

HEATING SYSTEM P.M. INCLUDES:

Check Venting
Check thermostat, level if necessary
Clean permanent filter (other than electronic)
Change owner-supplied disposable filter (other than pleated)
Oil blower motor, adjust belt (when applicable)
Inspect indoor coil (when accessible)
Check condensate drain on condensing furnaces
Clean if necessary
Check for temperature differences
Inspect and clean burners
Inspect and clean heat exchanger
Vacuum inside of unit
Check limit switch and all other safeties
Inspect wiring and electrical connections
Check ignition system
Check thermocouple
Clean pilot
Clean outside of cabinet

Additional procedures for electric furnaces:

Check strip heaters
Check sequencer

Additional procedures for Hot Water

Inspect and oil pump
Inspect all exposed piping
Check water level
Clean sight glass

NOT INCLUDED:

Cleaning any component of a system beyond normal, routine maintenance, i.e. heavily sooted heat exchangers, excessively clogged coils, splitting double coils.
Any parts (other than those listed above)
Cleaning indoor coil or blower
Pleated media filters
Repairs (no repairs are done at "no charge")

** Coverage is specific to appliances in selected plan**

COOLING SYSTEM P.M. INCLUDES - INDOORS:

Check thermostat, level if necessary
Clean permanent filter (other than electronic)
Change owner-supplied disposable filter (other than pleated)
Oil blower motor
Adjust belt
Inspect indoor coil (when accessible)
Check condensate drain, clean if necessary
Check or temperature differences
Visually inspect furnace and blower for cleanliness

OUTDOORS:

Clean condenser coil, with chemical when necessary
Clean condensing unit inside and out
Check volts and amps
Check wiring
Check contactor
Check refrigerant level
Lubricate fan motor

HUMIDIFIER P.M.

Replace pad
Clean pan, orifice, and saddle valve