



2020 PREVENTIVE MAINTENANCE PACKAGES

FOR BRYSON AT WOODLAND PARK

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| BRYSON AT WOODLAND PARK | | PM- Standard Package | PM- Premium Package |
|---|---|----------------------|---------------------------|
| SAVINGS COMPARED TO REGULAR PRICE | | 26% | Up to 55% |
| BRYSON AT WOODLAND PARK PRICING | | \$200 | \$500 |
| AIR CONDITIONING MAINTENANCE | <ul style="list-style-type: none"> Inspect equipment and components of air conditioning system for proper operation Measure refrigerant pressure and temperatures | INCLUDED | INCLUDED |
| AC- Small Parts Replacement | Replace small parts when not performing at optimal performance levels | | INCLUDED |
| HEATING MAINTENANCE | <ul style="list-style-type: none"> Inspect all equipment and components of heating system for proper operation Measure refrigerant pressure and temperatures | INCLUDED | INCLUDED |
| HEATING- Small Parts Replacement | Replace small parts when not performing at optimal performance levels | | INCLUDED |
| WATER HEATER MAINTENANCE | <ul style="list-style-type: none"> Test hot water heater function Inspect water supply, hydronic heating lines & gas supply, if applicable Clean burner compartment | INCLUDED | INCLUDED |
| DRYER VENT CLEANING | <ul style="list-style-type: none"> Clean dryer vent Clean hoses/chutes attached to dryer vent | INCLUDED | INCLUDED |
| COMPONENT CLEANING (Light cleaning is included with PM-Basic Contracts) | Heavy duty cleaning (using permeating cleanser) of: <ul style="list-style-type: none"> Hydronic heating coil (normally \$120) Evaporator coil (normally \$120) Condenser coil (normally \$150) | ADD \$225 | INCLUDED |
| Diagnostic/Service Call Fee | | \$20 OFF | WAIVED[#] |
| Discount off other Service Calls during the year | | 10% | 20% |

Both packages satisfy requirements for Bryson at Woodland Park HVAC Maintenance Program. When completed, you will receive a report outlining any recommendations for further maintenance or repairs needed on your system.

Please see details on second page.

HEAVY DUTY COMPONENT CLEANING

(\$390 VALUE) INCLUDED IN PM- PREMIUM PACKAGE

Evaporator, condenser and hydronic coils house refrigerant or water for their respective systems. Cleaning coils keeps them from cracking and allows your system to run more efficiently, which puts less stress on the other components, extending system life. Since cracked coils must be replaced, this maintenance directly saves hundreds of dollars in repairs.

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Air Conditioning Maintenance

- Measure refrigerant temperature, levels & pressure
- Inspect & adjust thermostat
- Inspect & test motors, pumps, wiring, contacts, capacitors & relays
- Inspect evaporator coil
- Inspect and clean condenser
- Inspect condensate drain
- Inspect outdoor disconnect
- Inspect condenser fan motor & blades
- Inspect compressor at startup
- Measure air temperature differentials

Air Conditioning -Small Parts Replacement

- Air filter \$20 & up
- Batteries \$5
- Fuses \$2 - \$5
- Internal control wiring \$2/foot
- Refrigerant caps \$20
- Some relays* \$30-\$45
- Capacitors** \$25-\$50
- Contactors \$30-45

Heating Maintenance

- Clean & adjust burners
- Clean flame sensor
- Inspect igniter/pilot light
- Inspect filter
- Inspect for safety issues and leaks
- Inspect for abnormal noise & vibrations
- Measure air & water temperature differentials
- Check airflow

Heating -Small Parts Replacement

- Air filter \$20 & up
- Batteries \$5
- Humidifier pads \$20-\$45
- Pressure switch hoses \$2/foot
- Unit control wiring \$2/foot
- Thermocouples \$20-\$35
- Some relays* \$30-\$45
- Capacitors** \$25-\$50
- Contactors \$30-45
- Hot surface igniters \$30-\$50

Water Heater Maintenance

- Test hot water heater function
- Inspect water supply & hydronic heating lines
- Inspect gas supply, if applicable
- Clean burner compartment

Washing Machine Drain Hose Extensions (\$130)

In some units with stackable washer/dryers, the length of the washing machine hoses prevent access to the dryer vent. We can install longer hoses if you are unable to make the dryer vent accessible for the technician.

JD Air Provides a Report For You

When work is completed you will receive a service report with an estimate for any further repairs or recommendations for your system. Any repairs will be completed using JD Air sourced materials.

Before Your Maintenance Appointment

- Make sure the indoor HVAC vents, dryer vent & equipment are accessible
- The time assigned is an arrival window, please plan for the work period to be around 2 hours after arrival

After The Appointment

- Continue to change your filters regularly
- If your system seems to be working improperly, feel free to contact us.

*JD Air cannot complete AC maintenance in temperatures lower than 60 degrees because refrigerant pressure and temperature cannot be accurately measured for summer use.

JD Air Terms and Conditions:

- **Maintenance can only be done on running units. If a unit is not functioning upon arrival, it will become a Diagnostic/Repair Service appointment.**
- **Household items and furnishings must be moved to make HVAC equipment and other necessary items accessible before technician arrives. JD Air is not be responsible for any damage that occurs while making applicable parts and/or equipment accessible.**
- **If equipment is located on a roof top or is not ladder (22' or less) or hatch accessible, additional equipment charges will apply.**
- **If dryer vent cannot be accessed due to area spacing, services will be offered to make accessible at an additional charge.**
- **A 'no-show' fee of \$50 will be charged for any appointment that we are not able to address the necessary equipment.**
- **Custom ad-ons can be added for an additional fee.**

* certain high end relays will be changed at an additional cost

** does not include specialty capacitors (excludes brand specific capacitors, any over 60 mfd and start capacitors)