

## *Yearly Maintenance Agreement*

### **Furnace Check List**

1. Check/replace standard 1" air filter
2. Check blower components
3. Check all electrical connections
4. Check and lubricate all moving parts, if accessible
5. Clean/check heat exchanger
6. Check burner operation
7. Check safety controls
8. Check/clean flue pipe for proper operation and pitch
9. Check thermostat calibration and anticipator
10. Check emergency shut-off switch
11. Visual check of oil/gas line
12. Measure temperature rise
13. Clean condensate drain (gas)
14. Check and adjust gas valve (gas)
15. Clean flame sensor (gas)
16. Check hot surface ignitor (gas)
17. Measure capacitor valves
18. Check oil pump pressure
19. Check accessible zone dampers
20. Check complete furnace cycle
21. Visual check of above-ground storage tank
22. Analyze combustion (oil)
23. Clean/check/replace nozzle, strainer & filter

Annual Gas Service	\$129.00
Bi-annual Gas w/Central Air	\$228.00
Annual Oil Service	\$189.00
Bi-annual Oil w/Central Air	\$288.00

### **Boiler Check List**

1. Check burner operation
2. Check safety controls
3. Check operation of circulators
4. Check all electrical connections
5. Check and lubricate all moving parts
6. Check/clean flue pipe for proper operation and pitch
7. Check thermostat calibration and operation
8. Check complete boiler cycle
9. Visual check of gas/oil line
10. Check emergency shut-off switch
11. Check water pressure and purge air
12. Check pressure relief valve
13. Check zone valves
14. Check and adjust gas valve
15. Clean flame sensor (gas)
16. Check hot surface ignitor (gas)
14. Clean/check/replace nozzle, strainer & filter
15. Clean/check heat exchanger
16. Check operating pressures
17. Visual check of above-ground storage tank
18. Analyze combustion

Annual Gas Service	\$149.00
Bi-annual Gas w/Central Air	\$248.00
Annual Oil Service	\$189.00
Bi-annual Oil w/Central Air	\$288.00

### **Heat Pump Check List**

1. Check condenser coil
2. Check evaporator coil
3. Check refrigerant charge and condition of refrigerant lines
4. Ensure outdoor unit is level
5. Check safety controls
6. Check operation of auxiliary heat package
7. Check/replace standard 1" air filter
8. Check blower components
9. Clean condensate drain
10. Check all electrical components
11. Check/lubricate all moving parts
12. Check thermostat calibration
13. Check unit's defrost system
14. Check reversing valve
15. Check crankcase heater
16. Measure capacitor values
17. Check for leaks in pressurized loop system (geothermal)
19. Check gauges to ensure system is operating under correct pressure (geothermal)

Annual Heat Pump Service                      \$129.00

Bi-annual Heat Pump Service                      \$258.00

### **Air Conditioner Check List**

1. Check condenser coil
2. Check evaporator coil
3. Check refrigerant charge and condition of refrigerant lines
4. Ensure outdoor unit is level
5. Check safety controls
6. Check/replace standard 1" air filter
7. Clean blower components
8. Clean condensate drain
9. Check all electrical connections
10. Check and lubricate all moving parts
11. Check thermostat calibration
12. Check condenser fan and motor operation
13. Check crankcase heater
14. Measure capacitor values
15. Check safety drain pan on attic air handlers and secondary drain line

Annual Central Air Service                      \$129.00