



BASIC MAINTENANCE

Two PRE-SCHEDULED MAINTENANCE VISITS FOR YOUR COOLING OR HEATING EQUIPMENT: THESE VISITS WOULD BE PERFORMED AROUND THE SPRING TIME AND THE FALL TIME

VISITS INCLUDE:

- *Inspect unit for proper refrigerant level and adjust if necessary*
- *Clean dirt, leaves and debris from inside cabinet*
- *Inspect base pan for restricted drain openings—remove obstructions as necessary*
- *Inspect coil and cabinet—clean as needed*
- *Inspect fan motor and fan blades for wear and damage—on older models lubricate as needed*
- *Inspect control box, associated controls/accessories, wiring and connections. Controls may include contactors, relays, circuit boards, capacitors, sump heat and other accessories. All control box and electrical parts should be checked for wear or damage*
- *Inspect compressor and associated tubing for damage*
- *Inspect and clean blower assembly (includes blower housing, blower wheel and motor)*
- *On older models, lubricate motor and inspect and replace fan belt if needed*
- *Check combustion blower housing for lint and debris and clean as necessary*
- *Inspect evaporator coil, drain pan and condensate drain lines. Clean as needed*
- *Inspect for gas leaks in gas furnaces*
- *Inspect burner assembly—clean and adjust as needed*
- *Inspect ignition system and safety controls—clean and adjust as needed*
- *Inspect heat exchanger or heating elements*
- *Inspect flue system—check for proper attachment to the furnace, any dislocated sections, and for signs of corrosion. Replace if necessary*
- *Inspect control box, associated controls, wiring and connections*
- *Clean or replace air filters*
- *Inspect conditioned airflow system (ductwork)—check for leaks*
 - *Providing condensate treatment chemicals*
 - *Replace steam cylinder or clean steam chamber in your humidification system*

WHILE YOUR SYSTEM IS OPERATING

- *Monitor system starting characteristics and capabilities*
- *Listen for abnormal noise*
- *Search for source of unusual odors*
- *Monitor air conditioning and heat pump systems for correct refrigerant charge*
- *Measure outdoor dry bulb temperature*
- *Measure indoor dry and wet bulb temperature*
- *Measure high and low side system pressures*
- *Monitor gas furnace for correct line and manifold gas pressure—make adjustments as needed*
- *Measure temperature rise and adjust airflow as needed*
- *Check vent system for proper operation*
- *Monitor system for correct line and load volts/amps*
- *Monitor system operation per manufacturer's specifications*
- *Provide system operation report and recommend repairs or replacement as necessary*

SERVICE CALLS IN BETWEEN THE MAINTENANCE VISITS WOULD BE GIVEN PREFERENTIAL TREATMENT OVER NON-CONTRACTUAL CUSTOMERS AND CHARGED AS EXTRA



INTEGRATE COMFORT SYSTEMS INC.
HVAC CONTRACTOR • SHEET METAL FABRICATOR

MAINTENANCE PLUS

FOUR PRE-SCHEDULED MAINTENANCE VISITS FOR YOUR COOLING OR HEATING EQUIPMENT

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- *Clean dirt, leaves and debris from inside cabinet*
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- *Inspect flue system—check for proper attachment to the furnace, any dislocated sections, and for signs of corrosion. Replace if necessary*
- *Inspect control box, associated controls, wiring and connections*
- *Clean or replace air filters*
- *Inspect conditioned airflow system (ductwork)—check for leaks*
 - *Providing condensate treatment chemicals*
 - *Replace steam cylinder or clean steam chamber in your humidification system*

WHILE YOUR SYSTEM IS OPERATING

- *Monitor system starting characteristics and capabilities*
- *Listen for abnormal noise*
- *Search for source of unusual odors*
- *Monitor air conditioning and heat pump systems for correct refrigerant charge*
- *Measure outdoor dry bulb temperature*
- *Measure indoor dry and wet bulb temperature*
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- *Provide system operation report and recommend repairs or replacement as necessary*

SERVICE CALLS IN BETWEEN THE MAINTENANCE VISITS WOULD BE GIVEN PREFERENTIAL TREATMENT OVER BASIC MAINTENANCE CUSTOMERS AND CHARGED AS EXTRA



1-YEAR SERVICE AGREEMENT

INTEGRATE COMFORT SYSTEMS INC.
HVAC CONTRACTOR • SHEET METAL FABRICATOR

SERVICE PLUS

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SERVICE CALLS IN BETWEEN THE MAINTENANCE VISITS WOULD BE GIVEN PREFERENTIAL TREATMENT OVER ALL OTHER CONTRACTS. ALL LABOR COSTS ARE INCLUDED; PARTS CHARGED AS EXTRA



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1-YEAR SERVICE AGREEMENT

WHAT HAPPENS NORMALLY?

If you have the Basic Maintenance program we scheduled you in to visit twice a year. If you have the Maintenance Plus or the Service Plus we schedule you for four times a year. This is done automatically through our own dispatching. You do not need to worry about calling us. All materials used during our regular maintenance visits are free.

WHAT HAPPENS IF I HAVE A PROBLEM IN BETWEEN THE VISITS?

If you have the Basic Maintenance or the Maintenance Plus you will be charged for the labor on the service visit, but will not be charged any destination fee. If you have the Service Plus you will NOT pay any additional labor costs. All parts are billed separately.

WHAT HAPPENS IF SOMETHING NEEDS TO BE REPLACED?

During our visits for the maintenance we look over your whole system and assess if any parts need immediate replacement. If the parts are minor and readily available we replace them. These parts are usually under \$300. If there are any major components needing replacement, then we quote you and ask for your consideration.

WHAT ARE THE ADVANTAGES OF THE MORE EXPENSIVE PROGRAMS?

First, the Service Plus program offers you our priority service and you never get billed for the labor. If we ever have a conflict between the Service Plus, the Maintenance Plus, and the Basic Maintenance scheduling we prioritize – Service Plus first, Maintenance Plus second and Basic Maintenance last. Don't forget that any service contract customer gets priority over a customer without one. When you engage in our programs you are leaving your equipment in our capable and trustworthy hands.