



# 2021 PREVENTIVE MAINTENANCE PACKAGES

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2021 HVAC PREVENTATIVE MAINTENANCE		PM-Standard Package	PM-Premium Package	PM-Premium Package (For Oil Furnaces)
<b>(BEST DEAL) YEARLY PRICING STARTING AT</b>		<b>\$175.00</b>	<b>\$300.00</b>	<b>\$330.00</b>
<b>MONTHLY PRICING STARTING AT</b>		<b>\$18.75/MO</b>	<b>\$29.17/MO</b>	<b>\$31.67/MO</b>
<b>AIR CONDITIONING MAINTENANCE</b>	<ul style="list-style-type: none"> <li>Inspect equipment and components of air conditioning system for proper operation</li> <li>Measure refrigerant pressure and temperatures</li> </ul>	<b>INCLUDED</b>	<b>INCLUDED</b>	<b>INCLUDED</b>
<b>AC-Small Parts Replacement</b>	Replace small parts when not performing at optimal performance levels		<b>INCLUDED</b>	<b>INCLUDED</b>
<b>HEATING MAINTENANCE</b>	<ul style="list-style-type: none"> <li>Inspect equipment and components of heating system for proper operation</li> <li>Measure refrigerant pressure and temperatures</li> </ul>	<b>INCLUDED</b>	<b>INCLUDED</b>	<b>INCLUDED</b>
<b>HEATING-Small Parts Replacement</b>	Replace small parts when not performing at optimal performance levels		<b>INCLUDED</b>	<b>INCLUDED</b>
<b>HEATING-OIL FURNACES</b>	<ul style="list-style-type: none"> <li>Inspect equipment and components of heating system for proper operation</li> <li>Measure refrigerant pressure and temperatures</li> <li>Replace fuel filter, nozzle, tank fuel cleaner</li> </ul>			<b>INCLUDED</b>
<b>WATER HEATER MAINTENANCE (*must be attached to Gas Fired or Oil Fired Hydronic Heat Boilers)</b>	<ul style="list-style-type: none"> <li>Test hot water heater function</li> <li>Inspect water supply &amp; hydronic heating lines</li> <li>Inspect gas supply, if applicable</li> <li>Clean burner compartment</li> </ul>	<b>INCLUDED*</b>	<b>INCLUDED*</b>	<b>INCLUDED*</b>
<b>EACH ADDIT'L SYSTEM (Up to 3)</b>	Add additional heating and air conditioning systems at the same property address	<b>ADD \$55</b>	<b>ADD \$50</b>	<b>ADD \$50</b>
<b>Diagnostic/Service Call Fee</b>		<b>\$20 OFF</b>	<b>WAIVED*</b>	<b>WAIVED*</b>
<b>Discount off other Service Calls during the year</b>		<b>10%</b>	<b>20%</b>	<b>20%</b>

When completed, you will receive a recommendation for any further maintenance or repair needs of your system. See details on second page.

## Heavy Duty Coil Cleaning Bundle Optional Add On

Heavy duty cleaning (using permeating cleanser) of:

- Evaporator coil (normally \$120)
  - Condenser coil (normally \$150)
  - Hydronic Heat coils (normally \$120)
- } +\$185  
} +\$265

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/ft
- Refrigerant caps \$20
- Some relays\* \$30-\$45
- Capacitors\*\* \$25-\$55
- Contactors \$30-45

## Heating Maintenance

- Clean & adjust burners
- Clean flame sensor
- Inspect heat exchange
- Inspect gas pressure & flame
- Inspect igniter/pilot light
- Inspect filter
- Measure air temperature differentials
- Check airflow

## Heating -Small Parts Replacement

- Air filter \$20 & up
- Batteries \$5
- Humidifier pads \$20-\$45
- Pressure switch hoses \$2/ft
- Unit control wiring \$2/foot
- Thermocouples \$20-\$35
- Some relays\* \$30-\$45
- Capacitors\*\* \$25-\$55
- 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
- Additional \$70 if not part of a hydronic heat system

## Dryer Vent Cleaning (+\$90) (Normally \$150)

- Clean dryer vent
- Clean hoses/chutes attached to dryer vent

When work is completed you will receive a service report with an estimate for any further repairs or recommendations for your system. Repairs will be completed using only 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 responsible for any damage occurring 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**