

# Texas Comfort Air Conditioning & Heating

Licensed HVAC Inspection Report

License Number: TACLB016764E

Inspection Date: May 7, 2026

Inspector: Sean Mortier

This formal inspection report summarizes the operational condition, findings, and recommendations for the HVAC systems evaluated at the property, including garage, downstairs, master, and upstairs units.

## ***Garage Unit (Carrier 3 Ton, 2022)***

- Condenser operating properly with no issues observed.
- Condenser clean; Freon levels within normal range.
- Low pressure: 120 PSI | High pressure: 260 PSI.
- Evaporator coil (2022) clean with no signs of leakage.
- Temperature differential: 17°–17.5°.
- System operates on zone controls.
- One damaged duct discovered requiring patch repair.
- Gas furnace (2008) operational; estimated life expectancy 15–20 years.
- Heating system requires proper thermostat zone settings for operation.

## ***Downstairs System***

- Goodman condenser (2025) operating properly.
- Freon pressures within acceptable range: Low 125 PSI / High 250 PSI.
- Evaporator coil (2015) clean with no leaks.
- Temperature differential: 17.5°–18°.
- Carrier gas furnace (2008) operational; blower motor and circuit board functioning properly.

## ***Master Unit***

- Carrier condenser (2008) operating properly.
- Freon pressures within acceptable range: Low 125 PSI / High 255 PSI.
- Carrier evaporator coil (2016) clean with no leaks.
- Temperature differential: 18°–19°.
- Gas furnace operational with no noted deficiencies.

## ***Upstairs System***

- Carrier condenser (2024) low on Freon.
- Evaporator coil leaking with visible signs of failure.
- Cooling side could not be fully evaluated due to active leak.
- Complete system replacement strongly recommended.
- Replacement advised to comply with current refrigerant regulations and efficiency standards.

### ***Estimated Repair / Replacement Costs***

- Goodman 14.2 SEER2 3 Ton Standard Efficiency Upstairs Replacement: \$10,780.80
- Amana 15.2 SEER2 3 Ton Higher Efficiency Upstairs Replacement: \$13,896.75
- Duct Repair for Torn/Damaged Ductwork: \$167.98

### ***Professional Summary***

Garage, downstairs, and master systems are currently operational and performing within expected ranges with minor recommended duct repair. The upstairs system has a confirmed evaporator coil failure and requires full replacement for proper function, code compliance, and long-term reliability.

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