

Heat/Cool Maintenance Agreement Options	Maintenance Plans			
Services to be performed (some items may not apply)	Good	Better	Best	Fantastic
21 + point inspection	✓	✓	✓	✓
Check freon charge; outdoor coil clean (cleaning agent not used)	✓	✓	✓	✓
Combustion analysis and adjustment for optimum efficiency	✓	✓	✓	✓
Outdoor AC coil cleaning (cleaning agent used)		✓	✓	✓
Visual heat exchanger inspection; internal/external with camera		✓	✓	✓
Priority Scheduling for maintenance			✓	✓
Available to perform maintenance on Saturdays			✓	✓
No charges on future repairs up to \$125 (with followed recommendations)				✓
No overtime labor charges on future repairs				✓
Maintenance Prices (Per System Item)				
Gas furnace or gas boiler	\$65	\$80	\$95	\$145
Oil burner maintenance (soot removal is available on a time & material basis)	\$85	\$90	\$105	\$155
AC maintenance	\$65	\$80	\$95	\$145
Additional Services Offered (Completed While On Site for MA Service)				
Maintenance on additional unit(s) completed during initial visit only	\$40	\$45	\$50	\$75
Dryer vent cleaning while on site (prices range dependent on time)	\$20-\$80	\$20-\$80	\$20-\$80	\$20-\$80
Blower wheel removal and cleaning	\$65	\$65	\$65	\$65
Indoor AC coil cleaning	\$60	\$60	\$60	\$60
Water-heater (tank) maintenance	\$40	\$40	\$40	\$40
Tankless water-heater (cleaning agent flush)	\$85	\$85	\$85	\$85
HVAC system accessories (humidifier, UV light, etc.)	\$10 each	\$10 each	\$10 each	\$10 each

Maintenance Checklist for Furnaces	Completed	Comments/Notes
check air filter; replace if needed		
check thermostat operation		
check and clear all drain line(s) and trap		
test pressure switch(s) and check switch tubing		
Ohm reading on igniter		
clean flame sensor or thermocouple and check micro-amp reading		
test capacitor(s)		
inspect all electrical wires and connections		
visually inspect inducer motor		
measure Amp draw and voltage of inducer motor		
visually inspect blower motor, blower wheel, and/or belt		
measure Amp draw and voltage of blower motor		
Visually inspect furnace venting (PVC or chimney)		
Visual inspection of burner tubes		
fuel combustion analysis		
Test manifold gas pressure		
Lubricate moving parts as needed		
inspect solid state relays		
measure air temp rise		
test zoning controls and dampers		
Inspect visible duct work and confirm proper air flow		
check for gas leaks from furnace shut off to furnace		
Observe sequence of operation		
Inspect heat exchanger(s)		
vaccuum furnace cabinet as needed		

Maintenance Checklist for A/C	Completed	Comments/Notes
Check outdoor condenser coil (clean as necessary)		
clean out debris inside outdoor unit		
inspect electrical wires and connections		
test capacitor(s)		
visually inspect condenser fan motor and blades		
Measure Amp and Voltage to condenser motor		
Inspect all solid state relays		
Check low ambient kit		
Check seals and caps on refrigerant ports		
measure refrigerant volume		
measure subcooling and superheat		
inspect and clear indoor evaporator drain line		
measure temp drop across evaporator coil		
Measure Amps and voltage to compressor		
measure Ohms thru compressor windings		
check thermostat operation		
check air filter; replace if needed		
Inspect visible duct work		
test zoning controls and dampers		
confirm system air delivery		
Observe sequence of operation		
Visually inspect refrigerant lines		