

# KATY AIR CONDITIONING

## Katy Homebuyer HVAC Due-Diligence Checklist

Document the system. Separate inspection scope. Resolve material questions before the deadline.

PROPERTY: \_\_\_\_\_

OPTION DEADLINE + TIME: \_\_\_\_\_

### 1 EQUIPMENT + RECORDS

- ☐ Photograph data plates: outdoor unit, indoor unit, coil, and every additional system.
- ☐ Record brand, model, serial, printed manufacture date, install date, and warranty transfer terms.
- ☐ Collect service invoices; flag repeat drains, repeat refrigerant additions, major parts, and deferred work.

### 2 REFRIGERANT + MATCH

- ☐ Record the exact refrigerant from the nameplate; do not infer it from age or color.
- ☐ Ask for the proposal, startup sheet, equipment schedule, manufacturer match data, or AHRI certificate.
- ☐ If component dates differ, document what changed and ask whether the current combination is supportable.

### 3 DRAIN + OVERFLOW

- ☐ Identify the primary drain, auxiliary pan, secondary drain, and/or overflow shutoff where present.
- ☐ Flag water in the pan, rust, ceiling stains, patched areas, clogs, or previous water events.
- ☐ Ask a qualified person to confirm the installed protection operates as intended.

### 7 BEFORE THE DEADLINE

- ☐ Write down the exact contract deadline and time; use your executed contract and professional advice.
- ☐ Separate what the home inspector answered from questions outside the inspector's required scope.
- ☐ Obtain needed specialist findings, written scope, price, warranty, and permit assumptions in time to act.

### 4 DUCTS + ATTIC

- ☐ Note damaged, disconnected, crushed, kinked, sagging, or uninsulated accessible ducts.
- ☐ Note absent airflow, sweating, water staining, suspect growth, or restricted service access.
- ☐ List rooms with weak airflow or a history of uneven summer comfort.

### 5 TEMPERATURE + HUMIDITY

- ☐ Record the inspector's cooling-performance method, result, and conditions at the time.
- ☐ Note thermostat humidity, condensation, odors, long run times, and room-to-room differences.
- ☐ Treat one temperature differential as one observation - not proof of sizing, charge, balance, or life.

### 6 PERMITS + LICENSE

- ☐ Ask for permit number, final inspection, installation invoice, equipment schedule, and startup record.
- ☐ Confirm the authority for the exact address; the Katy mailing area crosses jurisdictions.
- ☐ Verify the responsible contractor and active license at [tdlr.texas.gov/verify.htm](https://tdlr.texas.gov/verify.htm).

### SCOPE SPLIT

Inspector: required accessible operation/performance, visible condensate and duct deficiencies, with stated limits.

HVAC contractor: refrigerant, component match, technical diagnosis, repair/replacement scope, price, and warranty.

### SPECIALIST TRIGGERS

Unknown age; unclear component match; repeat refrigerant or drain work; water/rust; weak airflow; poor/inconclusive cooling result; humidity; noise/icing; missing records; major-cost decision.

### NOTES + SPECIALIST HANDOFF

Unresolved question / inspection finding:

Report, quote, or answer needed by:

Contact / license number:

Decision-support only - not an inspection, diagnosis, code review, legal advice, or deadline calculator. Use the executed contract and qualified professionals. Official links: [trec.texas.gov/online-sops](https://trec.texas.gov/online-sops) | [tdlr.texas.gov/acr](https://tdlr.texas.gov/acr) | [tdlr.texas.gov/verify.htm](https://tdlr.texas.gov/verify.htm)