

Heating and AC Maintenance Services



You know that regular maintenance improves your car's mileage and performance – but you may not know that regular maintenance can also improve the longevity and performance of your heating and air-conditioning units.

According to the U.S. Environmental Protection Agency, regular maintenance on your heating and AC systems gives you these great advantages:

- Increases the lifespan of your units by 5-7 years
- Decreases service calls by 25 – 35%
- Cuts your utility bills by helping your system work more efficiently
- Saves you additional money by fixing small problems before they turn into big ones
- Keeps dust and allergens down in the home

21-Point Annual Maintenance

This 21-Point Annual maintenance is the perfect way to check up on your HVAC system:

- Chemically clean and thoroughly wash your air conditioner's condenser coil(s).
- Wash or Replace up to 1' x 1' air filter.
- Check its condensing unit for level and proper motor and bearing wear (if accessible.)
- Lubricate its motor and fan bearings if applicable.
- Clean and inspect its evaporator coil if readily accessible.
- Clean, level and check its thermostat operation.
- Adjust and clean its blower motor and fan assembly.
- Clean and inspect its condensate drain lines and fittings.
- Inspect, tighten and test all electrical connections including the electrical disconnect switch.
- Inspect, tighten and test its low voltage cooling wiring.
- Test the system starting and running capacitors.
- Test all controls, switches, relays, transformers, contactors, motors and fans.
- Measure starting and running amperes, line voltage, and control voltage.
- Test the system's starting capabilities.
- Check the system for proper air flow (supply and return differential).
- Inspect and test all of its safety controls.
- Check its refrigerant pressures and temperatures.
- Test and record its super-heat and sub-cooling.

- Monitor the fan motor and compressor operating temperatures.
- Test and record the AC system for proper production and capacity.
- Complete and present to you a full written report and make any necessary recommendations.

