

The Benefits of Having a Maintenance Agreement

1. Ensures the comfort of your home, safety of your family and protection of your property
2. Keeps your unit running properly all year
3. Great prevention of major problems in the future
4. Helps to lower utility costs
5. All home warranties require 2 yearly check-ups
6. Many manufacturers require maintenance; failure to do so may void the warranty
7. Customers with Maintenance Agreements receive 10% discount on parts & labor
8. Extends the life of you're A/C & heating equipment
9. Customers with Maintenance Agreements get priority in scheduling

Description of Maintenance Inspections

Gas Furnace Maintenance

1. Inspect blower wheel and brackets
2. Check system operation from thermostat
3. Set heat anticipator, if required
4. Check fan control "on" and "off" settings
5. Inspect heat exchanger for cracks (carbon monoxide)
6. Oil blower motor, where applicable
7. Inspect flue pipe
8. Check for proper flue draft
9. Inspect for mold or mildew
10. Check primary air adjustments on burners
12. Check for proper ignition
13. Check operating gas pressure
14. Clean burners and assembly
15. Check voltage and amperage
16. Check temperature rise
17. Check proper alignment of burners
18. Check and clean pilot assembly
19. Check operation of gas valve
20. Check electrical wiring
21. Check operation of all safety controls

A/C & Heat pump Maintenance

1. Clean outdoor coil
2. Oil fan motors
3. Clean drain lines
4. Inspect electrical connections
5. Check voltage and amperage
6. Check refrigerant charge
7. Inspect motors for bearing wear
8. Inspect disconnect boxes
9. Check temperature drop
10. Inspect fan blades and brackets
11. Check compressor contactor
12. Visually inspect ductwork
13. Inspect for mold and mildew
14. Check sequence of operations
15. Inspect and level thermostat
16. Check fan relay
18. Check superheat and sub cooling
19. Inspect blower wheel and brackets
20. Check capacitors
21. Inspect and clean drain pan