



REPORT CARD

System Health - Furnace

COVERAGE:	Entire house	
MAKE:	Trane	
MODEL:	TUD1Bo8oA9481AA	
SERIAL NUMBER:	636H7S1G	
MANUFACTURED:	Sep 2006	

System Health - Air Conditioner

COVERAGE:	Entire house	
MAKE:	Trane	
MODEL:	2TTB3042A10000AA	
SERIAL NUMBER:	6325WSP4F	
MANUFACTURED:	Sep 2006	
FREON TYPE:	410-A	

Check Points	Rating
Unit housing	★★★★☆
Electronics	★★★★☆
Pipe insulation	★★★★★
Coil fins	★★★★☆
Maintenance	★★★★☆
System charge	★★★★★
Motor efficiency	★★★★☆

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Coil fins	★★★☆☆
Maintenance	★★★★☆
System charge	★★★★★
Motor efficiency	★★★★☆

Structure/Dwelling Efficiency

STRUCTURE TYPE:	Modern
EXTERIOR MATERIAL:	Horizontal lap siding
ROOF MATERIAL:	Asphalt shingles
ROOF COLOR:	Black
SQUARE FOOTAGE:	2,350 sq ft
SYSTEM CAPACITY:	Correct
SMART THERMOSTAT:	No
ADDITIONAL EQUIPMENT:	No

Overall System Grade

B-

\$119¹⁹

Lost Energy Per Year

Not Bad At All!

Overall, your system is in good health. Only a few things that are keeping it from being in optimal condition. Don't worry, we can help with that.

Recommendations:

We recommend a small repair on your unit, purchasing a maintenance agreement, and installing a smart thermostat for your home.



MAINTENANCE INSPECTION

Client

Mike Smith

2345 Fairy Road • Raleigh, NC, 27610

INSPECTION DATE: Jan 21, 2016
LOCATION: Upstairs
AUTHORIZATION ID: 3442334

Check Points	Status		Check Points	Status	
Unit level	Pass	✓	Compressor capacitor readings	Pass	✓
Air gap seal	Pass	✓	Unit charge proper	Pass	✓
Drain line run properly and cleared	Caution	⚠	Unit evaporator checked for leaks	Pass	✓
Overflow protection operational	Caution	⚠	Unit heat exchanger sealed	Pass	✓
Condenser coil clean	Pass	✓	Air filter inspected	Pass	✓
Evaporator coil clean	Pass	✓	Indoor fan blades cleaned	Pass	✓
Indoor fan motor amp	N/A		Pipe insulation integrity	Pass	✓
Outdoor fan motor amp	Pass	✓	Check electronics for burning	Fail	✗
Compressor amp draws proper	Pass	✓	Contactors condition/resistance	Pass	✓
Indoor fan capacitor readings	Pass	✓	Unit disconnect condition	Pass	✓
Outdoor fan capacitor readings	Pass	✓	Thermostat calibration	Pass	✓

By signing this document, the inspector has verified and validated the findings of their maintenance inspection for the specified location on the specified inspection date.

X

Signed by:

Ben Martin

Field Supervisor HVAC

Inspector ID: 55852455



ISSUES & REPAIRS

Drains & Leaks

What does it do?

The furnace drain line allows the condensate water to drain out of the furnace. Drains are only required on furnaces that are 90% efficient or more.

Why did it fail?

Furnace drain lines usually get plugged up by lack of maintenance. PVC drain lines can become brittle with time and break.

Will it fail again?

Drain lines that are installed with proper slope and proper protection from the sun should last the life time of the unit with proper maintenance.

What does this typically cost?

It is important to us you get good value no matter who you choose to keep your home comfortable and efficient. We have compiled comparison pricing from across the US to help make you make smart and informed decisions.

Why do we provide all of this information?

We believe the more you know, the more comfortable you'll be in your home and the more confident you'll be making the right decisions when it comes to maintaining your home's comfort systems.

\$99⁰²*

AVG • WAKE CO.

VS.

\$120⁴⁴

AVG • NATIONAL

NICE! YOU SAVE 18%

*Based on county costs ranging from \$89.43 to \$108.62.



ESTIMATE OPTIONS

Okay, lets gameplan!

We've looked through everything and have a few options for you. Each option is tailor-made to your specific setup and includes our lowest price offers. We'll break down each tier on the following pages so you can get the full details!



\$92¹⁹

BASIC PACKAGE

Based on our findings, this is what we consider to be the essentials to getting your system back on track.



\$392¹⁸

PRO PACKAGE

This option includes everything from the basic tier and also includes some recommended enhancements.



\$636⁹⁰

PREMIUM PACKAGE

If you're looking to fully optimize your system and want to plan for the future, we recommend this option.

MOST POPULAR!



ESTIMATE - BASIC

We appreciate your business.

Thanks for being a customer. A detailed summary of your estimate is below. If you have questions, we're happy to help. Talk to a real person at 919-MONSTER or email us at service@comfortmonster.com.

Description	Amount
Condensor coil We'll clean the condensor coil	\$122.92
	Subtotal \$122.92
	Discounts - \$30.73
	Estimate Total \$92.19



ESTIMATE - PRO

We appreciate your business.

Thanks for being a customer. A detailed summary of your estimate is below. If you have questions, we're happy to help. Talk to a real person at 919-MONSTER or email us at service@comfortmonster.com.

Description	Amount
Condensor coil We'll clean the condensor coil	\$122.92
Restricted drains and leaks We'll condensate the pump. We'll install an EZ trap drain.	\$388.99
	Subtotal \$522.91
	Discounts - \$130.73
	Estimate Total \$392.18



ESTIMATE - PREMIUM

We appreciate your business.

Thanks for being a customer. A detailed summary of your estimate is below. If you have questions, we're happy to help. Talk to a real person at 919-MONSTER or email us at service@comfortmonster.com.

Description	Amount
Condensor coil We'll clean the condensor coil	\$122.92
Restricted drains and leaks We'll condensate the pump. We'll install an EZ trap drain.	\$388.99
Smart Thermostat We'll install and setup a digital smart thermostat.	\$299.99
	Subtotal \$811.90
	Discounts -\$175.00
	Estimate Total \$636.90