

HVAC System Assessment Report

Harbor Point Plaza

1200 Example Ave, Suite 100, Springfield

Assessment Date: September 15, 2026

3

Units Assessed

3

Issues Found

5

Recommendations

System Overview

Assessment conducted by estimator Alex Moreno, covering three rooftop package units serving the retail and office space at Harbor Point Plaza. All findings below are based on a visual and operational inspection performed on the assessment date.

Prepared for:

Dana Whitfield

Harbor Point Plaza | dana.whitfield@harborpointplaza.example | (555) 010-9981

Prepared by:

Northside Heating & Air

(555) 010-0142 | hi@northside.example

RTU-1

Carrier 48TC | Model: 48TCED08A2A6-0A0A0 | S/N: SAMPLE-0001 | Manufactured: 2011

Component Conditions

Outdoor Unit	FAIR	Condenser Fan Motor	GOOD
Refrigerant Lines	GOOD	Filters & Belts	FAIR
Heat Exchanger	FAIR		

Detailed Findings

Outdoor Unit Cabinet shows surface rust on the base pan. No structural concerns noted at time of inspection.	FAIR
Condenser Fan Motor Motor runs smooth and quiet. Amp draw measured within nameplate specification.	GOOD
Refrigerant Lines Line insulation intact along accessible runs. No visible oil staining at connections.	GOOD
Filters & Belts Filters were dirty at time of inspection. Belt shows minor surface cracking, still in service.	FAIR
Heat Exchanger No visible cracks found. Some scale buildup consistent with unit age noted on visual inspection.	FAIR

Action Items

Outdoor Unit: Cabinet shows surface rust on the base pan. No structural concerns noted at time of inspection.

Filters & Belts: Filters were dirty at time of inspection. Belt shows minor surface cracking, still in service.

Heat Exchanger: No visible cracks found. Some scale buildup consistent with unit age noted on visual inspection.

RTU-1 - Photos

Carrier 48TC | Model: 48TCED08A2A6-0A0A0 | S/N: SAMPLE-0001 | Manufactured: 2011

All recorded photos (2)



Outdoor unit - overall condition - Outdoor Unit



Condenser coil close-up - Condenser Fan Motor

RTU-2

Trane YSC | Model: YSC060F3RMA1000AA | S/N: SAMPLE-0002 | Manufactured: 2016

Component Conditions

Outdoor Unit	GOOD	Condenser Fan Motor	GOOD
Evaporator Coil	GOOD	Filters & Belts	GOOD
Ignition System	FAIR		

Detailed Findings

Outdoor Unit Cabinet and coil fins in good condition. No corrosion observed.	GOOD
Condenser Fan Motor Motor and fan blade operating normally, no unusual vibration.	GOOD
Evaporator Coil Coil is clean. No fouling or biological growth noted.	GOOD
Filters & Belts Filters recently replaced and in good condition.	GOOD
Ignition System Igniter cycles normally but shows early signs of wear. Recommend monitoring at next service.	FAIR

Action Items

Ignition System: Igniter cycles normally but shows early signs of wear. Recommend monitoring at next service.

RTU-2 - Photos

Trane YSC | Model: YSC060F3RMA1000AA | S/N: SAMPLE-0002 | Manufactured: 2016

All recorded photos (2)



Unit nameplate - Outdoor Unit



Filter rack - Filters & Belts

RTU-3

Lennox LGH | Model: LGH120H4EM1G | S/N: SAMPLE-0003 | Manufactured: 2008

Component Conditions

Heat Exchanger	POOR	Blower Motor	POOR
Refrigerant Lines	FAIR	Condenser Fan Motor	FAIR
Filters & Belts	POOR		

Detailed Findings

Heat Exchanger Hairline crack found in the primary heat exchanger. Unit should be taken out of heating service until repaired.	POOR
Blower Motor Blower motor bearings are audibly noisy and show excessive play on inspection.	POOR
Refrigerant Lines Minor oil residue noted at a flare connection. Recommend monitoring for a slow leak.	FAIR
Condenser Fan Motor Fan motor is functional but amp draw is slightly above nameplate rating.	FAIR
Filters & Belts Filters are heavily loaded and the belt is glazed and cracked. Both need replacement.	POOR

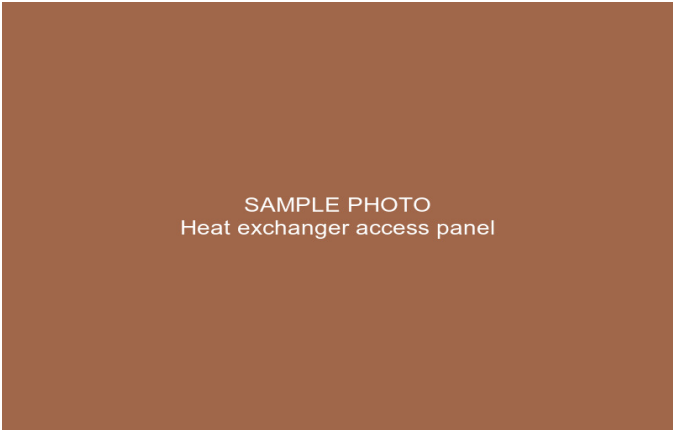
Action Items

- Heat Exchanger: Hairline crack found in the primary heat exchanger. Unit should be taken out of heating service until repaired.
- Blower Motor: Blower motor bearings are audibly noisy and show excessive play on inspection.
- Refrigerant Lines: Minor oil residue noted at a flare connection. Recommend monitoring for a slow leak.
- Condenser Fan Motor: Fan motor is functional but amp draw is slightly above nameplate rating.
- Filters & Belts: Filters are heavily loaded and the belt is glazed and cracked. Both need replacement.

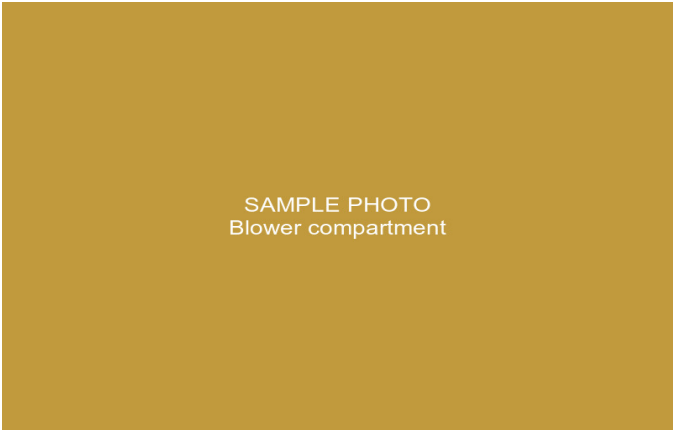
RTU-3 - Photos

Lennox LGH | Model: LGH120H4EM1G | S/N: SAMPLE-0003 | Manufactured: 2008

All recorded photos (2)



Heat exchanger access panel - Heat Exchanger



Blower compartment - Blower Motor

Recommendations & Next Steps

- HIGH

Repair or replace the cracked heat exchanger on RTU-3 (Lennox LGH) before returning the unit to heating service.
- HIGH

Replace the worn blower motor bearings on RTU-3 to prevent unexpected failure.
- MED

Replace filters and the drive belt on RTU-1 and RTU-3; both show wear consistent with a missed service interval.
- MED

Monitor the refrigerant line connection on RTU-3 for a slow leak at the next scheduled visit.
- LOW

Continue routine filter changes and monitor the RTU-2 igniter at the next annual service.

Disclaimer

This sample report illustrates the layout Northside Heating & Air would hand to a customer. Every finding, rating, and equipment detail on these pages is fictional and provided for demonstration purposes only.

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