



Lic. #: 986331 • 530-521-4433 • office@allarounhvac-solar.com • 3125 Southgate Ln., Chico, CA 95928

HV/AC INSPECTION REPORT

Date:	04/02/2026
Customer Name:	NextHome North Valley Realty
Inspection location:	13940 Lindbergh Cir., Chico Unit 1
Phone:	(925) 997-0228

Equipment Specifications

BRAND:	Goodman
MODEL #:	GSX403610AA
SERIAL #:	2308395968
BRAND:	York 80%
MODEL #:	P4HUA12L06401A
SERIAL #:	WGLM063028

FILTER LOCATION:	HALL	PKG Unit	
FILTER SIZE:	20x25	Split System	X
QTY:	1	Heat Pump	
TONS:	3 TON	Nat Gas	
BTUS:	80,000	LP Gas	X
CO:	0 ppm	Electric	

DESCRIPTION	GOOD	BAD	N/A	NOTES
MANOMETER PRESSURE	X			3.5" wc
A/C DISCONNECT FUSE	X			35 AMP ½" WHIP
REFRIGERANT LINES	X			¾" ⅜"
THERMOSTAT CONNECTIONS	X			
GAS FLEX & GAS COCK	X			½ " BALL VALVE
BLOWER FAN CONNECTION	X			3.43 AMPS
ELECTRONIC IGNITION	X			HOT SURFACE
BURNER LIGHT	X			4 BURNERS
FAN LIMIT CIRCUIT	X			
FAN DELAY CIRCUIT	X			
ELECTRIC HEAT			X	
EXPANSION VALVE	X			TXV
REVERSING VALVE			X	
CONDENSER FAN ROTATION	X			

DESCRIPTION	GOOD	BAD	N/A	NOTES
SUPPLY AIR DUCT	X			GOOD CONDITION
RETURN AIR DUCT	X			GOOD CONDITION
1 OR 2-SPEED COMPRESSOR	X			COMP: 1.95 AMPS FAN 0.89 AMPS
BLOWER RUN CAPACITOR	X			5 MFD READS 5.3 MFD
CONDENSER RUN CAPACITOR	X			45/5 MFD - READS 40.9/5.9
AGE OF THE SYSTEMS: Furnace - 2000 AC - 2023				

NOTES / RECOMMENDATIONS

- ❖ The A/C unit is newer and operating properly at the time of inspection. Cycled the 20+ year old furnace and found the heater in proper working order.
- ❖ A visual inspection of the ductwork confirmed it is in good condition with no tears found.

We recommend a maintenance on both the AC and furnace.

Technician: Jeff Neufeld



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HV/AC INSPECTION REPORT

Date:	04/02/2026
Customer Name:	NextHome North Valley Realty
Inspection location:	13940 Lindbergh Cir., Chico Unit 2
Phone:	(925) 997-0228

Equipment Specifications

BRAND: PCK Unit	York R22
MODEL #:	H4DH036S06A
SERIAL #:	WFLM052230
BRAND:	York
MODEL #:	P4H0A12L06401A
SERIAL #:	WHLM030078

FILTER LOCATION:	HALL	PKG Unit	
FILTER SIZE:	20x25	Split System	X
QTY:	1	Heat Pump	
TONS:	3 TON	Nat Gas	
BTUS:	80,000	LP Gas	X
CO:	0 ppm	Electric	

DESCRIPTION	GOOD	BAD	N/A	NOTES
MANOMETER PRESSURE	X			
A/C DISCONNECT FUSE	X			30 AMP 1/2" WHIP
REFRIGERANT LINES	X			3/4" 3/8"
THERMOSTAT CONNECTIONS	X			
GAS FLEX & GAS COCK	X			1/2" BALL VALVE
BLOWER FAN CONNECTION	X			4.3 AMPS
ELECTRONIC IGNITION	X			HOT SURFACE
BURNER LIGHT	X			4 BURNERS
FAN LIMIT CIRCUIT	X			
FAN DELAY CIRCUIT	X			
ELECTRIC HEAT			X	
EXPANSION VALVE	X			TXV
REVERSING VALVE			X	
CONDENSER FAN ROTATION	X			

DESCRIPTION	GOOD	BAD	N/A	NOTES
SUPPLY AIR DUCT	X			GOOD CONDITION
RETURN AIR DUCT	X			GOOD CONDITION
1 OR 2-SPEED COMPRESSOR	X			COMP: 11.42AMPS FAN: 1.52 AMPS
BLOWER RUN CAPACITOR	X			5 MFD READS 4.94 MFD
CONDENSER RUN CAPACITOR	X			45/5 MFD - READS 44.3/4.85
AGE OF THE SYSTEMS: 2000				

NOTES / RECOMMENDATIONS

- ❖ Cycled the older system in heating and cooling, at the time of inspection, they are currently working properly.
 - We do recommend a maintenance on the units, noticed the condenser is especially dirty.

Maintenance on the HVAC system is recommended after one year of installation. We offer a one-time and yearly maintenance agreement.

One-time maintenance priced at \$180, Maintenance Agreement \$220 yearly

Technician: Jeff Neufeld