



Presents Our Preventative Maintenance Agreement “Package Care”

Debalski Heating & Cooling, Inc agrees to conduct two maintenance visits in the period of one year. These visits will satisfy equipment manufacturers requirements for maintenance on systems for warranty coverage. However, diagnostics (to determine which part has failed), leak searches for refrigerant leaks, shipping and handling for warranty repair parts, and refrigerant are not covered. The visits will include the following inspections as inspired by ACCA (Air Conditioning Contractors of America).

Air Conditioners/ Heat pumps/ Fan Coils/ Evaporator Coils

1. Inspect condenser/evaporator coil for cleanliness to maintain indoor air quality, efficiency, and system longevity
2. Inspect compressor contactor for wear/pitting and capacitor microfarads to keep the heart of the system (most vital component) operating most efficiently and preventing costly breakdowns
3. Inspect filters for cleanliness to maintain optimum indoor air quality and efficiency and replace as needed (1” filters included while media filters are billed separately)
4. Adjust blower components as needed for efficiency while also inspecting blower wheel, shaft, and motor bearings for wear to note abnormalities
5. Inspect all electrical connections for tightness for uninterrupted service while verifying proper grounding for safety
6. Clear condensate drain line to flush out debris and keep the system online during the peak cooling season
7. Measure temperatures of return and supply ducts to verify proper operation of the system and comfort levels in hot or cool spots throughout the house
8. Measure voltage and amps on motors to confirm they are operating within the specifications allowed to inform us of needed replacement
9. Calibrate thermostat for optimum efficiency and comfort, informing the customer about the benefits of setting a programmed schedule (if applicable)
10. Verify transformer is set to the correct tap for the voltage present to prevent overheating and failure
11. Test defrost controls for proper operation to provide comfort in extreme cold weather conditions

12. Inspect heat pump drain ports for proper drainage and clear out blockages as needed to prevent accumulation of debris
13. Measure static pressure to take the “blood pressure” of the system to make sure we are operating in the manufacturers specifications and explain why this is so vital to the health and performance of the system

Gas Furnaces

1. Inspect filters for cleanliness to maintain optimum indoor air quality and efficiency and replace as needed (1” filters included while media filters are billed separately)
2. Replace thermocouple (as needed) for continued reliable operation
3. Inspect and clean burners as needed for cleanliness and proper operation
4. Inspect flue pipe for damage and safety concerns
5. Calibrate thermostat for optimum efficiency and comfort informing the customer about the benefits of setting a programmed schedule (if applicable)
6. Inspect safety controls for proper operation
7. Adjust blower components as needed for efficiency while also inspecting blower wheel, shaft, and motor bearings for wear to note abnormalities
8. Measure temperatures of return and supply ducts to verify proper operation of the system and comfort levels in hot or cool spots throughout the house
9. Inspect heat exchanger for cracks and leaks to make recommendations for replacement or repair because of safety concerns
10. Verify gas valve for proper operation for continuous uninterrupted service
11. Inspect pilot light/ignitor for cracks, soot, and discoloration making recommendations for repair
12. Measure gas pressure and adjust to manufacturers specifications for proper operation to avoid overheating
13. Inspect all electrical connections for tightness for uninterrupted service while verifying proper grounding for safety
14. Measure static pressure to take the “blood pressure” of the system to make sure we are operating in the manufacturers specifications and explain why this is so vital to the health and performance of the system