

**ESCROW INSPECTION**

Inspected By: (Print Name) NICK RUIZ Date: 10/5/26  
Name: KELSER Phone: 530-518-6609  
Address: 548 W 4th AVE City: CHICO

☐ HEATING ☐ COOLING ☒ PACKAGE UNIT 3TON  
Gas & Electric \_\_\_\_\_ Fan Coil (Heat Pump) \_\_\_\_\_ Condensing Furnace \_\_\_\_\_  
Furnace Brand \_\_\_\_\_ Model No. \_\_\_\_\_  
Location: \_\_\_\_\_ Serial No. \_\_\_\_\_

Condenser  
Brand AMERICAN STANDARD Model No. XCX03661M04D  
Location ROOFTOP Serial No. 6312B628H

NOTES: 20 YEAR OLD AMERICAN STANDARD  
8/2006 R22 81BS 202

FOUND 20X20X1 WASABLE FILTER PLUGGED UP  
AND DETERIORATED RECOMMEND REPLACEMENT \$190 (12)

FOUND EVAPORATOR COIL WITH SIGNIFICANT DUST  
+ DEBRIS. RECOMMEND CLEANING \$432 (12)

FOUND R22 OPERATING PRESSURES ON 75° DAY  
WITHIN RANGE. HIGHLY RECOMMEND AN ANNUAL  
MAINTENANCE AGREEMENT.

DUE TO AGE + EFFICIENCY FAILURE CAN HAPPEN  
AT ANY MOMENT. ESTIMATE FOR REPLACEMENT  
WITH WARRANTY \$14,125. PER JAKE BROWN 10/6/26

ESCROW INSPECTIONS TOTAL DUE \$150.00

CUSTOMER SIGNATURE X. W. Brown

**HEATING OR FURNACE SECTION:**

|                             |                  |             |                   |                    |
|-----------------------------|------------------|-------------|-------------------|--------------------|
| General Condition:          | Good             | <u>Fair</u> | Bad               |                    |
| Burner Condition:           | Good             | <u>Fair</u> | Bad               | N/A                |
| Heat Exchanger Condition:   | Good             | <u>Fair</u> | Bad               | Cracked N/A        |
| Inducer Motor Operation:    | Good             | <u>Fair</u> | Bad               | No Motor N/A       |
| Ignition Circuit Operation: | Good             | <u>Fair</u> | Bad               | N/A                |
| Type Ignition               | <u>Spark</u>     | Hot Surface | Standing Pilot    | Other _____ N/A    |
| Pilot Lighting              | Good             | <u>Fair</u> | Bad               | N/A                |
| Flame Sensor                | Good             | <u>Fair</u> | Bad               | N/A                |
| Burner Lighting:            | Good             | <u>Fair</u> | Bad               | N/A                |
| Safety Control Operation:   | Good             | <u>Fair</u> | Bad               | N/A                |
| Blower Motor Operation:     | Good             | <u>Fair</u> | Bad               | Blower Amps: _____ |
| Blower Motor Time Delays:   | On Time Delay OK | <u>OK</u>   | Off Time Delay OK | <u>OK</u>          |
| Blower Wheel Condition:     | Good             | <u>Fair</u> | Bad               | Vibrating _____    |
| Carbon Monoxide             | <u>No</u>        | <u>Yes</u>  | parts per million |                    |
| Other                       | Good             | <u>Fair</u> | Bad               |                    |

**AIR CONDITIONING SECTION:**

|                            |                     |                      |              |                      |            |
|----------------------------|---------------------|----------------------|--------------|----------------------|------------|
| Evaporator Coil Condition: | Good                | <u>Fair</u>          | Bad          | <u>REEL CLEANING</u> | N/A        |
| Condenser Unit Condition:  | Good                | <u>Fair</u>          | Bad          |                      | N/A        |
| Condenser Coil Condition:  | Good                | <u>Fair</u>          | Bad          | <u>REEL CLEANING</u> | N/A        |
| Condenser Unit Electrical: | Good                | <u>Fair</u>          | Bad          |                      | N/A        |
| Condenser Fan Motor        | Good                | <u>Fair</u>          | Bad          | Amps: <u>5</u>       | N/A        |
| Compressor Operation       | Good                | <u>Fair</u>          | Bad          | Amps: <u>9.2</u>     | N/A        |
| Regulator/TVX Operation    | Good                | <u>Fair</u>          | Bad          |                      | N/A        |
| Freon Line Condition:      | Good                | <u>Fair</u>          | Bad          |                      | N/A        |
| Freon Pressures:           | Good                | <u>Fair</u>          | Bad          |                      | N/A        |
| Suction Pressure           | <u>75.1</u>         | Liquid Line Pressure | <u>177.7</u> | Outside Air Temp.    | <u>75°</u> |
| Coil Split:                | <u>21°</u>          | Supply Air Temp.     | <u>72.1</u>  | Return Air Temp.     | <u>73°</u> |
| Other:                     | <u>R22 81BS 202</u> | Coil Split           | <u>21°</u>   |                      |            |
| Other:                     | <u>DOM 8/2006</u>   |                      |              |                      |            |

**DUCT WORK SECTION:**

|                                |                 |                  |                                      |             |
|--------------------------------|-----------------|------------------|--------------------------------------|-------------|
| General Condition:             | <u>Good</u>     | Fair             | Bad                                  | N/A         |
| Type                           | <u>Metal</u>    | <u>Flex</u>      | Fiberglass                           | Other _____ |
| Duct Insulation:               | <u>Good</u>     | Fair             | Bad                                  | N/A         |
| Type                           | <u>OEM</u>      | <u>Foil Back</u> | No Foil Back                         | None        |
| Duct Hanging Supports:         | <u>Good</u>     | Fair             | Bad                                  | N/A         |
| Duct Connections:              | <u>Good</u>     | Fair             | Bad                                  | N/A         |
| Supply Plenum Connections:     | <u>Good</u>     | Fair             | Bad                                  | N/A         |
| Return Air Plenum Connections: | <u>Good</u>     | Fair             | Bad                                  | N/A         |
| UV Ray Damaged:                | Good            | Fair             | Bad                                  | N/A         |
| Return Air Filter:             | Good            | Fair             | Bad                                  | N/A         |
| Type                           | <u>Washable</u> | Replaceable      | Size <u>2</u> x <u>36</u> x <u>1</u> |             |
| Flue Piping:                   | Good            | Fair             | Bad                                  | N/A         |
| Type                           | <u>Metal</u>    | <u>PVC</u>       | Single Wall                          | B-Vent      |
| Installation                   | Good            | <u>Fair</u>      | Bad                                  | N/A         |
| Roof/Wall Termination          | Good            | <u>Fair</u>      | Bad                                  | N/A         |

Other: CLOGGED WASABLE FILTER - RECOMMEND REPLACEMENT