



# TOTAL COMFORT \$459.00

## ACCA APPROVED HVAC SYSTEM MAINTENANCE

### HEATING INSPECTION—

- Air Filter Clean—Permanent Filter
- Replace Standard Air Filter
- Inspect Air Filter Housing & Air Seal
- Inspect Grilles, Registers & Diffusers For Dirt
- Inspect Accessible Ductwork For Moisture Accumulation or Biological Growth
- Inspect Integrity Of Accessible Ductwork
- Ductwork Sealed?
- Test Safety Control Operations, Control Sequences & Test Ranges
- Test Zoning Controls Modes Of Operation & Bypass Dampers
- Test Thermostat Operation
- Check & Adjust Thermostat Readings
- Test & Inspect Drain Pan Safety Switches
- Test & Inspect Unit Safety Switch
- Inspect Cabinet, Cabinet Fasteners & Panels
- Inspected For Required Clearance Around Cabinet
- Inspect Electrical Disconnect Box
- Check Equipment Grounding
- Measure & Record Line Voltage
- Inspect & Test Contactors & Relays
- Inspect Electrical Connections & Wire
- Clean & Tighten Electrical Connections As Needed
- Inspect All Stand Alone Capacitors
- Test Capacitor #1
- Test Capacitor #2
- Test Capacitor #3
- Measure & Record AMP Draw To Blower Motor / Nameplate Data (FLA) As Available
- Blower Motor AMPs
- Blower Motor Volts
- Inspect Fan Belt Tension
- Inspect Belt & Pulleys For Wear & Tear
- Inspect Fan Blade & Blower Wheel Connection To Blower Motor Shaft.
- Lubricate Moving Parts As Needed

- Determine & Record Airflow Across Heat Exchanger
- Test VFD for Proper Operation
- Test Inducer Fan Motor & Blower Assembly
- Clean Blower Motor & Assembly As Needed
- Inspect & Clean Condensate Drain & Traps
- Test Condensate Pump
- Inspect Burner & Flue For Water, Corrosion & Blockage
- Test Main Burner Ignition
- Test Burners
- Clean Burners As Needed
- Inspect Heat Exchanger For Signs Of Corrosion, Structural Problems & Erratic Flame
- Inspect & Record OHM Reading On Hot Surface Igniter
- Measure & Record Inlet Gas Pressure
- Adjust Manifold Pressure As Necessary
- Test & Inspect Inducer Fan Motor & Blower Assembly
- Test Combustion Air Volume
- Combustion Analysis Test
- Measure & Record TD Across Heat Exchanger
- Inspect Vent Exhaust
- Inspect Vent Connectors
- Inspect Inlet & Exhaust Vent Pipe
- Inspect For Combustible Materials Near Venting or Pipe
- Inspect Visible Fuel Connections

## COOLING INSPECTION—

- Air Filter Clean—Permanent Filter
- Replace Standard Air Filter
- Inspect Air Filter Housing & Air Seal
- Inspect Grilles, Registers & Diffusers For Dirt
- Inspect Accessible Ductwork For Moisture Accumulation or Biological Growth
- Inspect Integrity Of Accessible Ductwork
- Ductwork Sealed?
- Test Safety Control Operations, Control Sequences & Test Ranges
- Test Zoning Controls Modes Of Operation & Bypass Dampers
- Test Thermostat Operation
- Check & Adjust Thermostat Readings
- Test & Inspect Drain Pan Safety Switches
- Test & Inspect Unit Safety Switch
- Inspect Cabinet, Cabinet Fasteners & Panels
- Inspect For Required Clearance Around Cabinet
- Inspect Electrical Disconnect Box
- Check Equipment Grounding
- Measure & Record Line Voltage
- Inspect & Test Contactors & Relays

- Inspect Electrical Connections & Wire
- Clean & Tighten Electrical Connections As Needed
- Inspect All Stand Alone Capacitors
- Test Capacitor #1
- Test Capacitor #2
- Test Capacitor #3
- Measure & Record AMP Draw To Blower Motor / Nameplate Data (FLA) As Available
- Blower Motor AMPS
- Blower Motor Volts
- Inspect Fan Belt Tension
- Inspect Belt & Pulleys For Wear & Tear
- Inspect Fan Blade & Blower Wheel Connection To Blower Motor Shaft.
- Lubricate Moving Parts As Needed
- Measure & Record Amp Draw On Condenser Fan Motor
- Condenser Fan Motor Amps
- Condenser Fan Motor Volts
- Inspect & Clean Condensate Drain & Traps
- Inspect Drain Pan & Accessible Drain Line For Biological Growth
- Clean Drain Pan
- Test Condensate Pump
- Provide Condensate Treatment
- Inspect Condensate Blowing From Coil Into Cabinet
- Measure & Record TD Across Evaporator Coil
- Record Indoor Coil Entering Temperature
- Record Indoor Leaving Temperature
- Inspect Coil Fins
- Inspect Accessible Refrigerant Lines For Oil Leaks
- Inspect Refrigerant Line Insulation
- Measure Pressure Drop Across Coil
- Measure & Record System Refrigeration Charge In Cooling When TD Is Out Of Specifications
- Inspect Indoor Coil For Dirt Buildup If Accessible
- Inspect Outdoor Coil For Dirt Buildup
- Record Outdoor Coil Entering Temperature
- Record Outdoor Coil Leaving Temperature
- Rinse Outdoor Coil
- Rinse Outdoor Coil With Approved Detergent
- Record Compressor AMPS
- Record Compressor Volts
- Record Suction PSIG
- Record Discharge PSIG
- Record Superheat
- Heat Pump: Test Reversing Valve
- Heat Pump: Measure & Record System Refrigeration Charge In Heating When TD Is Out Of Specifications
- Heat Pump: Test Defrost Cycle
- Heat Pump: Inspect Outdoor Unit Condensate Drain Ports

