

(888) 407-5224 hvaci.com



Report Date: Claim # HVACi File # 01/10/2023 588909 22-12146052





Based on the information collected during our onsite investigation, it is the opinion of HVAC Investigators that the cause of loss to 31 HVAC systems is Theft/Vandalism.

The findings of our onsite inspection indicate that the condensate drain lines for 31 systems were removed. Though the PVC piping was disconnected, 6 of these systems did not sustain additional damages. The drain lines were removed in a manner that did not affect the interior drain pans or fittings. Inspection of the additional 25 systems determined the fittings connected to their built-in drain pans were stripped of their connection threads. Without these threads, new PVC piping cannot be properly connected to the units. No other components showed any visual signs of theft or vandalism related damages. Please note that 2 of these systems were abandoned and no longer in service. However, their drain lines were removed as well.

Based on the information collected during the HVAC assessment, it is the opinion of HVAC Investigators that **29 HVAC** systems are Non-damaged.

The findings of our onsite investigation indicate that 29 systems were not damaged. There was no evidence of by theft and/or vandalism related damages noted to any of the systems' components. Therefore, no repairs or replacement of the systems are required at this time. The drain lines for these systems did not extend past the units and were draining onto the roof. This, however, is unrelated to the claimed theft.

? Recommendation

If coverage is afforded, HVAC Investigators recommends that 9 HVAC systems be repaired. Based on the onsite assessment conducted in association with this claim, our findings indicate repairs will restore the HVAC systems and the insured to pre-loss condition. Thus, a full replacement of the systems is not required.

It is our recommendation to replace the drain lines and fittings to repair 9 systems. Of these 9 systems, 3 also require replacement of their condensate drain pans. After completion of the repairs, system start up and operational testing are recommended to ensure proper performance and maximum efficiency. We have allocated for this testing in our recommended settlement.

If coverage is afforded, HVAC Investigators recommends that 22 HVAC systems be replaced. Based on the onsite assessment conducted in association with this claim, our findings indicate full replacement of the damaged HVAC systems is required to restore the insured to pre-loss condition.

Replacement drain pans are no longer available for market purchase to repair 22 systems. Therefore, it is our recommendation to replace the systems to restore pre-loss condition. After completion of the new equipment installation, system start up and operational testing are recommended to ensure proper performance. We have allocated for this testing in our recommended settlement.

Based on the evidence collected during our onsite investigation, it is the opinion of HVAC Investigators that 29 HVAC systems evaluated are Non-Damaged.

Through our onsite evaluation, 29 systems were determined to be unaffected by theft or vandalism. Therefore, no repair, replacement, or further actions to the HVAC systems are recommended at this time. Please note that we have not allocated to extend the drain lines as this is unrelated to the claimed theft and vandalism to the units.

Our calculation of applicable sales tax is provided for general information purposes only. Any final determination of sales tax applicability should be made by the adjuster after consultation with their internal tax professionals. HVACi does not interpret language or whether any, or all coverage may apply. We therefore defer coverage determinations to your organization.

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Repair and replacement estimates are based on average market rates at the time this report was prepared. Market prices can, and often do, substantially change over time, and therefore these prices are only valid for 30 days from the date of report issuance.



Recommended Repair Summary

NO ACTION

HVACI SYSTEM #	LOCATION #	LOCATION	BRAND	MODEL#	SERIAL#	DAMAGE TYPE	AGE	TON / BTU
001	1	1280 Santa Anita Ct	Carrier	48VGNA60090 90	1319C47214	Non-Damaged	2019	5.0
002	1	1280 Santa Anita Ct	Carrier	48VGNA60090 60	1319C47213	Non-Damaged	2019	5.0
003	1	1280 Santa Anita Ct	Carrier	48VGNA60090 60	1319C47217	Non-Damaged	2019	5.0
007	1	1280 Santa Anita Ct	Cook	120C10D	S830451- 01/0000701	Non-Damaged	2005	1/6
008	1	1280 Santa Anita Ct	Cook	90C15D	078SH2928600/ 0000 01	Non-Damaged	2017	1/8
009	1	1280 Santa Anita Ct	Carrier	48VGNA36090 60	1319C47129	Non-Damaged	2019	3.0
011	1	1280 Santa Anita Ct	Carrier	48VGNA60090 60	1319C47216	Non-Damaged	2019	5.0
012	1	1280 Santa Anita Ct	Carrier	48FCLA06A2A 6A0A0A0	1721C83083	Non-Damaged	2021	5.0
013	1	1280 Santa Anita Ct	Cook	90C15DL	284S830451- 01/0005801	Non-Damaged	2005	1/8
017	ĺ	1280 Santa Anita Ct	Carrier	50HCQA06A2A 6A0A0A0	4215C7506	Non-Damaged	2015	5.0
018	1	1280 Santa Anita Ct	Carrier	50HCQA06A2A 6A0A0A0	/315(75834		2015	5.0
019	1	1280 Santa Anita Ct	Cook	UNAVAILABLE	NAVAILABLE UNAVAILABLE		2005	1/2

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020	1	1280 Santa Anita Ct	Carrier	50HCQA06A2A 6A0A0A0	4115C75067	Non-Damaged	2015	5.0
021	1	1280 Santa Anita Ct	Carrier	48VGNA60090 60	1319C47215	Non-Damaged	2019	5.0
026	1	1280 Santa Anita Ct	Cook	90C15DL	284S830451- 01/0005802	Non-Damaged	2005	1/8
029	1	1280 Santa Anita Ct	Cook	120C15D	284S830451- 01/0001901	Non-Damaged	2005	1/4
030	1	1280 Santa Anita Ct	Cook	90C15D	284S830451- 01/0003201	Non-Damaged	2005	1/8
035	1	1280 Santa Anita Ct	Carrier	48FCDM07A2A 6A0A0A0	0419C79816	Non-Damaged	2019	6.0
039	1	1280 Santa Anita Ct	Bryant	581BEV072072 AAAA	UNAVAILABLE	Non-Damaged	1995	6.0
044	1	1280 Santa Anita Ct	Flo Aire	DR10H	UNAVAILABLE	Non-Damaged	2017	1/8
045	1	1280 Santa Anita Ct	Flo Aire	DR12H	UNAVAILABLE	Non-Damaged	2017	1/4
047	1	1280 Santa Anita Ct	Carrier	48VLNC600906 0	0321F49325	Non-Damaged	2021	5.0
052	1	1280 Santa Anita Ct	Carrier	48VLNC600906 0	5120F49441	Non-Damaged	2020	5.0
053	1	1280 Santa Anita Ct	Carrier	48VLNC600906 0	5220F46819	Non-Damaged	2020	5.0
054	1	1280 Santa Anita Ct	Carrier	UNAVAILABLE	UNAVAILABLE	Non-Damaged	2010	24k
055	1	1280 Santa Anita Ct	Carrier	48VLNC600906 0	4420F47979	Non-Damaged	2020	5.0
056	1	1280 Santa Anita Ct	Daikin	RX24NMVJU	G024008	Non-Damaged	2018	24k
057	1	1280 Santa Anita Ct	Daikin	RX24NMVJU	G024012	Non-Damaged	2018	24k

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059	1	1280 Santa Anita Ct	Greenheck	G-143-VG-5-X	15627360 18J	Non-Damaged	2018	1/2	
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REPLACE FULL SYSTEM

HVACI SYSTEM #	LOCATION #	LOCATION	BRAND	MODEL#	SERIAL#	DAMAGE TYPE	AGE	TON / BTU
004	1	1280 Santa Anita Ct	Bryant	582AEW06009 0AAAH	1899G10258	Theft / Vandalism	1999	5.0
005	1	1280 Santa Anita Ct	Carrier	48TJD006 601GA	UNAVAILABLE	Theft / Vandalism	1999	5.0
014	1	1280 Santa Anita Ct	Carrier	50HJQ004 621	3205G20510	Theft / Vandalism	2005	3.0
015	1	1280 Santa Anita Ct	Carrier	50HJQ006 621	2505G40472	Theft / Vandalism	2005	5.0
022	-1	1280 Santa Anita Ct	Bryant	542GNXQ2400 0AAAA	UNAVAILABLE	Theft / Vandalism	1999	2.0
023	1	1280 Santa Anita Ct	Bryant	542GNXQ2400 0AAAA	UNAVAILABLE	Theft / Vandalism	1999	2.0
024	1	1280 Santa Anita Ct	Carrier	48GS- 060090601	3205G41537	Theft / Vandalism	2005	5.0
027	1	1280 Santa Anita Ct	Carrier	50HJQ004-621	3105G50541	Theft / Vandalism	2005	3.0
031	1	1280 Santa Anita Ct	Carrier	48SD- 030040301	0407G12061	Theft / Vandalism	2007	2.5
032	1	1280 Santa Anita Ct	Bryant	581BEV072072 AL	2608G50959	Theft / Vandalism	2008	6.0
033	1	1280 Santa Anita Ct	Bryant	581BEV036072 AAAA	UNAVAILABLE	Theft / Vandalism	1995	3.0
034	1	1280 Santa Anita Ct	Bryant	581BEV036072 AAAA	UNAVAILABLE	Theft / Vandalism	1995	3.0
037	1	1280 Santa Anita Ct	Bryant	581BEV072072 AAAA	UNAVAILABLE	Theft / Vandalism	1995	6.0

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038	1	1280 Santa	Bryant	581BEV072072	1795G20930	Theft /	1995	6.0
038	.1.	Anita Ct	Бгуапі	AAAA	1793G20930	Vandalism	1995	0.0
242		1280		581BEV072072	UNAVAILABLE	Theft /	1995	6.0
040	1	Santa Anita Ct	Bryant	AAAA	UNAVAILABLE	Vandalism	1995	0.0
		1280		581BEV030607		Theft /		
042	1	Santa	Bryant	2AAAA	UNAVAILABLE	Vandalism	1995	2.5
		Anita Ct						
0.40	20	1280	D	581BEV030607	LINIAV/AIL ADI E	Theft /	1995	2.5
043	1	Santa Anita Ct	Bryant	2AAAA	UNAVAILABLE	Vandalism	1995	2.5
		1280						
046	1	Santa	Bryant	588BEH06008	3598G10626	Theft /	1998	5.0
		Anita Ct	37.9			Vandalism		
NSRC 20000	W.V.	1280	page 2	588AEW06008		Theft /		
048	1	Santa	Bryant	0ADBG	1698G10049	Vandalism	1998	5.0
		Anita Ct						
049	1	1280 Santa	Priont	UNAVAILABLE	UNAVAILABLE	Theft /	1998	5.0
049	1	Anita Ct	Bryant	UNAVAILABLE	UNAVAILABLE	Vandalism	1000	0.0
		1280		FORATIMOCOCO		Theft /		
058	1	Santa	Bryant	588AEW06008 0ADBG	1698G10057	Vandalism	1998	5.0
		Anita Ct		UADBG		Varidalisiii		
		1280	= .	580FEV091125	0000044500	Theft /	0000	7.5
060	1	Santa	Bryant	AHGA	2903G11536	Vandalism	2003	7.5
		Anita Ct						

MISCELLANEOUS PARTS

HVACI SYSTEM #	LOCATION #	LOCATION	BRAND	MODEL#	SERIAL#	DAMAGE TYPE	AGE	TON/BTU
006	1	1280 Santa Anita Ct	Trane	YSC048E4ELA 0S0000000000 00	909101276L	Theft / Vandalism	2009	4.0
010	1	1280 Santa Anita Ct	Daikin	DCG0600904B XXXAB	1405260117	Theft / Vandalism	2014	5.0
016	1	1280 Santa Anita Ct	Lennox	LRP14HP48P- 1A	1615S03684	Theft / Vandalism	2015	4.0
025	1	1280 Santa Anita Ct	Carrier	50HJQ004-621	3205G20509	Theft / Vandalism	2005	3.0
028	1	1280 Santa Anita Ct	Trane	YHC043A4ELA 1H0000000000 00	809102406L	Theft / Vandalism	2008	4.0

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036	1	1280 Santa Anita Ct	Bryant	581BEV072072 AAAA	1795G20929	Theft / Vandalism	1995	6.0
041	1	1280 Santa Anita Ct	Bryant	580FEV091125 AAGA	0603G11632	Theft / Vandalism	2003	7.5
050	1	1280 Santa Anita Ct	Bryant	588AEW06008 0ADBG	1698G10048	Theft / Vandalism	1998	5.0
051	1	1280 Santa Anita Ct	Bryant	588AEW06008 0ADBG	1698G10053	Theft / Vandalism	1998	5.0

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EXIBIT NUMBER #1

HVACi's onsite investigation indicates that the following components and/or actions are required for repair, replacement, or service of the HVAC systems:

- Condensate Drain Lines and Fittings (9)
- Drain Pans (Part # PAN02915) (2)
- Drain Pan (Part # 12J49) (1)
- Carrier, 5 Ton, 16 SEER, R-410A, Gas/Electric, Package Units (7)
- Carrier, 3 Ton, 16 SEER, R-410A, Heat Pump, Package Units (2)
- Carrier, 5 Ton, 16 SEER, R-410A, Heat Pump, Package Unit (1)
- Carrier, 2 Ton, 16 SEER, R-410A, Heat Pump, Package Units (2)
- Carrier, 2.5 Ton, 16 SEER, R-410A, Gas/Electric, Package Units (3)
- Carrier, 6 Ton, 16 SEER, R-410A, Gas/Electric Package Units (4)
- Carrier, 3 Ton, 16 SEER, R-410A, Gas/Electric, Package Units (2)
- Carrier, 7.5 Ton, 16 SEER, R-410A, Gas/Electric Package Unit (1)
- Removal of Existing Equipment
- Electrical / Gas Connections
- Ductwork Transitions
- Curb Adapters
- Miscellaneous Materials
- Economizers
- Condensate Drain Lines and Fittings
- Post Installation System Start-Up
- HERS Test Fees
- Crane Fees
- Professional Labor for Repairs / Installation

Making the aforementioned repairs and new equipment installation will restore the HVAC systems and the insured to pre-loss condition. The repair/installation estimate is based on current parts and equipment availability at local market pricing. System efficiency, size, model, and regionally available brands all play a significant role in determining the repair and replacement recommendations.

Exhibit Number# 2

Provide Additive/Deductive heat pump cost on Gas/Electric HVAC replacement.

- Carrier, 5 Ton, 16 SEER, R-410A, Gas/Electric, Package Units (7)
- Carrier, 2.5 Ton, 16 SEER, R-410A, Gas/Electric, Package Units (3)
- Carrier, 6 Ton, 16 SEER, R-410A, Gas/Electric, Package Units (4)
- Carrier, 3 Ton, 16 SEER, R-410A, Gas/Electric, Package Units (2)
- Carrier, 7.5 Ton, 16 SEER, R-410A, Gas/Electric, Package Units (1)
- Removal and Disposal of Existing Equipment.
- Electrical Upgrades if Required.
- Terminate Gas Lines from Unit to Main Roof Gas Line T Connections.
- Ductwork Transitions.
- Curb Adapters
- Miscellaneous Materials.
- Economizers.
- Condensate Lines and Fittings.
- Post Installation System Start-up.
- HERS Test Fees.
- Crane Fees.
- Professional Labor for Installation.

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#	BRAND	MODEL#	SERIAL#	CAUSE OF LOSS	AGE	TON / BTU	SYSTEM TYPE	RECOMMENDATION
001	Carrier	48VGNA600909 0	1319C47214	Non- Damaged	2019	5.0	Package Unit	No Action
002	Carrier	48VGNA600906 0	1319C47213	Non- Damaged	2019	5.0	Package Unit	No Action
003	Carrier	48VGNA600906 0	1319C47217	Non- Damaged	2019	5.0	Package Unit	No Action
004	Bryant	582AEW060090 AAAH	1899G10258	Theft / Vandalism	1999	5.0	Package Unit	Replace
005	Carrier	48TJD006 601GA	UNAVAILABL E	Theft / Vandalism	1999	5.0	Package Unit	Replace
006	Trane	YSC048E4ELA 0S0000000000 00	909101276L	Theft / Vandalism	2009	4.0	Package Unit	Repair
007	Cook	120C10D	S830451- 01/0000701	Non- Damaged	2005	1/6	Exhaust Fan	No Action
800	Cook	90C15D	078SH29286 00/0000 01	Non- Damaged	2017	1/8	Exhaust Fan	No Action
009	Carrier	48VGNA360906 0	1319C47129	Non- Damaged	2019	3.0	Package Unit	No Action
010	Daikin	DCG0600904B XXXAB	1405260117	Theft / Vandalism	2014	5.0	Package Unit	Repair
011	Carrier	48VGNA600906 0	1319C47216	Non- Damaged	2019	5.0	Package Unit	No Action
012	Carrier	48FCLA06A2A6 A0A0A0	1721C83083	Non- Damaged	2021	5.0	Package Unit	No Action
013	Cook	90C15DL	284S830451- 01/0005801	Non- Damaged	2005	1/8	Exhaust Fan	No Action
014	Carrier	50HJQ004 621	3205G20510	Theft / Vandalism	2005	3.0	Package Unit	Replace
015	Carrier	50HJQ006 621	2505G40472	Theft / Vandalism	2005	5.0	Package Unit	Replace
016	Lennox	LRP14HP48P- 1A	1615S03684	Theft / Vandalism	2015	4.0	Package Unit	Repair

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017	Carrier	50HCQA06A2A 6A0A0A0	4215C7506	Non- Damaged	2015	5.0	Package Unit	No Action
018	Carrier	50HCQA06A2A 6A0A0A0	4315C75834	Non- Damaged	2015	5.0	Package Unit	No Action
019	Cook	UNAVAILABLE	UNAVAILABL E	Non- Damaged	2005	1/2	Exhaust Fan	No Action
020	Carrier	50HCQA06A2A 6A0A0A0	4115C75067	Non- Damaged	2015	5.0	Package Unit	No Action
021	Carrier	48VGNA600906 0	1319C47215	Non- Damaged	2019	5.0	Package Unit	No Action
022	Bryant	542GNXQ2400 0AAAA	UNAVAILABL E	Theft / Vandalism	1999	2.0	Package Unit	Replace
023	Bryant	542GNXQ2400 0AAAA	UNAVAILABL E	Theft / Vandalism	1999	2.0	Package Unit	Replace
024	Carrier	48GS- 060090601	3205G41537	Theft / Vandalism	2005	5.0	Package Unit	Replace
025	Carrier	50HJQ004-621	3205G20509	Theft / Vandalism	2005	3.0	Package Unit	Repair
026	Cook	90C15DL	284S830451- 01/0005802	Non- Damaged	2005	1/8	Exhaust Fan	No Action
027	Carrier	50HJQ004-621	3105G50541	Theft / Vandalism	2005	3.0	Package Unit	Replace
028	Trane	YHC043A4ELA 1H0000000000 00	809102406L	Theft / Vandalism	2008	4.0	Package Unit	Repair
029	Cook	120C15D	284\$830451- 01/0001901	Non- Damaged	2005	1/4	Exhaust Fan	No Action
030	Cook	90C15D	284\$830451- 01/0003201	Non- Damaged	2005	1/8	Exhaust Fan	No Action
031	Carrier	48SD- 030040301	0407G12061	Theft / Vandalism	2007	2.5	Package Unit	Replace
032	Bryant	581BEV072072 AL	2608G50959	Theft / Vandalism	2008	6.0	Package Unit	Replace

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033	Bryant	581BEV036072 AAAA	UNAVAILABL E	Theft / Vandalism	1995	3.0	Package Unit	Replace
034	Bryant	581BEV036072 AAAA	UNAVAILABL E	Theft / Vandalism	1995	3.0	Package Unit	Replace
035	Carrier	48FCDM07A2A 6A0A0A0	0419C79816	Non- Damaged	2019	6.0	Package Unit	No Action
036	Bryant	581BEV072072 AAAA	1795G20929	Theft / Vandalism	1995	6.0	Package Unit	Repair
037	Bryant	581BEV072072 AAAA	UNAVAILABL E	Theft / Vandalism	1995	6.0	Package Unit	Replace
038	Bryant	581BEV072072 AAAA	1795G20930	Theft / Vandalism	1995	6.0	Package Unit	Replace
039	Bryant	581BEV072072 AAAA	UNAVAILABL E	Non- Damaged	1995	6.0	Package Unit	No Action
040	Bryant	581BEV072072 AAAA	UNAVAILABL E	Theft / Vandalism	1995	6.0	Package Unit	Replace
041	Bryant	580FEV091125 AAGA	0603G11632	Theft / Vandalism	2003	7.5	Package Unit	Repair
042	Bryant	581BEV030607 2AAAA	UNAVAILABL E	Theft / Vandalism	1995	2.5	Package Unit	Replace
043	Bryant	581BEV030607 2AAAA	UNAVAILABL E	Theft / Vandalism	1995	2.5	Package Unit	Replace
044	Flo Aire	DR10H	UNAVAILABL E	Non- Damaged	2017	1/8	Exhaust Fan	No Action
045	Flo Aire	DR12H	UNAVAILABL E	Non- Damaged	2017	1/4	Exhaust Fan	No Action
046	Bryant	588BEH06008	3598G10626	Theft / Vandalism	1998	5.0	Package Unit	Replace
047	Carrier	48VLNC600906 0	0321F49325	Non- Damaged	2021	5.0	Package Unit	No Action
048	Bryant	588AEW060080 ADBG	1698G10049	Theft / Vandalism	1998	5.0	Package Unit	Replace

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049	Bryant	UNAVAILABLE	UNAVAILABL E	Theft / Vandalism	1998	5.0	Package Unit	Replace
050	Bryant	588AEW060080 ADBG	1698G10048	Theft / Vandalism	1998	5.0	Package Unit	Repair
051	Bryant	588AEW060080 ADBG	1698G10053	Theft / Vandalism	1998	5.0	Package Unit	Repair
052	Carrier	48VLNC600906 0	5120F49441	Non- Damaged	2020	5.0	Package Unit	No Action
053	Carrier	48VLNC600906 0	5220F46819	Non- Damaged	2020	5.0	Package Unit	No Action
054	Carrier	UNAVAILABLE	UNAVAILABL E	Non- Damaged	2010	24k	Mini-Split System	No Action
055	Carrier	48VLNC600906 0	4420F47979	Non- Damaged	2020	5.0	Package Unit	No Action
056	Daikin	RX24NMVJU	G024008	Non- Damaged	2018	24k	Mini-Split System	No Action
057	Daikin	RX24NMVJU	G024012	Non- Damaged	2018	24k	Mini-Split System	No Action
058	Bryant	588AEW060080 ADBG	1698G10057	Theft / Vandalism	1998	5.0	Package Unit	Replace
059	Greenheck	G-143-VG-5-X	15627360 18J	Non- Damaged	2018	1/2	Exhaust Fan	No Action
060	Bryant	580FEV091125 AHGA	2903G11536	Theft / Vandalism	2003	7.5	Package Unit	Replace

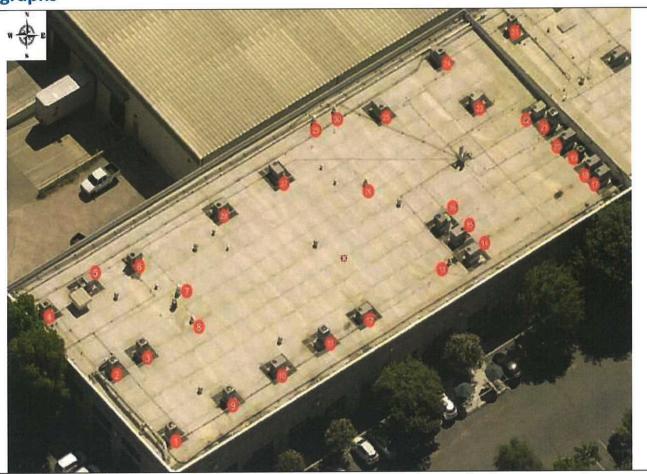
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Site Map



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System #: 001

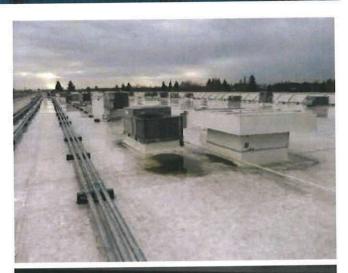


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System #: 003

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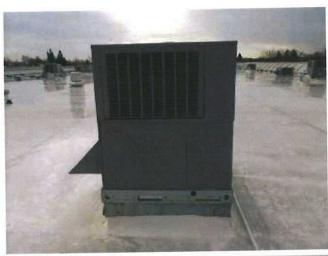


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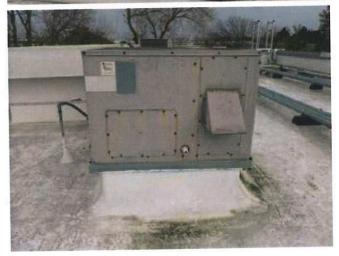


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System #: 005

System #: 005

System #: 006







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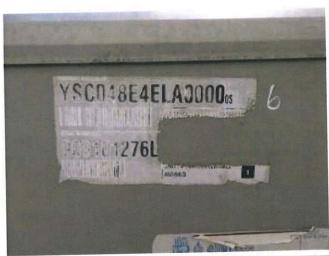


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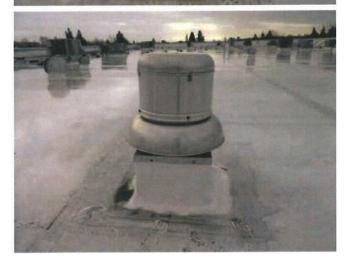


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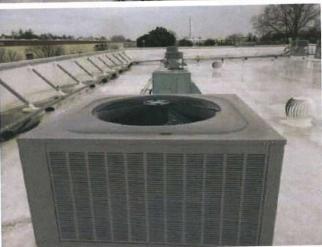
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Our calculation of applicable sales tax is provided for general information purposes only. Any final determination of sales tax applicability should be made by the adjuster after consultation with their internal tax professionals. HVACi does not interpret language or whether any, or all coverage may apply. We therefore defer coverage determinations to your organization.

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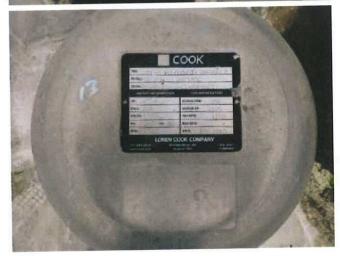


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Our calculation of applicable sales tax is provided for general information purposes only. Any final determination of sales tax applicability should be made by the adjuster after consultation with their internal tax professionals. HVACi does not interpret language or whether any, or all coverage may apply. We therefore defer coverage determinations to your organization.

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System #: 014

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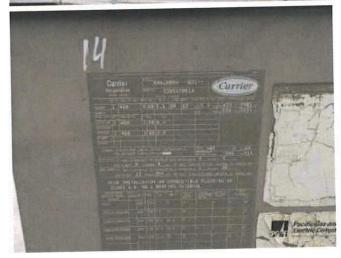


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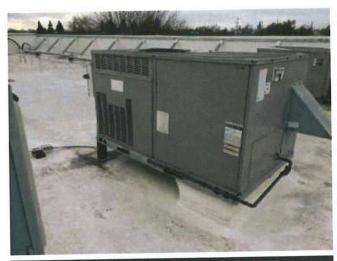


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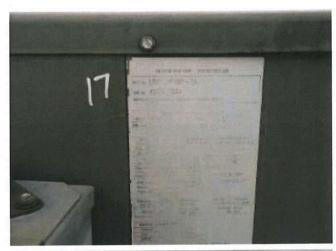
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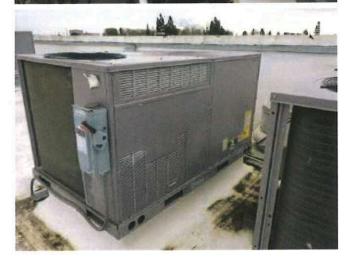


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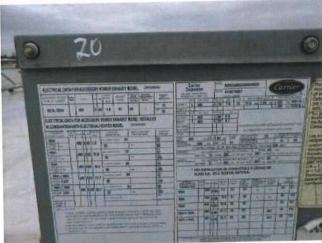
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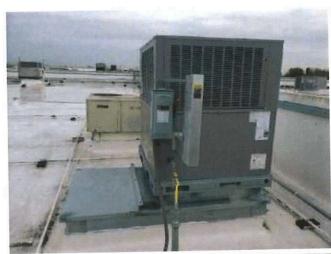


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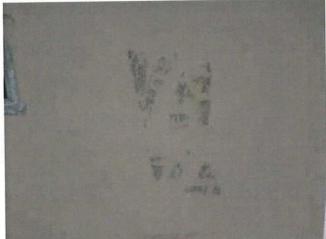
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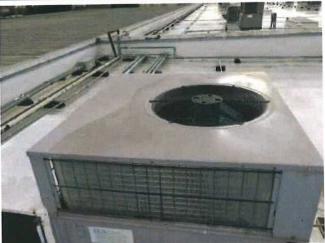
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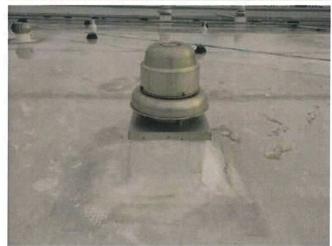
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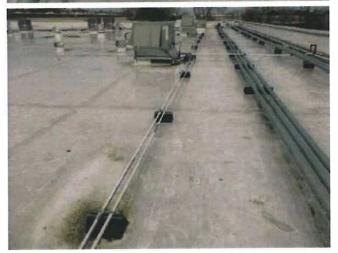
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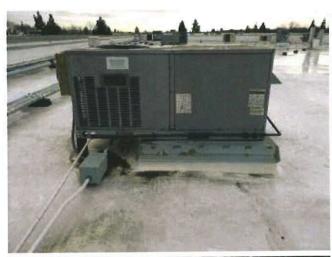
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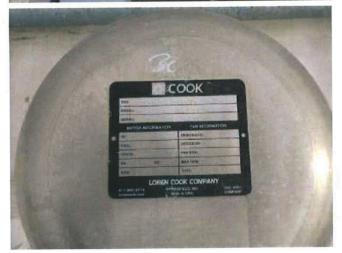
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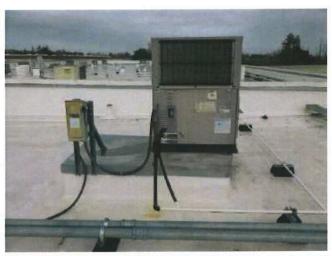


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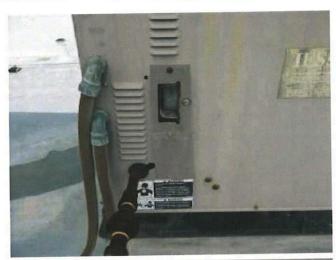


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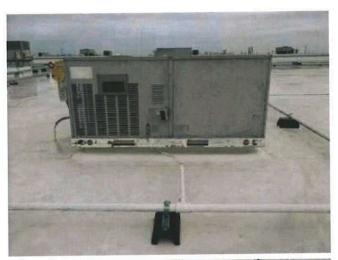
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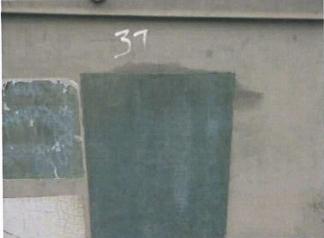


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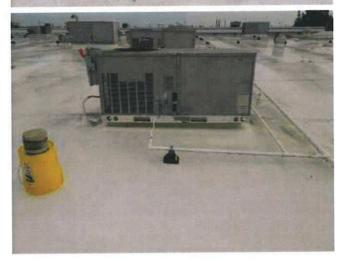


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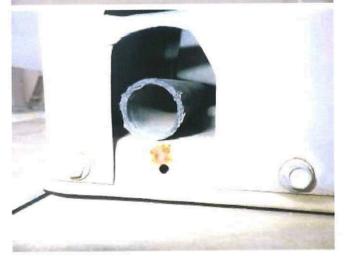
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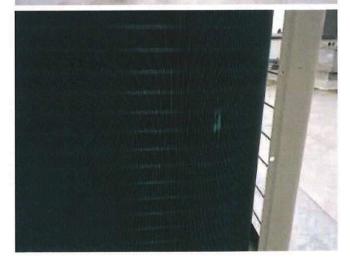
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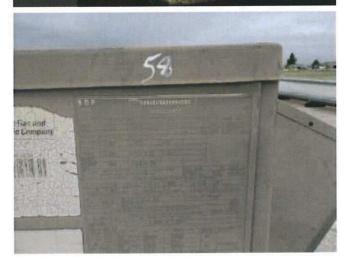


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