

HVAC ROOFTOP UNIT CONDITION ASSESSMENT

Client/Facility: Hassen Arena + Sunbelt Arena

Date of Assessment: November 13, 2025

1. HASSEN ARENA – Rooftop Unit Evaluation

1.1 RTU – Lennox

Model: LGA048H4BHP

Serial Number: 5608E01040

Manufacture Date: May 2008

Age: 17 Years

Refrigerant: R22

Condition Assessment

<u>Component / Area</u>	<u>Findings</u>
Refrigeration System	- Unit uses R22 refrigerant; future AC-related repairs will be costly and less feasible.
Condenser Coil	-Fins are severely dented, limiting heat transfer efficiency.
Blower Assembly	-Blower motor bearings exhibit play and generate excessive noise.
Mounting / Support	-Unit is currently installed on plywood; should be mounted on proper sleepers.
Overall Condition	Significant wear consistent with age and environmental exposure.

Professional Recommendation

Replacement recommended in the near future due to age, R22 refrigerant limitations, and multiple mechanical deficiencies.

2. SUN BELT ARENA – Rooftop Unit Evaluation

2.1 RTU-1 – Engineered Air

Model: DG200/0

Serial Number: S38570 RTU-1

Age: 20 Years

Estimated Life Expectancy: 25–30 Years

Condition Assessment

<u>Component / Area</u>	<u>Findings</u>
Casing / Exterior	-Minor weathering present. Rust observed around inducer motor exhaust venting.
Internal Components	-Moderately clean; no critical deficiencies noted.
Heat / Cooling Systems	-No immediate operational concerns identified.

Professional Recommendation

Unit is in serviceable condition overall. Only minor repairs/maintenance are anticipated to achieve the full expected service life of 25–30 years.

2.2 RTU-2 – Engineered Air

Model: DJ40/0

Serial Number: S38570 RTU-2

Age: 20 Years

Estimated Life Expectancy: 25–30 Years

Condition Assessment

<u>Component / Area</u>	<u>Findings</u>
Casing / Exterior	-Evidence of weather-related rusting.
Internal Components	-No major operational concerns noted.
General Condition	-Wear consistent with age.

Professional Recommendation

Unit is in acceptable condition. Only minor repairs or maintenance are expected to support continued operation through its typical lifespan.

2.3 RTU-3 – Lennox

Model: LGC060S2

Serial Number: 5605E01294

Manufacture Date: May 2005

Age: 20 Years

Refrigerant: R22

Condition Assessment

<u>Component / Area</u>	<u>Findings</u>
Refrigeration System	-R22 refrigerant—costly and outdated for AC-related repairs.
Heat Exchanger	-Surface spotting observed; indicates developing corrosion and potential failure risk.
Condenser Coil	-Moderate condition but approaching end of expected service life.
Overall Condition	-Aging, with emerging signs of mechanical degradation.

Professional Recommendation

Replacement recommended in the near future due to age, R22 refrigerant limitations, and heat-exchanger concerns.

3. Overall Summary & Recommendations

- Two units (Hassen Arena RTU and Sun Belt Arena RTU-3) exhibit **conditions warranting near-term replacement**.
- Remaining units (Sun Belt Arena RTU-1 and RTU-2) are **aging but serviceable**, and likely to continue operating with **minor repairs and routine maintenance**.

Additional Notes:
