KNIGHTS HVAC/R SUPPORT

DFW Code-Compliant ACCA Engineering & Consulting

Option-Period HVAC Triage Intake

> **During a Texas Option Period, time is your most valuable asset.** To deliver defensible, unbiased Repair vs. Replacement negotiation numbers within our 4-hour turnaround window, please text or email the following information to (214) 471-5224.

1. THE DEADLINE & PROPERTY

Property Address: _____

Exact Option Period Expiration (Date & Time): _____

2. REQUIRED DOCUMENTS

- [ ] **Full PDF of the Property Inspection Report**
  Please send the *entire* report, not just screenshots of the summary. We need to read the inspector's exact terminology regarding the HVAC defects (e.g., rusted primary pan vs. secondary pan, Delta-T splits, visual coil conditions).

- [ ] **Photos of the Unit Data Plates (Critical)**
  We need clear photos of the manufacturer specification stickers on **both the outside Condenser and the inside Furnace/Air Handler**.

  Why? General inspectors frequently miss or estimate the exact age, tonnage, and refrigerant type (R-22 vs. R-410A). We cannot provide an accurate system replacement credit without these data plates. If the inspector included clear, legible photos of the plates in their PDF report, you can skip this step.

3. YOUR NEGOTIATION STRATEGY

- [ ] **Specific Buyer / Seller Concerns**
  Tell us your goal: Are we building a case for a full system replacement credit (Seller Concessions), or are we just pricing out the immediate patch repairs to keep the deal moving?

Same-Day Submission & Delivery

Once you have texted or emailed the documents above, submit your flat-rate payment of **$99 via Zelle** to **shawnknight@knightshvacsupport.com**. Your 4-hour turnaround clock begins immediately upon receipt of all required documents and payment. Your final PDF report will be texted and emailed directly back to you, ready to be attached to your repair amendment.