



HV/AC ESCROW INSPECTION REPORT

Date:	05/10/2022 Unit 2
Customer Name:	Matt Brown
Address:	3021 Bay ave, Chico Ca
Phone:	530-592-6211
Email Address:	jaymelfoster@gmail.com

Equipment Specifications

BRAND	DAY & NIGHT
MODEL #:	199AA2048080
SERIAL #:	0590A05722
BRAND A/C:	DAY & NIGHT
MODEL #:	593ANX048000ABAA
SERIAL #:	2590E38620

FILTER LOCATION:	HALLWAY	PKG unit	
FILTER SIZE:	20x30x1	Split system	X
QTY:	2	Heat pump	
TONS:	4	NAT GAS	X
BTUS:	88,000	LP GAS	
CO:		Electric	

DESCRIPTION	GOOD	BAD	N/A	NOTES
MANOMETER PRESSURE	x			
A/C DISCONNECT FUSE	x			45 fuse, 40 amp breaker
REFRIGERANT LINES		x		7/8X3/8
THERMOSTAT CONNECTIONS	x			Braeburn
GAS FLEX & GAS COCK		x		½ Flex
BLOWER FAN CONNECTION	x			
ELECTRONIC IGNITION	x			
BURNER LIGHT	x			PILOT SPARK
FAN LIMIT CIRCUIT	x			
FAN DELAY CIRCUIT	x			
ELECTRIC HEAT			x	
EXPANSION VALVE			x	
REVERSING VALVE			x	
CONDENSER ROTATION	x			Counter clockwise
SUPPLY AIR DUCT	x	x		10 Supplies
RETURN AIR DUCT	x			1 Return
	x			1 Speed

Notes and or recommendations

- Recommend replacing suction line insulation \$105.00
- Batteries in thermostat need to be replaced.\$20.00
- Floor boots need to be plate sealed to prevent air from coming up from the crawl space \$105.00
- Condensate drain coming off of the coil goes uphill before going into the wall, and needs to be corrected for proper flow. \$165.00
- No gas line drip leg as well as gas pipe coming off the gas valve. Needs to be corrected. You just can't plumb flex right into the gas valve. \$200.00
- The 2 ½ flue pipe doesn't have a proper slope into the drain. It can collect water and trip out the pressure switch. \$105.00

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***Any or all above work to be completed with a discounted \$95 service call*

- All dampers functioning in heating & cooling modes
- Unit is currently in good working condition

Condenser amps

Fan 1.6/1.4

Compressor 14/23.8

Inducer 0.5/1.75

Run capacitor

5/5 mfd fan

38.7/40 mfd compressor

0/10 mdf blower

Ambient temp- 58 Degrees

Indoor split- 50/130 PSi

Technician: Keith Neufeld