

# ANDRADE HEATING & AIR CONDITIONING

## Annual Maintenance Program

**Includes: Two maintenance visits, no dispatch fee while you are a maintenance customer, 20% discount on any repair, 5% discount on system replacement**

**Spring visit and Fall visit: We will ensure proper operation of both the heating and air conditioning side of the system.**

This includes a 21 point inspection of:

- Refrigerant charge: Verify the charge is correct and to manufacture's standard
- Compressor: Check starting amps and running amps to ensure it meets safe operating standards
- Condenser wiring: Check for fatigued or shorted wires that could pose a safety hazard or damage the system
- Contactor: Verify proper operation and that it's not pitted or burned which is a common cause of a/c failure
- Outdoor fan and Compressor capacitor: Perform a MFD reading and verify it is within spec to protect fan and compressor
- Line set insulation: Inspect for tears or any kinds of fatigue that could cause loss of efficiency
- Outdoor fan operation: Check for easy start up, vibration or abnormal oil loss from bearings
- Condensing Coil Cleaning: Clean the coil to maximize airflow and extend compressor life and efficiency
- Furnace safety check: Visually inspect the furnace for any signs that may pose a hazard to your home and family
- Gas pressure: Adjust temperature rise to insure proper heat and that system is not over heating
- Exhaust piping: Check for restrictions or any other issues that may be a safety hazard
- Furnace wiring: Check for fatigued or shorted wires that may pose a safety hazard or damage the system
- Indoor motor operation: Take amp reading to ensure it is within spec and at proper speed for designed amount of airflow
- Indoor motor capacitor: Take MFD reading to ensure it is within spec for prolonged motor life
- Blower wheel: Remove and clean blower wheel for proper airflow and to prevent vibration that causes motor failure
- Evaporator coil: Check evaporator coil to verify it is clean and air is flowing correct for best efficiency
- Air filter: Filters will be inspected for debris.
- Duct work: Check for loose, kinked, or damaged ducts that could be causing efficiency loss and or dirty air to enter home
- Thermostat: Calibrate to ensure proper reading and check for correct operation
- Equipment noise level: Run system after maintenance visit and verify that you, the customer, are satisfied

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