

## Heating Ventilation Air Conditioning (HVAC) Information

Property information is available online at [ScottsdaleHomeAuction.com](http://ScottsdaleHomeAuction.com).

The HVAC system was inspected on January 23, 2018 by REDDISERVICES which found the upstairs 2-ton HVAC unit working properly and the downstairs 5-ton unit with no Freon.

The downstairs unit was inspected by technician Keith Harris with Weather Masters on January 30, 2018 who found that a valve on the condenser was leaking. The technician replaced the leaking valve and recharged the unit was recharged with Freon. Both units are working properly.

The below information includes the recent HVAC inspections and the HVAC services invoices for maintenance work done to the units over time.

Note that the Home Inspection report has additional information regarding the HVAC units.



**Billing Address**

Payne, John  
16434 E. Fairview St.  
Gilbert, AZ 85295

**Weather Masters**  
155 E. Broadway Rd.  
Mesa, AZ 85210  
Office: 480-832-9659  
Fax: 480-924-5661  
www.acdudes.com

**Invoice** 26264928  
**Invoice Date** 1/30/2018  
**Completed Date**  
**Technician** Keith Harris  
**Customer PO**

**Job Address**

payne  
7800 East Boulders Parkway  
#4  
Scottsdale, AZ 85266 USA

**Description of Work**

FREE SECOND OPINION: DOES THE UNIT NEED TO BE REPLACED BECAUSE IT HAS NO FREON.

DIAGNOSIS: WHEN I ARRIVED THE A/C PART OF THE SYSTEM WAS OUT OF FREON. UNIT HOLDS 10LBS OF R-22 FREON. I PERFORMED A LEAK SEARCH AND FOUND THE HIGH SIDE SERVICE VALVE ON THE CONDENSER WAS LEAKING. THE VALVE SHOULD BE REPLACED INSTEAD OF REPLACING THE SYSTEM.

REPAIR: REMOVED AND REPLACED THE HIGH SIDE SERVICE VALVE WITH AN AFTER MARKET TRUCK STOCK VALVE. PERFORMED FINAL LEAK CHECK AND FOUND NO OTHER LEAKS. THE SYSTEM WAS THEN EVACUATED TO 600 MICRONS AND RECHARGED WITH 10LBS OF NEW R-22 FREON. I PERFORMED A QUICK CHECK OF THE SYSTEM AND FOUND IT TO BE RUNNING FINE. I ALSO HOSED OFF THE OUTDOOR COIL DUE TO IT BEING DIRTY.

Task #	Description	Quantity	Your Price	Your Total
DIA-016	Free 2nd Opinion	1.00	\$0.00	\$0.00
REF0001	R-22	10.00	\$100.00	\$1,000.00
MIS-004	LABOR FLAT RATE TO REPLACE KING VALVE	1.00	\$185.00	\$185.00
VER - 005	Replace Service King Valve	1.00	\$110.00	\$110.00

Paid On	Type	Memo	Amount
1/30/2018	Credit Card		\$1,295.00

<b>Potential Savings</b>	\$0.00
<b>Sub-Total</b>	\$1,295.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1,295.00
<b>Payment</b>	\$1,295.00
<b>Balance Due</b>	\$0.00

Thank you for choosing Weather Masters. We'd appreciate your feedback. Please review our service by following the link below  
<https://www.acdudes.com/reviews-2/>

I have the authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller. All balances due upon completion of work. All past due balances will be assessed a late charge of \$10 minimum with 1.5% per month (18% APR)

\$1,295.00

Limited Warranty: All materials, parts, and equipment are warranted by the manufacturer's or suppliers written warranty only. All labor performed by Weather Masters, Inc. is warranted for 30 days or as otherwise indicated in writing. Weather Masters, Inc. makes no other warranties, express or implied, and it's agents or technicians are not authorized to make any such warranties on behalf of Weather Masters, Inc.

# REDDISERVICES

SERVICE EXCELLENCE SINCE 1957

Remit billing to:  
12268 N 92nd Dr.  
Peoria AZ 85381  
(602) 385.5349

Invoice 1562934  
Date 1/23/18  
Acct. \_\_\_\_\_



**SERVICE LOCATION**

Name Joyce Price  
Address 8800 E Boulders Pkwy #4  
City Scottsdale State AZ Zip 85266  
Phone ( ) \_\_\_\_\_ ( ) \_\_\_\_\_

**BILL TO**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ ( ) \_\_\_\_\_

DIAGNOSIS: 2 Unit inspection

TASK #	DESCRIPTION
	<u>Checked x2 units pressures, electrically, and mechanically.</u>
	<u>5 Ton downstairs unit has no R-22 (Freon) in it and recommend replacing.</u>
	<u>2 Ton upstairs unit is in good working order in heating and cooling.</u>
	<u>Email findings to JVG@SBCglobal.net &amp; Temple1313@cox.net</u>

STANDARD WARRANTY AS LISTED ON BACK OF INVOICE UNLESS OTHERWISE NOTED HEREIN: No warranty

**UNIT #1**

MAKE \_\_\_\_\_  
MODEL \_\_\_\_\_  
SERIAL \_\_\_\_\_

**UNIT #2**

MAKE \_\_\_\_\_  
MODEL \_\_\_\_\_  
SERIAL \_\_\_\_\_

**WORK AUTHORIZATION SIGNATURE. PAYMENT DUE UPON COMPLETION OF WORK.**

Authorization to proceed with above diagnosis/solution - I, the undersigned, am owner/authorized representative/tenant of the premises at which the work mentioned above is to be done. I hereby authorize you to perform said work, and to use such labor and materials as you deem advisable. A monthly service charge of 1 1/2% will be added after 10 days on all unpaid balances. I agree to pay reasonable attorney's fees and court costs in the event of a legal action or reasonable bank costs if my check fails to clear. I have read, agree to, and have received a copy of the contract. I understand any price is not including tax. All parts will be removed from premises and discarded unless otherwise specified herein.

Any alteration or deviation from above specifications will be an extra charge over and above estimate.

I hereby authorize you to proceed with the above work at the rate of

\$ 139.90 Authorized Signature [Signature]

Job Start Time \_\_\_\_\_ Job Completion Time \_\_\_\_\_

Check  Cash  Credit Card No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

Authorization Code \_\_\_\_\_ Driver's License # \_\_\_\_\_ Exp. Date \_\_\_\_\_

I hereby state that the above work has been installed in a workmanlike manner.

1/23/18 x [Signature]  
Date Service Technician Signature

Acceptance of work performed - I find the service and materials rendered and installed in connection with the above work mentioned to have been completed in a satisfactory manner. I agree that the amount set forth on this contract in the space labeled "Total Charge" to be the total and complete charge. I agree to pay reasonable attorney's fees and court costs in the event of legal action. A monthly service charge of 1 1/2% will be added after 10 days on all unpaid balances.

Acceptance Signature [Signature]

	Reg. Price	PMA Price
SUBTOTAL		
TAX		
<b>TOTAL CHARGE</b>	<u>139.90</u>	

**Reddi Services Phx**

12268 North 92nd Drive

Peoria, AZ 85381

**Phone/Fax** 602-385-1920 /480-499-5501

Page 1 of 1

**Invoice****Date**

04/07/15

**Invoice #****1437586****Bill to #** 100092172**JOYCE PRICE**

7800 E BOULDERS PARKWAY

#4

SCOTTSDALE, AZ 85266

**Service Location #** 100093851**JOYCE PRICE**

7800 E BOULDERS PKWY #4

PMA 04/07/18

SCOTTSDALE, AZ 85266

**Terms** Cash On Delivery**PO #****Call #** 1437586**Salesman** -

	<b>Description</b>	<b>Amount</b>
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**WORK DESCRIPTION**

- PERFORMED 2 UNIT MAINTENANCE.

CHECKED AND TESTED BOTH UNITS OPERATING PRESSURES, REFRIGERANT LEVELS, ELECTRICAL AND MECHANICAL COMPONENTS, ALL MOTORS AND OVER ALL UNIT FUNCTION.

- ISSUES FOUND.

WEAK 20 MFD RUN CAPACITOR FOR COMPRESSOR ON UPSTAIRS UNIT.

INSTALLED NEW 20 MFD RUN CAPACITOR AND RE-TESTED, UNIT OPERATING FINE.

1 YEAR WARRANTY ON PARTS AND LABOR.

\$25.00 GIFT CARD.

**** GOD BLESS AMERICA **** WE ACCEPT ALL MAJOR CREDIT CARDS - VISA - MC - DISCOVER - AM EXP ALL APPLICABLE SALES TAXES INCLUDED  **** PLEASE PAY FROM THIS INVOICE. NO STATEMENT WILL BE SENT****	<b>SUB TOTAL</b>	<b>210.50</b>
	<b>SALES TAX</b>	<b>0.00</b>
	<b>TOTAL \$</b>	<b>210.50</b>

**Reddi Services Phx**

12268 North 92nd Drive

Peoria, AZ 85381

**Phone/Fax** 602-385-1920 /480-499-5501**Invoice****Date**

05/05/16

**Invoice #****1485172****Bill to #** 100092172**JOYCE PRICE**

7800 E BOULDERS PARKWAY

#4

SCOTTSDALE, AZ 85266

**Service Location #** 100093851**JOYCE PRICE**

7800 E BOULDERS PKWY #4

PMA 04/07/18

SCOTTSDALE, AZ 85266

**Terms** Cash On Delivery**PO #****Call #** 1485172**Salesman** -

Description	Amount
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**WORK DESCRIPTION**

INSTALLED NON-PROGRAMABLE DIGITAL THERMOSTAT TO UPSTAIRS UNIT.  
 TESTED AND ALL OPERATIONAL, UNIT IS COOLING AT THIS TIME.

1 YEAR WARRANTY ON PARTS AND LABOR.

***** GOD BLESS AMERICA ***** WE ACCEPT ALL MAJOR CREDIT CARDS - VISA - MC - DISCOVER - AM EXP ALL APPLICABLE SALES TAXES INCLUDED	<b>SUB TOTAL</b>	<b>275.00</b>
***** PLEASE PAY FROM THIS INVOICE. NO STATEMENT WILL BE SENT*****	<b>SALES TAX</b>	<b>0.00</b>
	<b>TOTAL \$</b>	<b>275.00</b>

**Reddi Services Phx**

12268 North 92nd Drive

Peoria, AZ 85381

**Phone/Fax** 602-385-1920 /480-499-5501**Invoice****Date**

07/02/14

**Invoice #****1402505****Bill to #** 100092172**JOYCE PRICE**

7800 E BOULDERS PARKWAY

#4

SCOTTSDALE, AZ 85266

**Service Location #** 100093851**JOYCE PRICE**

7800 E BOULDERS PKWY #4

PMA 04/07/18

SCOTTSDALE, AZ 85266

**Terms** Cash On Delivery**PO #****Call #** 1402505**Salesman** -

Description	Amount
<b>WORK DESCRIPTION</b>	
DIAGNOSED UNIT AND FOUND A BAD THERMOSTAT. SUPPLIED AND INSTALLED NEW NON-PROGRAMMABLE THERMOSTAT AND CYCLED UNIT. UNIT WORKING PROPERLY AT THIS TIME. 1 YEAR WARRANTY ON PARTS AND LABOR.	
**** GOD BLESS AMERICA **** WE ACCEPT ALL MAJOR CREDIT CARDS - VISA - MC - DISCOVER - AM EXP ALL APPLICABLE SALES TAXES INCLUDED	<b>SUB TOTAL</b> 258.50
**** PLEASE PAY FROM THIS INVOICE. NO STATEMENT WILL BE SENT****	<b>SALES TAX</b> 15.03
	<b>TOTAL \$</b> 273.53

# REDDISERVICES

REDDI ROOT'R • BAUGH'S HEATING/AC • DON WILLIAMS PLUMBING • LONNIE'S PLUMBING • RICK'S PUMPING SERVICE

Remit payment to:  
3025 W. Weldon Avenue  
Phoenix, Arizona 85017  
Tele: (602) 385.5349

Invoice 1402505  
Date 7-2-14  
Acct. \_\_\_\_\_



## SERVICE LOCATION

Name Joyce Price  
Address 7800 E. Boulders Park #4  
City Scottsdale State AZ Zip 85266  
Phone( ) \_\_\_\_\_ ( ) \_\_\_\_\_

## BILL TO

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone( ) \_\_\_\_\_ ( ) \_\_\_\_\_

DIAGNOSIS: \_\_\_\_\_

TASK #	DESCRIPTION
	Diagnosed unit and found a bad thermostat. Installed new non-prog thermostat and cycled unit. Unit working properly at this time.

\$25 Gift Card

STANDARD WARRANTY AS LISTED ON BACK OF INVOICE UNLESS OTHERWISE NOTED HEREIN:

1 year parts + labor

UNIT #1		UNIT #2	
MAKE		MAKE	
MODEL		MODEL	
SERIAL		SERIAL	

### WORK AUTHORIZATION SIGNATURE. PAYMENT DUE UPON COMPLETION OF WORK.

Authorization to proceed with above diagnosis/solution - I, the undersigned, am owner/authorized representative/tenant of the premises at which the work mentioned above is to be done. I hereby authorize you to perform said work, and to use such labor and materials as you deem advisable. A monthly service charge of 1 1/2% will be added after 10 days on all unpaid balances. I agree to pay reasonable attorney's fees and court costs in the event of a legal action or reasonable bank costs if my check fails to clear. I have read, agree to, and have received a copy of the contract. I understand any price is not including tax. All parts will be removed from premises and discarded unless otherwise specified herein.

Any alteration or deviation from above specifications will be an extra charge over and above estimate.

I hereby authorize you to proceed with the above work at the rate of

\$ 248.53 Authorized Signature [Signature]

Job Start Time	Job Completion Time
<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Cash
<input type="checkbox"/> Credit Card No.	Expiration Date
<u>1310</u>	
Authorization Code	Driver's License #
	Exp. Date

I hereby state that the above work has been installed in a workmanlike manner.

7/2/14 x Frank M  
Date Service Technician Signature

Acceptance of work performed - I find the service and materials rendered and installed in connection with the above work mentioned to have been completed in a satisfactory manner. I agree that the amount set forth on this contract in the space labeled "Total Charge" to be the total and complete charge. I agree to pay reasonable attorney's fees and court costs in the event of legal action. A monthly service charge of 1 1/2% will be added after 10 days on all unpaid balances.

Acceptance Signature <u>[Signature]</u>	Reg. Price	PMA Price
SUB TOTAL		<u>258 50</u>
TAX		<u>15 03</u>
TOTAL CHARGE		<u>273 53</u>

**Reddi Services Phx**

12268 North 92nd Drive

Peoria, AZ 85381

**Phone/Fax** 602-385-1920 /480-499-5501**Invoice****Date**

06/13/14

**Invoice #****1400083****Bill to #** 100092172**JOYCE PRICE**

7800 E BOULDERS PARKWAY

#4

SCOTTSDALE, AZ 85266

**Service Location #** 100093851**JOYCE PRICE**

7800 E BOULDERS PKWY #4

PMA 04/07/18

SCOTTSDALE, AZ 85266

**Terms** Cash On Delivery**PO #****Call #** 1400083**Salesman** -

	<b>Description</b>	<b>Amount</b>
<b>WORK DESCRIPTION</b>		
DIAGNOSED UNIT AND FOUND A BAD CONDENSER FAN MOTOR AND UNIT LOW ON REFRIGERANT. INSTALLED NEW CONDENSER FAN MOTOR ( 825 ) AND RUN CAPACITOR ( 7.5 ) AND ADDED 3 LBS OF R-22 REFRIGERANT ACCORDINGLY. UNIT COOLING AT THIS TIME. 1 YEAR WARRANTY ON PARTS & LABOR.		
***** GOD BLESS AMERICA ***** WE ACCEPT ALL MAJOR CREDIT CARDS - VISA - MC - DISCOVER - AM EXP ALL APPLICABLE SALES TAXES INCLUDED ***** PLEASE PAY FROM THIS INVOICE. NO STATEMENT WILL BE SENT*****		<b>SUB TOTAL</b> 854.00  <b>SALES TAX</b> 49.68 <b>TOTAL \$</b> 903.68

**Reddi Services Phx**

12268 North 92nd Drive

Peoria, AZ 85381

**Phone/Fax** 602-385-1920 /480-499-5501**Invoice****Date**

07/11/13

**Invoice #****1357030****Bill to #** 100092172**JOYCE PRICE**

7800 E BOULDERS PARKWAY

#4

SCOTTSDALE, AZ 85266

**Service Location #** 100093851**JOYCE PRICE**

7800 E BOULDERS PKWY #4

PMA 04/07/18

SCOTTSDALE, AZ 85266

**Terms** Cash On Delivery**PO #****Call #** 1357030**Salesman** -

Description	Amount
<b>WORK DESCRIPTION</b>	
CHECKED TWO SPLIT SYSTEMS. TIGHTENED ALL ELECTRIC CONNECTIONS. AMP DRAWS ARE IN GOOD RANGE. PRESSURES GOOD ON UPSTAIRS UNIT. FOUND DOWN STAIRS UNIT A LITTLE LOW. USED 1/2 LBS OF R22 PRESSURES ON DOWN STAIRS UNIT IN GOOD RANGE.	
**** GOD BLESS AMERICA **** WE ACCEPT ALL MAJOR CREDIT CARDS - VISA - MC - DISCOVER - AM EXP ALL APPLICABLE SALES TAXES INCLUDED	<b>SUB TOTAL</b>
	<b>59.95</b>
**** PLEASE PAY FROM THIS INVOICE. NO STATEMENT WILL BE SENT****	<b>SALES TAX</b>
	<b>0.00</b>
	<b>TOTAL \$</b>
	<b>59.95</b>