

# **AGREEMENT FOR PREVENTATIVE MAINTENANCE**

Miron Heating & Cooling agrees to provide two pre scheduled maintenance visits for your cooling or heating systems. The visits would take place in the spring and in the fall depending on the weather conditions.

## *MAINTENANCE VISITS CONSIST OF:*

- Inspecting the unit's refrigerant level and adjusting it once per season at no additional charge except the price of refrigerant if the need arises
- Removing dirt, leaves and debris from inside of the cabinet
- Inspecting base pan for restricted drain openings and removing obstructions if necessary
- Inspecting coil and cabinet – cleaning it if needed (chemical cleaning is to be quoted on an as needed basis)
- Inspecting for gas leaks in gas furnaces
- Inspecting burner assembly—cleaning and adjusting as necessary
- Inspecting ignition system and safety controls—cleaning and adjusting as needed
- Inspecting and cleaning blower assembly (includes blower housing, blower wheel and motor)
- Checking and cleaning HRV ventilator filters during each visit
- Checking and cleaning radiant floor boiler once a year
- On older models, lubricating motor and inspecting and replacing fan belt if required
- Inspecting fan motor and fan blades for wear and damage – use lubricate on older models as needed
- Inspecting control box, wiring, connections and associated controls/accessories. Controls may include circuit boards, relays, contactors, capacitors. All electrical parts and control boxes should be checked for wear or damage.
- Inspecting compressor and associated tubing for damage
- Inspecting evaporator coil, drain pan and condensate drain lines. Cleaning when needed
- Inspecting flue system—checking for proper attachment to the furnace, any dislocated sections, and for signs of corrosion.
- Cleaning or replacing air filters
- Changing humidifier pads once per year
- Thermostat checking and recording actual setting, securing mounting and proper location for good sensing
- Replacing two Honeywell mechanical air filters during each visit

## *WHILE YOUR SYSTEM IS OPERATING*

- Monitoring system starting characteristics and capabilities
- Listening for abnormal noises and sounds
- Measuring suction and discharge system pressures
- Monitoring air conditioning and heat pump systems for correct refrigerant charge
- Measuring outdoor dry bulb temperatures
- Measuring indoor dry and wet bulb temperatures
- Monitoring gas furnace for correct line and manifold gas pressure—making adjustments as needed
- Measuring temperature rises and adjust airflow as needed

- Checking the vent system for proper operations
- Monitoring system for correct line and load volts/amps
- Monitoring system operating according to manufacturer's specifications
- Providing system operation report and recommending repairs or replacements as necessary