



Gill Heating and Air Conditioning Inc.

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Peak Performance Service Agreement

Routine maintenance is the most important and valuable service we provide. Proper maintenance is the key to low utility bills and long equipment life.

Most manufacturers of HVAC equipment will not warranty the system unless it is being serviced on a regular basis.

Unfortunately, most HVAC companies use their maintenance plan to gain access to your home to sell you new equipment, repairs or even worse, hand you a list of items that need cleaning, but are not covered under their service agreement. Be especially aware of low cost "tune-ups" or "early-bird specials" for as low as \$24.95. This is the biggest scam out there. It is not possible to provide any type of value at that price.

Service Contract Benefits Provided

Your labor rate for normal service is discounted 10% from the regular rate at all times.

All parts will be sold at 10% discount.

We will promise same day service, this alone is worth a great deal. This will provide you with comfortable surroundings.

Preventive maintenance gives you more longevity to the existing equipment, and saves you unnecessary neglectful repairs

Check all major repairs through manufacturer for warranty status before billing.

Take a look at the Comfort Control Peak Performance Program. Pay special attention to items 1, 2, 3 and 10 under Air Conditioning and items 3 and 8 under Gas Heating. These necessary services are generally not covered under most service agreements.

AIR CONDITIONING

1. CONDENSER COIL fins will be straightened and cleaned as required.

Value to you: Dirty condenser coils raise refrigerant pressure higher than needed, increasing your electric bill.

2. EVAPORATOR COIL will be inspected and cleaned as required.

Value to you: Evaporator coils become dirty because air filters only collect a portion of the particles in the air. Even a small amount of dirt can decrease efficiency and increase operating costs. This is also a major cause of compressor failure. Customer should replace properly sized air filter every month.

3. BLOWER WHEELS will be inspected and cleaned as necessary.

Value to you: Dirty blower wheels reduce air flow, causing longer operating time and increased cost. This problem can lead to lost comfort and compressor failure.

4. REFRIGERANT CHARGE checked by super-heat / sub-cooling method.

Value to you: A low or high refrigerant charge can easily go unnoticed and increase operating costs. An improper charge can cause compressor shut-down.

5. AIR FILTER will be replaced at customer's option.

Value to you: A restricted air filter can cause your air conditioning unit to waste energy and shorten the compressor's life.

6. BELTS AND PULLEYS will be inspected and adjusted as required.

Value to you: Loose belts and worn pulleys decrease air flow, increase operating costs and shorten the compressor's life. Belts crack and break with age.

7. LUBRICATION of motors and bearings.

Value to you: Improperly lubricated rotating equipment will eventually fail.

8. THERMOSTAT will be checked and calibrated as required.

Value to you: Improperly calibrated thermostats allow the unit to run longer than necessary. Every degree your air conditioning operates below 78 degrees can add 8% to the cost of cooling.

9. CONTROLS & SAFETIES will be inspected and tested.

Value to you: Control and safeties that do not function properly can increase operation cost and cause other components to fail.

10. MOTORS will be cleaned and inspected.

Value to you: Dirty motors are less efficient and will fail sooner.

11. CAPACITORS will be tested.

Value to you: Bad capacitors can lead to compressor and motor failure.

12. CONDENSATE DRAIN will be checked to assure it is open.

Value to you: Algae can plug a condensate drain which can cause expensive water damage.

13. CRANKCASE HEATER will be operational checked.

Value to you: Crankcase heaters that do not work can lead to a compressor failure.

14. RELAYS AND CONTACTORS will be inspected.

Value to you: Worn contacts and loose wire connections can lead to a motor or compressor failure.

15. UNIT DISCONNECT will be inspected.

Value to you: A worn or over heated disconnect blows fuses and is dangerous.

16. UNIT WIRING will be inspected and loose connections inspected.

Value to you: Loose connections can lead to a motor or compressor failure.

17. TEMPERATURES AND PRESSURES will be taken and recorded.

Value to you: An accurate record of your equipment's vital data can indicate potential problems, which can be eliminated. A record will be kept with the unit which may reduce emergency service time.

18. DUCT WORK will be checked for leaks and proper insulation.

Value to you: Duct leaks may exist from the time it was installed and insulation can fall off. Un-repaired duct work problems can increase operating costs by 30% or more. Accessible duct work will be inspected at least once during the first year of the agreement.

HEAT PUMPS

1.-18. HEAT PUMPS WILL RECEIVE ALL OF THE AIR CONDITIONING SERVICES PLUS:

19. DEFROST TIMER will be checked.

Value to you: A defrost timer that is not working properly can cause a loss of heat and can shorten the compressor's life.

20. REVERSING VALVE will be operationally checked.

Value to you: A reversing valve that is not operating properly can waste energy and cause a loss of heat.

21. AUXILIARY HEAT STRIPS will be checked.

Value to you: Heat strips that are not operating properly can cause a loss of heat or increase electric cost higher than necessary.

GAS HEATING SYSTEMS

1. HEAT EXCHANGER will be inspected for cracks and deterioration.

Value to you: Heat exchanger can develop cracks with age. If they exist, there is a risk of serious illness from the toxic fumes emitted.

2. AIR FILTER will be replaced at customers option.

Value to you: Dirty air filters can increase operating costs.

3. BURNERS will be cleaned.

Value to you: Dirty burners can cause poor combustion. You pay for useful heat that "goes up the stack"

4. THERMOCOUPLE will be tested.

Value to you: A defective thermocouple will cause the furnace to shut down. We don't take a chance with your comfort, it will be tested for proper operation.

5. FAN SWITCH will be checked and adjusted as needed.

Value to you: A fan switch that is not properly adjusted can waste energy or cause nuisance fan cycling.

6. PILOT will be cleaned and adjusted as necessary.

Value to you: Weak or dirty pilots can easily be extinguished causing the furnace to shut down.

7. SAFETY CONTROLS will be operationally checked.

Value to you: Safety controls can cause dangerous problems.

8. BLOWER WHEEL will be cleaned and MOTOR lubricated.

Value to you: Motor will last longer and the temperature will be more comfortable.

9. GAS LINE will be leak checked from the furnace shut off valve to the burners.

Value to you: Undetected gas leaks can be dangerous.

10. COMBUSTION AIR openings will be checked.

Value to you: Blocked or restricted combustion air openings can be dangerous.

11. FLUE PIPE will be inspected.

Value to you: Flue pipe corrosion or leaks are dangerous.

12. SECURE ALL PANELS

Value to you: Loose panels can increase operating costs and cause a dangerous condition.