

SERVICE AGREEMENT

AIR CONDITIONING

1. CONDENSER COIL fins will be straightened and cleaned as required.

VALUE TO YOU Dirty condenser coils raise refrigerant pressure higher than needed, increasing your electrical bill.

2. EVAPORATOR COILS will be inspected and cleaned as required.

VALUE TO YOU Evaporator coils become dirty because filters only collect a portion of the particles in the air. Even a small amount of dirt can decrease efficiency and increase operating costs. This is also a major cause of compressor failure. Customer should replace properly sized air filter every month.

3. BLOWER WHEELS will be inspected and cleaned as necessary.

VALUE TO YOU Dirty blower wheels reduce air flow, causing longer operating time and increased cost. This problem can lead to lost comfort and compressor shut down.

4. REFRIGERANT CHARGE checked by superheat / subcooling method.

VALUE TO YOU A low or high refrigerant charge can easily go unnoticed and increase operating costs. An improper charge can cause compressor shut down.

5. AIR FILTER will be replaced at customer's option.

VALUE TO YOU A restricted air filter can cause your air conditioning unit to waste energy and shorten the compressor's life.

6. BELTS AND PULLEYS will be inspected and adjusted as required.

VALUE TO YOU Loose belts and worn pulleys decrease air flow, increase operating costs and shorten the compressor's life. Belts crack and break with age.

7. LUBRICATION of motors and bearings.

VALUE TO YOU Improperly lubricated rotating equipment will eventually fail.

8. THERMOSTAT will be checked and calibrated as required.

VALUE TO YOU Improperly calibrated thermostats allow the unit to run longer than necessary. Every degree your air conditioning operates below 78 degrees can add 5 to 8% to the cost of cooling.

9. CONTROLS & SAFETIES will be inspected and tested.

VALUE TO YOU Controls and safeties that do not function properly can increase operation cost and cause other components to fail.

10. MOTORS will be cleaned and inspected.

VALUE TO YOU Dirty motors are less efficient and will fail sooner.

11. CAPACITORS will be tested.

VALUE TO YOU Bad capacitors can lead to compressor and motor failure.

12. CONDENSATE DRAIN will be checked to assure it is open.

VALUE TO YOU Algae can plug a condensate drain which can cause expensive water damage.

13. CRANKCASE HEATER will be operationally checked.

VALUE TO YOU Crankcase heaters that do not work can lead to a compressor failure.

14. RELAYS AND CONTRACTORS will be inspected.

VALUE TO YOU Worn contacts and loose wire connections can lead to a motor or compressor failure.

15. UNIT DISCONNECT will be inspected.

VALUE TO YOU A worn or over heated disconnect blows fuses and is dangerous. We will check for signs of possible problems.

16. UNIT WIRING will be inspected and loose connections tightened.

VALUE TO YOU Loose connections can lead to a motor or compressor failure.

17. TEMPERATURES AND PRESSURES will be taken and recorded.

VALUE TO YOU An accurate record of your equipment's vital data can indicate potential problems, which can be eliminated. A record will be kept with the unit which may reduce emergency service time.

18. DUCT WORK will be checked for leaks and proper insulation.

VALUE TO YOU Duct leaks may exist from the time it was installed and insulation can fall off. Unrepaired duct work problems can increase operating costs by 30% or more. Accessible duct work will be inspected at least once during the first year of the agreement.