



HVAC company • 800-765-4321 • info@hvacccompany.com • www.hvacccompany.com • 123 Great Flow Way, USA

HVAC INSPECTION REPORT

PROPERTY

123 HVAC Way
City, State, 12345

PREPARED FOR

Jane Doe

INSPECTION DATE

September 25, 2026

INSPECTED BY

Jon Smith

SYSTEMS INSPECTED

Upstairs	Air handler, Heat pump outdoor
Downstairs	Condenser (outdoor AC), Furnace, Evaporator coil

WHAT NEEDS ATTENTION

✗ Upstairs • Drain line

Drain line installed correctly with P-trap. Drain has an easy trap installed, but the float switch is not in trap. float switch needs to be in easy trap for an additional safety if drain line ever stops up and so trap can operate properly.

⚠ Upstairs • Coils

Condenser coil needs to be cleaned.

⚠ Downstairs • Coils

Condenser coils need to be cleaned.

INSPECTION SUMMARY

✓ OK ⚠ Attention ✗ Critical

Upstairs

Air handler Lennox • M CBA 25UH – 030–2 30–01 • S 1519F21456
Heat pump outdoor Lennox • M ML14XP 1–0 30–230A01 • S 1919M09425

- ✓ **Unit age** Unit is a 2019 average lifespan of a unit is 12 to 15 years.
- ✓ **Thermostat operation** Thermostat operating properly.
- ✓ **Cooling mode** Unit operating in cooling mode.
- ✓ **Heating mode** Unit operating in heating mode.

⚠ **Coils**
ATTENTION

Condenser coil needs to be cleaned.



✓ **Filters**

14x20x1 20x20x1 Filters are clean.

✗ **Drain line**
CRITICAL

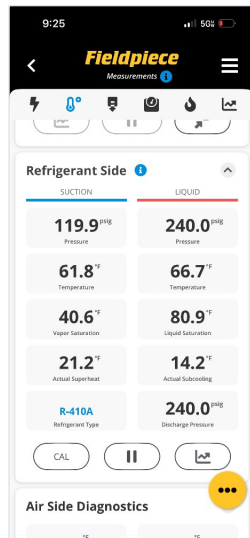
Drain line installed correctly with P-trap. Drain has an easy trap installed, but the float switch is not in trap. float switch needs to be in easy trap for an additional safety if drain line ever stops up and so trap can operate properly.



✓ **Auxiliary drain pan/float switches**

Auxiliary drain pan and float switch installed correctly.

- | | |
|--------------------------------|---|
| ✓ Service disconnects | Service disconnect installed correctly at indoor and outdoor unit. |
| ✓ Heat kit/burners | Auxiliary heat kit operating properly pulling correct amps. |
| ✓ Refrigerant pressures | Refrigerant pressures are correct 60 degree outdoor temp at time of inspection. |



- | | |
|----------------------------|---|
| ✓ Ductwork/flashing | All visible Ductwork in good condition. |
| ✓ Air handler | |



Equipment label



Condition photo

- ✓ **Heat pump outdoor** 2019 model unit R410a refrigerant.



Condition photo

Downstairs

Condenser (outdoor AC)
Furnace
Evaporator coil

Lennox • M ML14XC1S024-230A03 • S 1920B37540
Lennox • M ML180UH070E36B-55 • S 1720A15782
Lennox • M CX35-30/36A-6F-20 • S 1519C12379

- ✓ **Unit age** Unit is a 2019. Average lifespan of unit is 12-15 years.
- ✓ **Thermostat operation** Thermostat operating properly.
- ✓ **Cooling mode** Unit operating in cooling mode.
- ✓ **Heating mode** Unit operating in heating mode.

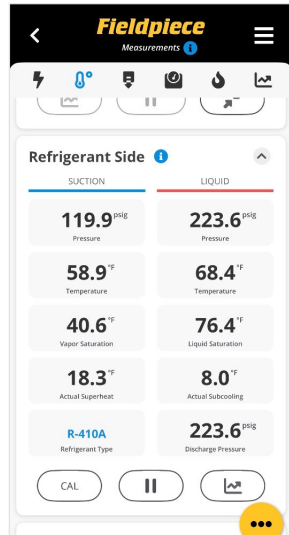
⚠ Coils ATTENTION

Condenser coils need to be cleaned.

- ✓ **Filters** 16x25x1 Filter is clean.
- ✓ **Drain line** Drain line installed correctly with proper fall.
- ✓ **Auxiliary drain pan/float switches** Auxiliary drain pan and float switch installed correctly.
- ✓ **Service disconnects** Service disconnect installed at indoor and outdoor unit.
- ✓ **Heat kit/burners** All burners are igniting properly flue pipe is installed correctly and gas line installed correctly going into furnace.

✓ **Refrigerant pressures**

Refrigerant pressures are correct 60° outdoor temp at time of inspection.

✓ **Ductwork/flashing**

All visible Ductwork in good condition.

✓ **Condenser (outdoor AC)**

Condition photo

✓ **Furnace**



Condition photo

✓ **Evaporator coil**



Condition photo

REPAIR ESTIMATE

Prices are for this property and are valid for 30 days.

UPSTAIRS

Service system	\$150
Install trap float switch	\$150

DOWNSTAIRS

Service unit	\$150
--------------	-------

TOTAL	\$450
-------	-------

CERTIFICATION

This letter certifies the inspection and condition of the HVAC equipment and visible ductwork at 123 HVAC Way, City, State, 12345. I have conducted a thorough evaluation and the findings above reflect the condition of the equipment at the time of inspection. If any changes are made to the equipment or its operating environment after this date, this report is no longer valid. Please retain this letter for your records. If you have any questions, reach me at 800-765-4321.

HVAC company
Inspected by Jon Smith

This inspection is a visual evaluation of accessible HVAC equipment and visible ductwork at the time of inspection. It is not a warranty, guarantee, or code compliance certification. Hidden, inaccessible, or intermittent conditions may exist. If any changes are made to the equipment or its operating environment after the date of inspection, this report is no longer valid.