

"The Difference is Experience"

A/C -Air Conditioning System:

Air Conditioning System: The major component in an air conditioning system is the compressor. The design life of these units is 12 to 18 years.

We recommend annual servicing of all air conditioning systems, preferably in the spring prior to the heavy air conditioning season, especially those systems over 5 years of age. Ask seller for documentation of system servicing. If not serviced within the past year, we recommend immediate servicing, particularly if the major components are older or show signs of neglect.

Evaluation is restricted to the basic operation of the air conditioning systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy, and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for evaluation.

AIR CONDITIONER

System Type Split System, Compressor Location, North side, Evaporator is located at the furnace.

Area of Operation: This air conditioner controls the cooling of the: Main living area of the home.

Power Source: 220 Volt, Electrical disconnect present.

Unit Capacity: No representation is made as to the adequacy of the size of the installed unit/s. 3.5 Tons.

Est. Age of Compressor in Years: Over 20 Years.



Air Conditioner Make: Goodman.

Maximum Circuit Breaker Capacity 35 Amp.

	SAT	FAIR	POOR	N/A	N/I
Condensate Discharge:	p	..	..	..	..
Normal Controls:	p	..	..	..	..
Air Temp Drop:	14-16 degrees F. Considered acceptable.				
System Condition:	..	p	..	..	..

Thermostat is a mechanical and/or non-programmable model. Consider replacement with a digital programmable thermostat for potential cost savings.

1.) Filter problems: Filter is soiled and should be changed. This can lead to poor performance and failure of the system. 2.) Age Factor: This air conditioner or

major components are beyond the expected useful life. Newer units are considerably more energy efficient. Consider replacement costs versus the costs of energy and ongoing repair costs of this older unit. 2.) Repair work performed includes a new fan motor.

Although this system is working reasonably well today, homeowner should be prepared for replacement in the not too distant future.