

FERRAN

SERVICES & CONTRACTING

Ferran's Residential Maintenance Plan 30-point tune-ups include:

- Check compressor and condenser fan motor amps
- Inspect contactor points
- Check system for proper refrigerant charge
- Lubricate all moving parts, including bearings & motors
- Check outdoor ambient temperature at condenser
- Clean vegetation from outdoor unit, etc.
- Check capacitor for proper capacitance
- Inspect all electrical connections and wires
- Check temperature splits across evaporator coil
- Inspect all caps and valves for seals and proper snug fit
- Controls & Safety Devices
- Check defrost cycle to ensure system can de-ice
- Check and adjust blower belt if applicable (New belts additional)
- Check condenser level

- Check reversing valve operation to ensure that the unit switches between summer and winter.
- Check the Compressor Crankcase heater to make sure heater works on off-cycle, keeping compressor warm
- Flush and vacuum drain line/pan and evaluate drainage
- Inspect evaporator coil for cleanliness
- Add algaecide treatment to condensate pan & lines
- Visually inspect duct system
- Check air flow
- Check heat strip amps, circuit components & safety
- Inspect blower wheel
- Visually check for leaks at plenum
- Check for excessive vibration
- Check bearings for wear
- Check filtration – change/ wash filters (customer supplies)
- Check thermostat operation, mounting and calibration
- Clean thermostat cover & wipe down equipment exterior
- Written report of performance and recommendations