

Pre-Purchase HVAC Inspection Report

Prepared for the buyer's agent and buyer prior to close of contract

Property Address	123 Bluebonnet Ln, Melissa, TX 75454
Report Number	TB-4471
Inspection Date	July 9, 2026
Report Delivered	July 10, 2026 (26 hours after scheduling)
Buyer's Agent	Sample Agent, Sample Realty Group
Systems Inspected	2 (Downstairs central split system, Upstairs attic-mounted split system)
Inspecting Technician	J. Alvarez — TACLA00151786R
Scope	Full mechanical diagnostic, combustion & CO safety analysis, refrigerant charge diagnostics, electrical load test, static pressure spot-check, infrared thermal scan, remaining-life estimate, repair/replacement cost estimate

✓ Infrared thermal imaging

✓ Safety & code compliance tested

✓ Negotiation-ready summary

✓ Licensed technician, TACLA00151786R

This is a sample report using a fictitious property and fictitious findings, provided to illustrate the format and depth of a Buyer's HVAC Certification Report. No portion of this document reflects a real inspection, a real address, or a real client.

Negotiation Summary

Everything you need for a repair amendment or credit request, on one page. Full detail and photos follow in the sections after this one.

SAFETY Hairline crack found in heat exchanger — Furnace #1 (downstairs, installed 2009) Cracked heat exchangers can allow carbon monoxide into the airstream. Unit should not be used for heating until repaired or replaced. Repair not available for this model; replacement is the only code-compliant option.	\$6,850 replace
PRIORITY R-22 refrigerant system — Condenser #1 (downstairs, 2009) System uses R-22, which is no longer manufactured in the U.S. A refrigerant leak in the future would require a full system replacement rather than a simple recharge — remaining component life is also near its end (see Section 3).	from \$9,400 replace
PRIORITY 4 disconnected duct joints found in attic (thermal scan, upstairs zone) Infrared imaging shows conditioned air escaping at 4 duct connections above the garage and guest bedroom. Directly affects comfort and utility cost in the upstairs zone.	\$640 repair
MONITOR Run capacitor reading low but within tolerance — Condenser #2 (upstairs, 2016) Not a repair item today. Flagged so the buyer isn't surprised by a routine capacitor failure (\$178 typical) within the next 1–3 years.	\$178 if it fails

Recommended repair credit / price adjustment Sum of Safety + Priority items only — Monitor items excluded from ask	\$16,890
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- Safety — code/health issue, strongest negotiating leverage
- Priority — material cost, reasonable to request now
- Monitor — informational, not a request item

Downstairs Central Split System

Furnace #1 + Condenser #1 — serves main living areas and downstairs bedrooms

Furnace #1 — Gas, Attic-Adjacent Closet

Installed 2009 · Age at inspection: 17 years · Manufacturer average life expectancy: 15–20 years

Make / Model	Carrier 58STA (builder-grade, original install)
Fuel Type	Natural gas, 80% AFUE
Serial	SAMPLE-0000-FURN-1 (fictitious)
Condition Rating	Poor — heat exchanger failure identified (see below)

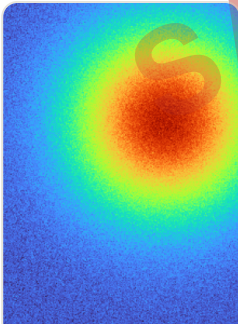
Remaining useful life

~0–1 years (safety issue overrides normal estimate)

Heat Exchanger — Hairline Crack Detected

SAFETY

Visual borescope inspection and combustion analyzer test found a hairline crack on the secondary heat exchanger. Combustion gas readings at the supply register showed elevated CO consistent with exchanger leakage during heating cycle. Unit was placed in a locked-out state and homeowner notified per standard safety protocol. No repair part is available for this discontinued model; full furnace replacement recommended.



Sample: furnace cabinet, panel removed for inspection

Condenser #1 — Outdoor Unit

Installed 2009 · Age at inspection: 17 years · R-22 refrigerant (phased out of production 2020)

Make / Model	Carrier 24ABA (builder-grade, original install)
Refrigerant	R-22 (legacy, no longer manufactured)
Serial	SAMPLE-0000-COND-1 (fictitious)
Condition Rating	Fair mechanically, but obsolete refrigerant is the controlling factor

Remaining useful life

~1–3 years (refrigerant obsolescence risk)

R-22 Refrigerant — Supply Risk

PRIORITY

Unit currently operates within normal pressure and temperature split. However, R-22 has not been produced in the U.S. since 2020; remaining supply is reclaimed/recycled only and increasingly expensive. A future leak of any size would make like-for-like recharge impractical, effectively forcing a full system replacement at that time. Recommend budgeting for proactive replacement rather than waiting for failure.

Upstairs Attic-Mounted Split System

Furnace #2 + Condenser #2 — serves upstairs bedrooms and bonus room, replaced 2016

Furnace #2 & Condenser #2 — Attic Unit
Installed 2016 · Age at inspection: 10 years · Manufacturer average life expectancy: 15–20 years

Make / Model	Trane XR80 / XR13 (replaced 2016, permit on file)
Refrigerant	R-410A
Condition Rating	Good — normal wear for age

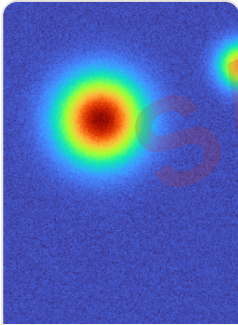
Remaining useful life

~7–10 years

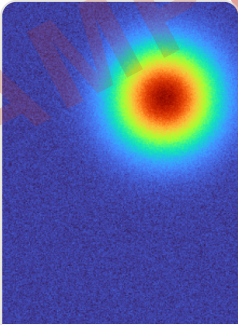
Infrared Scan — Disconnected Duct Joints (Attic)

PRIORITY

Thermal imaging of the attic ductwork identified 4 joints with measurable air leakage above the garage and guest bedroom supply runs — visible as elevated surface temperature differential against the surrounding insulated duct jacket. Reconnecting and mastic-sealing these joints is a same-visit repair.



Sample thermal image: duct joint above garage (illustrative)



Sample thermal image: duct joint, guest bedroom run (illustrative)

Run Capacitor — Low Reading, Within Tolerance

MONITOR

Capacitor tested at 88% of rated microfarad value. Still within acceptable range but trending toward end-of-life; typical for a unit of this age. No action required today.

COST ESTIMATES

Repair & Replacement Options

Good / Better / Best pricing for every item above, at TechBridge flat-rate pricing.

ITEM	GOOD	BETTER	BEST
Furnace #1 — heat exchanger failure No repair path; replacement required	80% AFUE furnace, like-for-like \$6,850	96% AFUE furnace \$8,400	96% AFUE + smart thermostat & 10-yr parts warranty \$9,650
Condenser #1 — R-22 obsolescence Proactive replacement recommended	14 SEER2 R-410A system from \$9,400	16 SEER2, variable-speed from \$11,800	18 SEER2 + 10-yr labor & parts warranty from \$13,900
Attic duct joints (4) — air leakage	Reconnect & mastic seal \$640	+ insulation wrap upgrade \$890	+ full attic duct leakage test/seal, all runs \$1,450

Pricing shown reflects TechBridge Pacific HVAC corp flat-rate pricing as of 2026 and is subject to on-site confirmation. Equipment pricing includes standard installation; permit, crane, or electrical upgrades (if required) are quoted separately after site visit.

SAMPLE

Test Results

Every report includes these checks regardless of system age or condition.

Heat exchanger integrity — Furnace #1	FLAGGED — crack detected
Heat exchanger integrity — Furnace #2	PASS
Carbon monoxide (CO) ambient reading, mechanical closets	PASS — 0 ppm ambient
Gas line connections — leak test (soap/electronic sniffer)	PASS
Electrical disconnects & whip condition, both condensers	PASS
Condensate drain / secondary pan & float switch, both systems	PASS
Attic ductwork — thermal leak scan	FLAGGED — 4 joints, upstairs zone
Static pressure & refrigerant charge (superheat/subcooling) — both systems vs. manufacturer target	PASS — within target
Electrical load test (amp draw vs. FLA) & thermostat calibration — both systems	PASS — within spec

SAMPLE

Technician Certification

I certify that the systems above were inspected in accordance with TechBridge's 42-point Buyer's HVAC Certification checklist on the date shown on the cover page. Findings reflect visible and diagnostically-tested conditions only; concealed defects not accessible without demolition are excluded. This report is valid for 90 days from the inspection date.

J. Alvarez, Lead Technician — TACLA00151786R

TechBridge Pacific HVAC corp - Melissa, TX 75454

Sample document — fictitious property and findings, for illustration only.
TechBridge Pacific HVAC corp - (469) 609-6204

SAMPLE