



## DIAMOND CLUB MAINTENANCE AGREEMENT

### 15 Point Cooling Tune-up

1. Verify cooling performance, temperature drop and determine if adjustments are necessary.
2. Inspect outdoor condenser coil and remove debris from unit.
3. Inspect condenser fan motor operation, and lubricate if necessary.
4. Check amperage of compressor for proper operation.
5. Test operation and condition of compressor contactor.
6. Inspect and tighten electrical connections.
7. Inspect start/run capacitors and relays.
8. Inspect for refrigerant leaks.
9. Inspect indoor evaporator coil, if accessible.
10. Flush condensate drain to protect against overflow.
11. Inspect blower assembly operation, lubricate and adjust if necessary.
12. Evaluate condition of air filters and other indoor air quality accessories.
13. Safety tests all controls for proper operation.
14. Calibrate thermostat if necessary and confirm proper operation.
15. Evaluate overall efficiency of system and inform customer of equipment condition.

### 15 Point Heating Tune-up

1. Clean heat exchanger if necessary and inspect for combustion leaks.
2. Test for carbon monoxide.
3. Clean burners and adjust for maximum efficiency if necessary.
4. Clean pilot assembly and inspect thermocouple where applicable.
5. Inspect and clean flame sensor.
6. Examine flue and inspect venting system.
7. Verify proper inducer motor operation.
8. Verify proper ignition and record igniter resistance reading.
9. Inspect gas piping and valve for gas leaks.
10. Flush condensate drain to protect against overflow if applicable.
11. Inspect blower assembly operation, lubricate and adjust as necessary.
12. Evaluate condition of air filters and other indoor air quality accessories.
13. Safety tests all controls for proper operation.
14. Calibrate thermostat if necessary and confirm proper operation.
15. Evaluate the overall efficiency of the system and inform customer of equipment condition.

Repair charges necessary to correct defects discovered by this maintenance inspection will be the sole responsibility of the purchaser. Payment for this maintenance inspection per this agreement will be PREPAID. Additional repair charges necessary to correct defects discovered by this inspection will be billed separately. Maintenance agreement does not include Parts or materials. These items will be billed at a 10% discount rate per agreement.

The services outlined in this agreement will be performed during normal working hours. Madd Air shall not be responsible for losses or defect arising out of vandalism, fire, flood, wind, war, riots, and acts of God. In such cases, the customer shall be charged for the parts and labor involved at the then current price for such repairs. No such parts or labor shall be furnished, however, without authorization.

### **IF YOUR HEATING OR AIR CONDITIONING SYSTEM FAILS TO OPERATE:**

1. Be sure thermostat is set on "Heat" or "Cool" as needed, and set properly.
2. Check all switches, fuses, and circuit breakers to be sure there is electricity to the unit.
3. Check all filters to be sure they are not clogged.
4. Be sure the gas is on.