



Heating & Cooling *Maintenance Program*

Our technicians inspect, lubricate, adjust, and clean your heating and cooling systems to keep them operating at peak efficiency.

Our preventive maintenance service and inspection can:

- lower utility costs
- extend the life of your equipment
- entitle you to a 10% discount on all labor and materials on HVAC service work for the entire year (excludes installations)
- reduce repairs and emergency breakdowns by revealing potential problems

Members will receive top-priority dispatching. You will not be charged overtime rates for emergency service. Commercial Service has technicians available 24/7 to handle all HVAC emergencies.

Even if your systems have no issues, our inspection makes sure everything is working efficiently. Every kilowatt saved helps the environment and saves you money.

Heating

- Clean and inspect heat exchanger/strips
- Check thermocouple and clean pilot assy
- Clean flame sensor and burners
- Check electric heat contactors/relays
- Check ignitor resistance and blower wheel
- Oil motors
- Clean general areas in furnace
- Check indoor coil
- Inspect return and supply plenum for leaks
- Clean condensate pump and traps
- Tighten loose screws and secure panels
- Inspect gas flue
- Leak check gas line from shut-off
- Check filters and circulation fan operation
- Check and adjust gas pressure
- Check safety controls and limit switches
- Check thermostat calibration
- Check and adjust heat pump refrigerant level
- Check heat pump crank case heater and defrost cycle

Cooling

- Clean outdoor coil
- Clean compressor cabinet
- Oil outdoor fan motor
- Straighten and comb coil fins
- Adjust refrigerant tubing to prevent rubbing
- Secure wiring to prevent rubbing
- Check compressor contactor
- Check other electrical controls and limits
- Check capacitors
- Check line-set insulation
- Clean or spray indoor coil
- Check indoor blower wheel
- Check/clean condensate pan
- Clean condensate pump and traps
- Check filters
- Tighten loose screws and secure panels
- Check outdoor fan operation
- Check temperature drop
- Check refrigerant levels

812-339-9114 or visit CommercialService.com

Commercial-grade service for your home