

SCHEDULE OF MAINTENANCE ITEMS PERFORMED

Gas heating

- 1 Check & clean pilot
- 2 Check & clean burners
- 3 Check flue pipe and connections
- 4 Check heat exchange for cracks
- 5 Check motor amps
- 6 Oil blower motor bearings
- 7 Check fan/limit control
- 8 Check Blower motor run capacitor
- 9 Check vent cap
- 10 Check calibration of thermostat
- 11 Check thermocouple
- 12 Check all safety controls
- 13 Clean inside of unit
- 14 Check ignition controls
- 15 Replace or clean filter
- 16 Check fan belt & adjust if needed
- 17 Check flame roll out control
- 18 Check and oil combustion motor
- 19 Adjust Primary air for clean and efficient burner operation
- 20 Test for carbon monoxide
- 21 Run equipment through a complete cycle

Air Conditioning

- 1 Check refrigerant levels
- 2 Check all exposed fittings if refrigerant levels are low
- 3 Check and clean condenser coil (Water only)
- 4 Check fan belt & adjust if needed
- 5 Check starting components
- 6 Check motor amps
- 7 Check compressor amps
- 8 Clean Control compartment
- 9 Replace or clean filter
- 10 Inspect starter contacts, switches, and relays
- 11 Tighten all terminal connections
- 12 Check all safety controls
- 13 Check thermostat calibration
- 14 Inspect evaporator coil for dirt and damage
- 15 Check conditions of equipment for general wear, rust, and deterioration
- 16 Oil condensor fan motor
- 17 Check condensor fan blade for wear and tightness
- 18 Check temperature differential
- 19 Check condensor fan motor run capacitor
- 20 Check for air leakage (Package units only)
- 21 Run Equipment through a complete cycle

Heat Pump

- 1 Check refrigerant levels
- 2 Inspect reversing valve operation
- 3 Check and clean condenser coil (water only)
- 4 Check fan belt & adjust if needed
- 5 Check starting components
- 6 Check motor amps
- 7 Check compressor amps
- 8 Clean Control compartment
- 9 Replace or clean filter
- 10 Inspect starter contacts, switches and relays
- 11 Tighten all terminal connections
- 12 Check all safety controls
- 13 Check thermostat calibration
- 14 Inspect evaporator coil for dirt and damage
- 15 Check condition of equipment for general wear, rust and deterioration
- 16 Oil condensor fan motor
- 17 Check condensor fan blade for wear and tightness
- 18 Check Temperature differential
- 19 Run Equipment through complete cycle
- 20 Check for air leakage
- 21 Test defrost controls
- 22 Check blower motor run capacitor
- 23 Check condenser fan motor run capacitor

Note:

Maintenance Agreement Customers are entitled to our discounted Value Rate on all Heating and Air Conditioning repairs or replacements that may be needed during the 12 month agreement period. We feel that it is our duty to inform and educate our customers on ways to save money, conserve energy, reduce operating cost, and lower repair bills. We feel that scheduled Maintenance is the best way to achieve these goals. We are ready to serve your needs 7 days a week, including ALL holidays. We want to be YOUR heating Air Conditioning and Indoor Air Quality service company.

Optimum Air
"Raising Your Expectations"
702-407-9