

# Cooling/Heat Pump System

## DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

---

<b>Energy Source:</b>	•Electricity •240 Volt Power Supply
<b>System Type:</b>	•Air Cooled Central Air Conditioning - <b>Manufacturer:</b> Ruud <b>BTU Rating:</b> 36,000
<b>Other Components:</b>	

## SYSTEM OBSERVATIONS

---

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

The compressor employed in the system is estimated to be 5 years old. The typical life cycle for these units in our area is 15 years. Some units will last longer while others will fail prematurely.

## RECOMMENDATIONS / OBSERVATIONS

- Vegetation in the vicinity of the outdoor portion of the air conditioning system should be cut back to increase air flow within the unit and reduce cooling costs..
- ◇ Evidence of prior leakage was observed in the cooling system condensation tray in the attic. There is no water in the tray at present. When your yearly servicing of the system is performed have them re inspect for active leaks.
- The size of the return air filtered grill appears to be insufficient. It's size is directly related to the BTU's of the air conditioner. The Air Conditioning Contractors Of America (ACCA) calculations found on page 25 of manual D recommend approximately 1.5 to 1.7 sq. ft. per ton. Consult a **knowledgeable** HVAC specialist for their calculations and correction as necessary. Improper filtered grill sizing has several negative effects on the system.

## LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- Mathematical calculations to determine adequacy and of cool air within the home is beyond the scope of the inspection.
- Mathematically determining the proper size of supply and return ducts, inspecting ducts concealed in insulation and verifying proper coil size are beyond the scope of the inspection.

Refer to the pre-inspection contract for a further explanation of the scope of this inspection.