downstairs

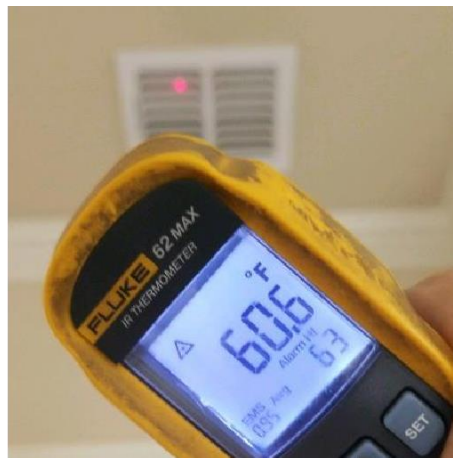




## Upstairs



## Master



## ☒ Gas furnace





### Condenser(s) nameplate:

- ☒ Date of manufacture and tonnage



### Fan blade hub condition:

- ☒ Normal condition

### Condenser fan motor condition:

- ☒ Normal condition
- ☒ Motor has been replaced with a generic brand – Upstairs system

### Condition of thermostat wire at condenser:

- ☒ Normal wiring observed – wiring was ran within conduit



### Condition of outdoor condenser(s):

~ Damaged fins should be “combed” straight

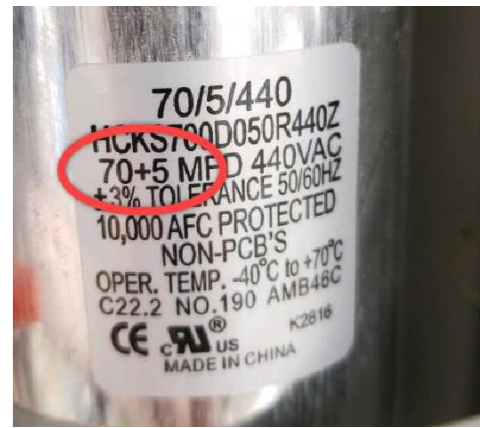


### Capacitor condition:

☒ Normal





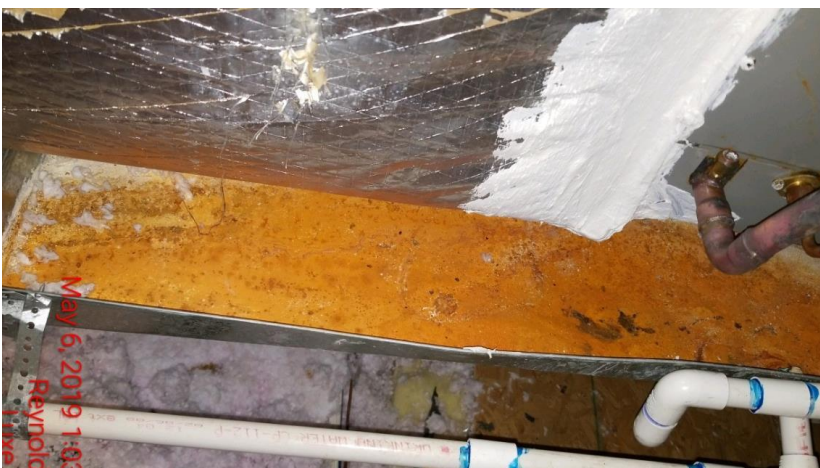


### Emergency drain pan condition:

☒ Normal condition



☒ Rust observed – Upstairs unit





### Condition of heating flue pipe

- ☒ Correct piping observed
- ☒ Vent pipe properly attached to heating unit



### Duct work condition:

- ☒ Duct work is in normal operating condition
- ☒ Supply registers all have air flow
- ☒ Duct work is properly supported



## Thermostat condition:

- ☒ Thermostat is operating normally

