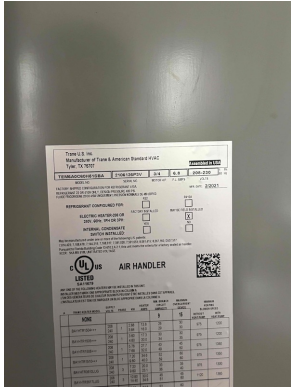





Job #190296

Real Estate Inspection

CUSTOMER NAME Danielle Kavanagh	ADDRESS 803 Jessie Street, Austin, TX 78704 USA
SYSTEM NAME OR LOCATION Closet	MAKE AND AGE OF SYSTEM Trane 2021
Size of System 3.5	SYSTEM TYPE HEAT PUMP  

COMPRESSOR AMPS

GOOD



ADDITIONAL UNITS IF APPLICABLE

High amps during startup phase.

CONDENSER FAN AMPS

GOOD



ADDITIONAL UNITS IF APPLICABLE

-

BLOWER FAN AMPS

GOOD



ADDITIONAL UNITS IF APPLICABLE

-

<p>CONDENSER COIL CLEAN</p> <p>YES</p> <div data-bbox="105 188 758 573">  </div>	<p>ADDITIONAL UNITS IF APPLICABLE</p> <p>Washed coils down with water hose during appointment</p>
<p>CONDENSER VOLTS BETWEEN 208-249</p> <p>YES</p>	<p>ADDITIONAL UNITS IF APPLICABLE</p> <p>-</p>
<p>CONTACTOR CONDITION</p> <p>GOOD</p>	<p>ADDITIONAL UNITS IF APPLICABLE</p> <p>-</p>
<p>RUN AND START CAPACITOR WITHIN 5%</p> <p>YES</p> <div data-bbox="105 913 758 1299">  </div>	<p>ADDITIONAL UNITS IF APPLICABLE</p> <p>Run capacitor is Well within range</p>
<p>MOTOR BEARING CONDITION</p> <p>GOOD</p>	<p>ADDITIONAL UNITS IF APPLICABLE</p> <p>-</p>
<p>REFRIGERANT TYPE</p> <p>R-410</p>	<p>ADDITIONAL UNITS IF APPLICABLE</p> <p>-</p>
<p>SUCTION PSIG</p> <p>125</p>	<p>ADDITIONAL UNITS IF APPLICABLE</p> <p>-</p>
<p>DISCHARGE PSIG</p> <p>325</p>	<p>ADDITIONAL UNITS IF APPLICABLE</p> <p>-</p>

SUPERHEAT AND SUBCOOLING WITHIN RANGE

YES



ADDITIONAL UNITS IF APPLICABLE

Subcooling is slightly off, could use 1 pound of 410a

TEMPERATURE SPLIT

19-21



ADDITIONAL UNITS IF APPLICABLE

-

EVAPORATOR COIL

CLEAN

ADDITIONAL UNITS IF APPLICABLE

-

AUX PAN CONDITION HORIZONTAL SYSTEMS ONLY

-

ADDITIONAL UNITS IF APPLICABLE




-

CONDENSATE DRAINS CLEAR

YES

ADDITIONAL UNITS IF APPLICABLE

-

FLOAT SWITCH SHUTS DOWN SYSTEM YES	ADDITIONAL UNITS IF APPLICABLE Only 1 float sensor is installed, needs to have 2 per code.
AIR FILTER CLEAN NEEDS REPLACEMENT 	ADDITIONAL UNITS IF APPLICABLE Filter is Very dirty
1" CLEARANCE AROUND FLUE N/A	ADDITIONAL UNITS IF APPLICABLE -
PLENUM SEALED YES	ADDITIONAL UNITS IF APPLICABLE -
DRAIN LINE INSULATED NO  	GAS LINE HARD PIPED-IF GAS SYSTEM -

DUCT SYSTEM CONDITION

FAIR



HVAC SYSTEM

GOOD



ADDITIONAL UNITS IF APPLICABLE	JOB NOTES
<p>Reason for upstairs level not cooling very well is due to unbalanced ductwork design and poor attic insulation.</p>	<p>Overall air-conditioning system and cooling home. The upstairs feels hotter due to lack of ductwork design as well poor attic insulation R-value level levels. Air filter is very dirty. It needs to be replaced as soon as possible. There is insulation missing where a line set comes out of slab foundation outside. Refrigerant charge is within range. However is slightly off. Would need around 1 pound of refrigerant. Starting amps on compressor motor are high and exceeding maximum LRA, hardstart kit would be recommended.</p>