



Plumbing, Heating & Mechanical Contractors

Air Conditioning Maintenance

Check operation of Furnace/Air Handler
Lubricate Drive Motor on Furnace/Air Handler
Inspect Cooling Coil
Check Air filter/1" air filter change out included
Clean Washable Air Filter
Flush out and Test Condensation Pump
Clean Interior Housing of Outdoor Condenser
Check Refrigerant Pressure and Levels
Inspect Exposed Sections of Refrigerant Lines
Check Condenser Disconnect, Fuses and Wiring
Test Operation of Thermostat
(Replacement batteries included if needed)
Check Germicidal Lights/UV Bulbs
Shut down Humidification System for Summer Season

Hot Water Boiler System Maintenance

Check and Clean Burner Assembly
Clean Electronic Spark Ignition Assembly
Replacement of Thermocouple
Clean Flame and Spark Sensors
Check Water Fill Valve and Backflow Preventer
Remove Flue and Inspect Base of Chimney
Check Direct Vent Exhaust and Fresh Air Intake Lines
Energize and Purge Boiler and Heating Zones
Check Main Boiler and Heating Zones
Check Main Boiler Circulating Pump
Test Stack Damper
Test Low Water Cut off
Test All Zone Valves, Circulator Pumps and Relay Controls
Flush and Test Condensation Pump
Test Operation of Thermostats
(Replacement batteries included if needed)
Identify and Test Emergency Shut off Switch
Identify and Test Water Feed Isolation Valve
Identify and Test Gas Isolation Valve

Hot Air Furnace

Check and Clean out Burner Assembly
Replace Thermocouple Remove Flue and Inspect Base of Chimney
Energize and Test Furnace
Flush and Test Condensation Pump
Identify and Test Emergency Shut off Switch
Identify and Test Gas Isolation Valve
Clean Electronic Spark Ignition Assembly
Clean Flame and Spark Sensors
Check Direct Vent Exhaust and Fresh Air Intake Lines
Replacement of Air filter: 1" filter included
Clean all Washable Air Filters
Check Germicidal Lights/UV Bulbs
Test Operation of Thermostat/Replacement Batteries Included if needed
Identify and Test Water Feed Isolation Valve

Mini Split System Maintenance

Check Operation of Evaporator
Wash Reusable Air Filter
Check Operation of Exterior Condenser
Check Refrigerant Pressure and Levels
Flush Condensate Line
Inspect Exposed Sections of Refrigerant Lines
Check Voltage and Amperage of Compressor
Check Condenser Disconnect, Fuses, and Wiring
Test all Operations of Thermostat

Steam Boiler Maintenance

Clean Site Glass/Replace if needed-Included
Clean and Flush Low Water Cut off
Clean Pressuretrol and Pigtail
Remove Flue and Inspect Base of Chimney
Check Operation of all Boiler Drains
Check and Clean Burner Assembly
Replace Thermocouple
Flush and Clean Water Side of Boiler
Fill, Energize and Add Water Treatment to Boiler
Test Ignition Control
Test Stack Damper
Test Low Water Cut Off
Test Automatic Water Feed
Test Operation of Thermostat
Identify and test Emergency Shut off Switch
Identify and Test Water Feed Isolation Valve
Identify and Test Water Feed Isolation Valve
Identify and Test Gas Isolation Valve

Generator Maintenance

Supply and Install new Spark Plugs
Supply and Install new Oil Filter
Supply and Install new Air Filter
Check Air Intake & Exhaust Ports
Check and Test Battery
Check Fuse on Control Panel
Check and Test Transfer Switch
Check Flexible Gas Connection Whip
Start and Test unit for Proper Operation

Note that Annual Maintenance does not guarantee or warranty against any future failure, repairs or Replacement of serviced equipment