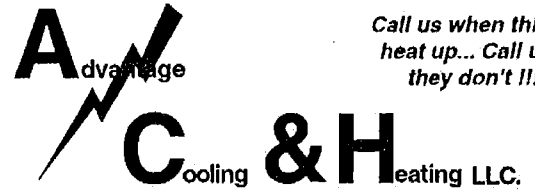


**Advantage Cooling & Heating LLC**  
 9870 Private Road 1115  
 Leona, TX 75850 USA  
 +19138322844  
 jhuckabay@verizon.net

# Invoice



**BILL TO**  
 Rachelle Wendt  
 4301 Willowick  
 Bryan, Texas 77802

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14580	05/27/2026	\$452.96	05/27/2026	Due upon receipt	

**SALES REP**  
Walker

**SERVICE LOCATION**  
4301 Willowick

ACTIVITY	QTY	RATE	AMOUNT
<b>Service Agreement</b> Changed bad 7.5 capacitor outside right condenser blew all drain lines Freon within ranges from both units washed condenser coils off evaporator coils good all dampers open and close as needed changed 20x25x1 filter and 4 12x12x1 filters units are cooling and operational Less 05/26/26	1	225.00	225.00
<b>Service Agreement (Additional System)</b> 7.5 mfd Capacitor	1	199.00	199.00
	1	26.75	26.75T

4301 Willowick. Bryan, Texas 77802

SUBTOTAL	450.75
TAX	2.21
TOTAL	452.96
<b>BALANCE DUE</b>	<b>\$452.96</b>

## Ways to pay



View and pay

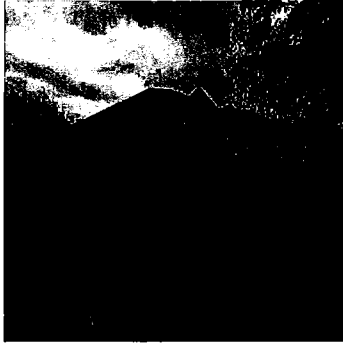


Call us when things heat up... Call us if they don't !!!

Cooling & Heating LLC.

Advantage Cooling & Heating Inc.

9870 Private Road 1115 Leona, Tx. 75850
Office Phone: (979) 690-2665... Billing inquiries: (979) 774-9050



Mechanical Serviceability Inspection

4301 Willowick Drive Bryan, TX, 77802

Scheduled February 27, 2025 8:34 PM

Report Created on February 28, 2025 5:50 AM

Buyer

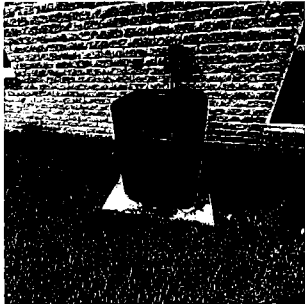
Name: Patricia Hannigan

Email: PCHannigan01@gmail.com

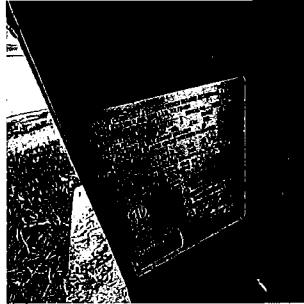
Left Side

Table with 6 columns: Items, Good, Fair, Clean, Dirty, Damaged, Notes. Rows include Condenser, Furnace, and Evaporator Coil with inspection details and recommendations.

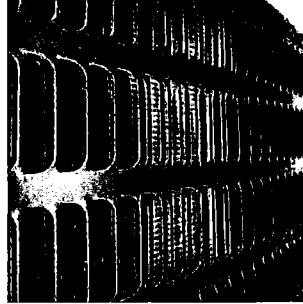
# Photos



Condenser (1/7)  
02/27/2025 3:19 PM



Condenser (2/7)  
02/27/2025 3:19 PM



Condenser (3/7)  
02/27/2025 3:19 PM



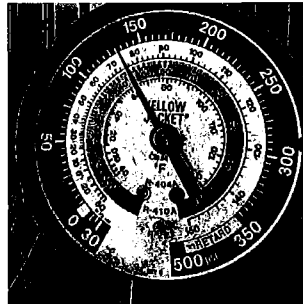
Condenser (4/7)  
02/27/2025 3:19 PM



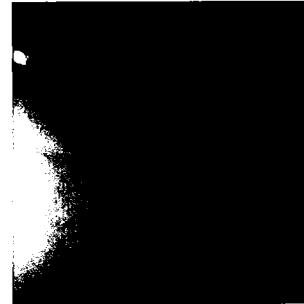
Condenser (5/7)  
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Condenser (6/7)  
02/27/2025 3:19 PM



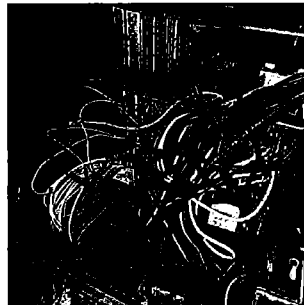
Condenser (7/7)  
02/27/2025 3:55 PM



Furnace (1/7)  
02/27/2025 3:38 PM



Furnace (2/7)  
02/27/2025 3:37 PM



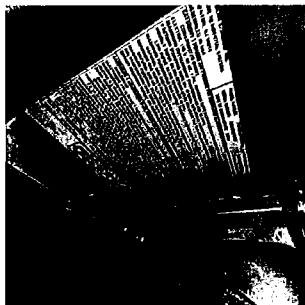
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02/27/2025 3:38 PM



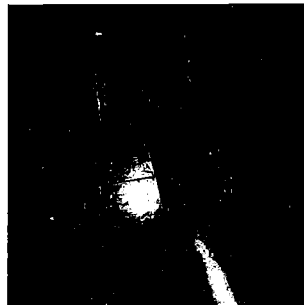
Furnace (4/7)  
02/27/2025 3:38 PM



Furnace (5/7)  
02/27/2025 3:38 PM



Furnace (6/7)  
02/27/2025 3:39 PM



Furnace (7/7)  
02/27/2025 3:37 PM



Evaporator Coil (1/10)  
02/27/2025 3:41 PM



Evaporator Coil (2/10)  
02/27/2025 3:41 PM



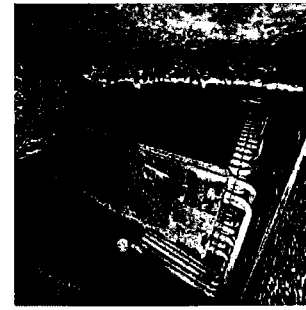
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02/27/2025 3:41 PM



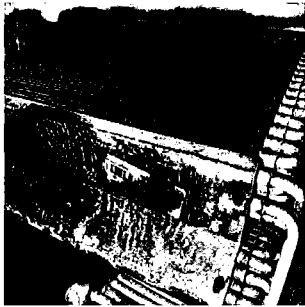
Evaporator Coil (4/10)  
02/27/2025 3:41 PM



Evaporator Coil (5/10)  
02/27/2025 3:42 PM



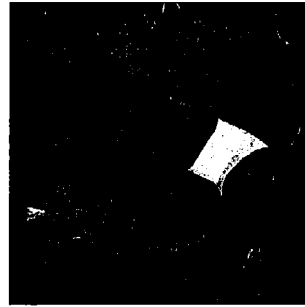
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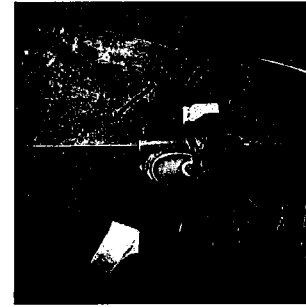
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Evaporator Coil (8/10)  
02/27/2025 3:42 PM



Evaporator Coil (9/10)  
02/27/2025 3:43 PM

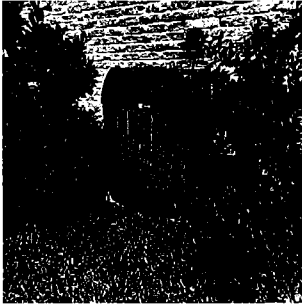


Evaporator Coil (10/10)  
02/27/2025 3:43 PM

## Right Side

Items	Good	Fair	Clean	Dirty	Damaged	Notes
Condenser		✓		✓		2007 Trane 2.5ton R22 Clean condenser coils and electrical section, secure low voltage and install locking valve caps. Seal wall penetration. System is beyond serviceable life, recommend replacement.  <b>**Average Appliance Life Expectancy**:</b> <a href="https://www.nachi.org/life-expectancy.htm">https://www.nachi.org/life-expectancy.htm</a>
Furnace		✓		✓		2007 Trane Furnace in operational condition, need to clean blower wheel and install CO detector.  <b>**Average Appliance Life Expectancy**:</b> <a href="https://www.nachi.org/life-expectancy.htm">https://www.nachi.org/life-expectancy.htm</a>
Evaporator Coil		✓		✓		2006 Trane Evaporator Coil is rusted, but has no detectable leaks, need to have coil cleaned, drain cleaned, and insulated. Install safety switches and replace supply plenum. System is beyond serviceable life, recommend replacement.  <b>**Average Appliance Life Expectancy**:</b> <a href="https://www.nachi.org/life-expectancy.htm">https://www.nachi.org/life-expectancy.htm</a>

# Photos



Condenser (1/7)  
02/27/2025 3:22 PM



Condenser (2/7)  
02/27/2025 3:26 PM



Condenser (3/7)  
02/27/2025 3:26 PM



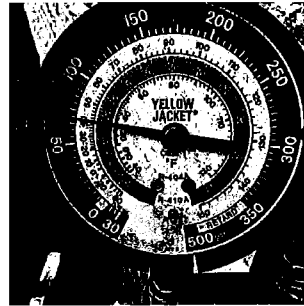
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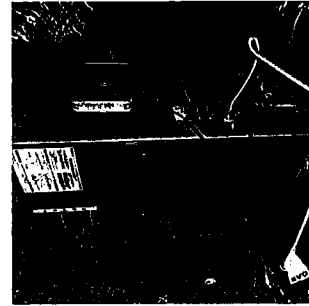
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Condenser (6/7)  
02/27/2025 3:26 PM



Condenser (7/7)  
02/27/2025 3:57 PM



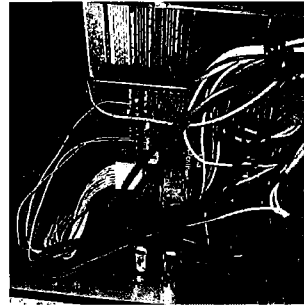
Furnace (1/7)  
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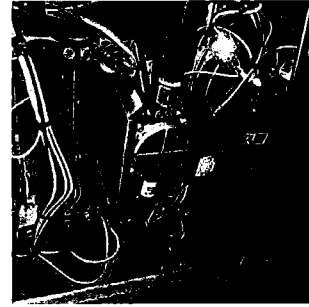
Furnace (2/7)  
02/27/2025 3:32 PM



Furnace (3/7)  
02/27/2025 3:33 PM



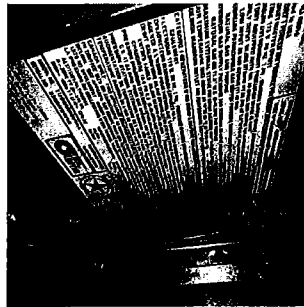
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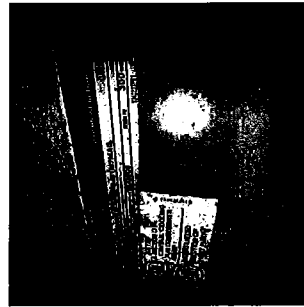
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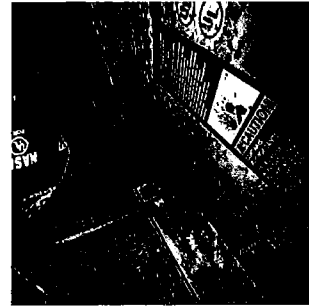
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Furnace (7/7)  
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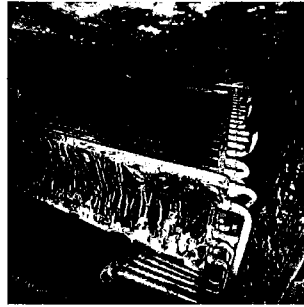
Evaporator Coil (1/8)  
02/27/2025 3:35 PM



Evaporator Coil (2/8)  
02/27/2025 3:35 PM



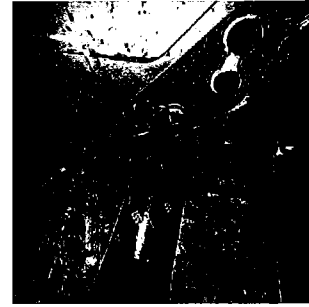
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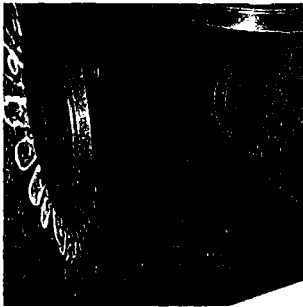
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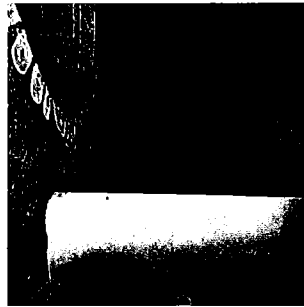
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Evaporator Coil (6/8)  
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Evaporator Coil (7/8)  
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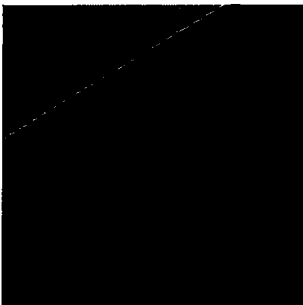


Evaporator Coil (8/8)  
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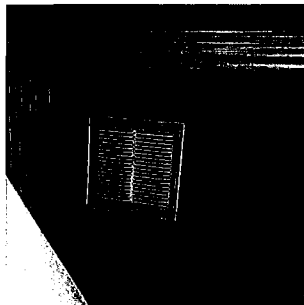
## Misc.

Items	Good	Fair	Clean	Dirty	Damaged	Notes
Misc.				✓		Replace air filters Clean dryer vent Stove vent present
Misc. 2				✓		Replace air filter Ductwork is in acceptable condition

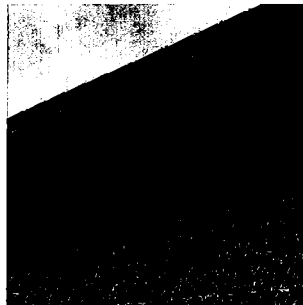
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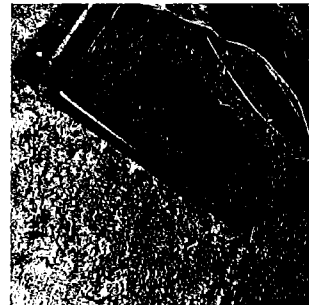
Misc. (1/16)  
02/27/2025 3:20 PM



Misc. (2/16)  
02/27/2025 3:28 PM



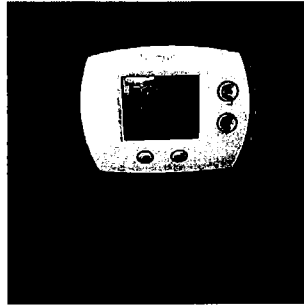
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02/27/2025 3:20 PM



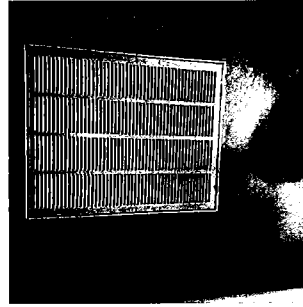
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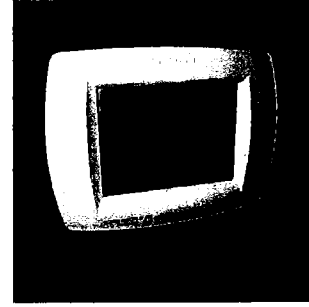
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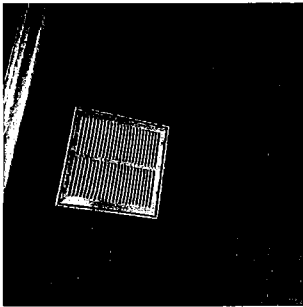
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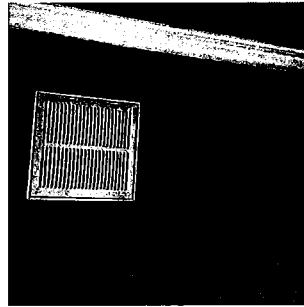
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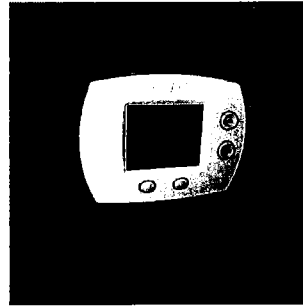
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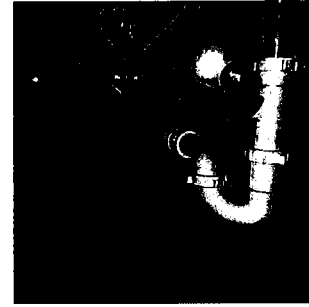
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Misc. (10/16)  
02/27/2025 3:28 PM



Misc. (11/16)  
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Misc. (12/16)  
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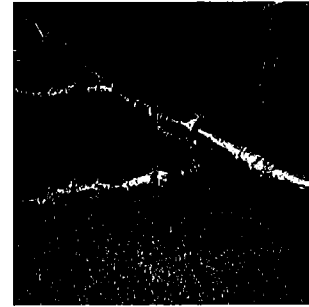
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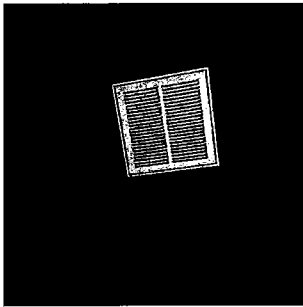
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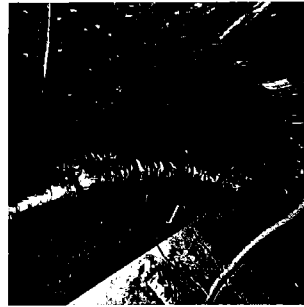
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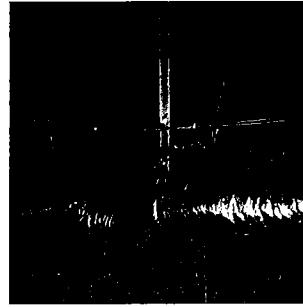
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Misc. 2 (1/16)  
02/27/2025 4:11 PM



Misc. 2 (2/16)  
02/27/2025 3:44 PM



Misc. 2 (3/16)  
02/27/2025 3:43 PM



Misc. 2 (4/16)  
02/27/2025 3:40 PM



Misc. 2 (5/16)  
02/27/2025 3:44 PM



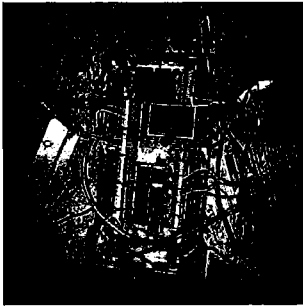
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Misc. 2 (8/16)  
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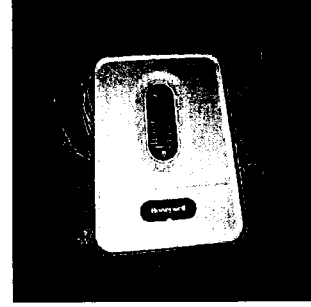
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Misc. 2 (10/16)  
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02/27/2025 3:36 PM



Misc. 2 (12/16)  
02/27/2025 3:34 PM



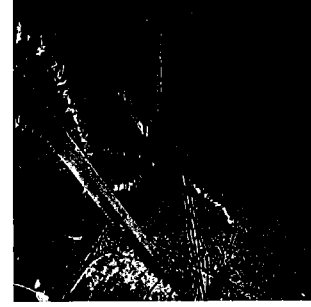
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Misc. 2 (14/16)  
02/27/2025 3:36 PM



Misc. 2 (15/16)  
02/27/2025 3:40 PM



Misc. 2 (16/16)  
02/27/2025 3:44 PM

## Summary

<p>General Comments</p>	<p>Mechanical Serviceability Inspection:</p> <ul style="list-style-type: none"> <li>Check Refrigerant</li> <li>Check Starting Capabilities</li> <li>Check Condenser Coils</li> <li>Check Thermostat</li> <li>Check Return Air</li> <li>Check Supply</li> <li>Check Drains</li> <li>Check Evaporator Coil</li> <li>Check Furnace Ignition</li> <li>Check Furnace / Air Handler Safety Switches</li> <li>Check Furnace Burners / Air Handler Heat Strips</li> <li>Check Blower</li> <li>Check Flue Pipe</li> <li>Check Code Violations (Gas Pipe, Drain Insulation, Ductwork Clearance, Etc.)</li> </ul> <p>Invoice Total: \$400.00  Estimated Replacement of 2ton system and repairs of 2.5ton R22 system: \$9,118.88</p> <p>Due to age, condition, and repair cost replacement of both 2ton and 2.5ton system is recommended.</p> <p>Replacement of both systems: \$15,981.21</p>
-------------------------	---

## **Important Information Regarding This Report**

This Inspection is of a proprietary nature. It remains the sole property of the purchaser and Advantage Cooling & Heating Inc.

Estimates are provided for required repairs at time of inspection, and are good for 30 days.

Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair cost. The inspector is not required to provide follow-up services to verify that repairs have been made.

Property conditions change with time and use. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations made at the time of inspection.

This report is for the mechanical Serviceability of equipment only and does not include biohazards.

Regulated by the Texas Department of Licensing and Regulation, PO Box 12157, Austin, Texas 78711 1-800-803-9202, 512-463-6599

**Bird's Eye Inspections**  
P.O. Box 522  
Wellborn, TX 77881

Rob Wytaske  
979-777-7706

# INVOICE



Patricia Hannigan  
4301 Willowick Drive  
Bryan, TX 77802

Patricia Hannigan  
(210) 859-5291 Mobile

Account # 2473  
Invoice # 4365  
Invoice Date 02/26/25

**Invoice Total \$151.55**

ITEM	DESCRIPTION	COST	QTY	PRICE
------	-------------	------	-----	-------

WDI Inspection				
WDI Inspection Report		\$140.00	1	\$140.00

### Terms

Convenient Bill Payment Options Available:

Payment by Phone @ 979-777-7706

- We accept Master Card, Visa and Discover
- All Credit Card Payments Will Be Charged 3% Processing Fee

Payment by Mail

-We Accept Check or Money Order

Bird's Eye Inspections

P.O. Box 522

Wellborn, TX 77881

**Subtotal \$140.00**

**TX \$11.55**

**Total \$151.55**

**Paid by Check #4365**

**Amount Paid \$151.55**

**Amount Due \$0.00**

**Account Balance \$0.00**

**Balance Due \$0.00**

Pay by Venmo @ robwytaske

Payment Through Title Company at Closing

### Notes

Have a great day!

Licensed and Regulated by:  
Texas Department of Agriculture  
P.O. Box 12847  
Austin, TX 78711-2847  
Phone (866) 918-4481  
Fax (888) 232-2567

TPCL#0861465  
Commercial Certified Applicator License #0849389

Rob Wytaske 0849389

-----  
BIRD'S EYE INSPECTIONS

Bird's Eye Inspections  
P.O. Box 522  
Wellborn, TX 77881

<b>Customer</b>	Patricia Hannigan
<b>Account #</b>	2473
<b>Invoice #</b>	4365
<b>Invoice Date</b>	02/26/25

---

<b>Balance Due</b>	\$0.00
--------------------	--------

---

**Amount Enclosed**

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