



**HV/AC ESCROW INSPECTION REPORT**

<b>Date:</b>	05/10/2022 <span style="background-color: yellow;">Unit 1</span>
<b>Customer Name:</b>	Matt Brown
<b>Address:</b>	3021 Bay ave, Chico Ca
<b>Phone:</b>	530-592-6211
<b>Email Address:</b>	jaymelfoster@gmail.com

**Equipment Specifications**

BRAND	LENOX
MODEL #:	ML180DF090P48B-53
SERIAL #:	1719A28981
BRAND A/C:	LENOX
MODEL #:	ML14XC1-042-230A05
SERIAL #:	1919B18728

FILTER LOCATION:	Up stairs hallway	PKG unit	
FILTER SIZE:	20X30X1	Split system	X
QTY:	1	Heat pump	
TONS:	3.5	NAT GAS	X
BTUS:	88,000	LP GAS	
CO:		Electric	

DESCRIPTION	GOOD	BAD	N/A	NOTES
MANOMETER PRESSURE	x			
A/C DISCONNECT FUSE	x			40 fuse 40 amp breaker
REFRIGERANT LINES		x		7/8X3/8
THERMOSTAT CONNECTIONS	x			Braburn
GAS FLEX & GAS COCK	x			½ Flex
BLOWER FAN CONNECTION	x			
ELECTRONIC IGNITION	x			
BURNER LIGHT	x			Glow
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		14 Supplies
RETURN AIR DUCT	x			1 Return
	x			1 Speed

## Notes and or recommendations

- Filter drier is installed backwards, Recommend replacing it and installing correctly. \$550.00
- Sealtight from disconnect to unit is too short, you have to fight with the disconnect to open it. \$105.00
- Unit is a 2019, Units typically last 15-20 years
- Pressures are low due to the filter dryer being installed incorrectly, as well as temp split. Temp split should be 20 degree difference
- Recommend a maintenance \$105
- Recommend replacing filters \$10 each
- Too spots in the attic on the supply duct, the outer barrier is falling off, recommend re wrapping duct. \$200.00
- Recommend taping flue pipe where single wall meets double wall to prevent Co2 leaks. \$60.00

*\*\*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 0.7/1.0

Compressor 7.3/17.9

Blower 4.9/8.2

Inducer 0.4/1.2

### Run capacitor

5/5 mfd fan

42.3/45 mfd compressor

7.2/7.5mfd blower

Ambient temp-56 Degrees

Indoor split- 80/163 PSi

Technician: Keith Neufeld