



Beman's Sales & Service Planned Maintenance Agreement

What is included in your plan:

Plan 1 -- Basic HVAC Check Up on Air Conditioning & Heating Services:

- Clean or replace standard 1" air filter (larger media, UV lights and electronic filters will incur an additional charge)
- Inspect evaporator cooling coil. (Clean at discounted price if needed)
- Lubricate moving parts (where applicable)
- Inspect and tighten loose electrical connections in HVAC equipment
- Check voltage and amperage draw on HVAC motors
- Inspect blower components
- Check air flow for proper operational efficiency – make adjustments and/or recommendations as needed
- Inspect and check safety controls
- Monitor complete A/C or Heating cycle
- Check thermostat operations

Plan 2 -- Extended HVAC Maintenance on Air Conditioning & Heating Services:

Plan 2 includes Plan 1 and AC Service plus the service relevant to your home

Air Conditioning Services:

- Remove leaves and debris, as needed, that may have fallen into the outdoor unit
- Inspect and clean condenser (outside) coil
- Inspect contactor and clean if needed
- Check start and run capacitors
- Measure and record indoor and outdoor temperature
- Measure indoor relative humidity
- Measure temperature drop across evaporator coil
- Measure and record A/C operating pressures and evaluate for correct refrigerant charge
- If refrigerant was low, conduct soap bubble leak check (more complete leak checks will cost extra)
- Inspect primary and secondary drains
- Inspect drain pans and float switches, as applicable
- Place algaecide tablet in primary drain pan
- Clean and test condensate drain
- Check compressor time delay operation
- Check compressor efficiency (valves)
- Check compressor crankcase heater

Heating Services – Gas Heat:

- Inspect burners – clean and/or adjust as needed
- Clean flame sensor
- Check heat exchanger for cracks
- Inspect pilot operation – adjust as needed
- Check flue for proper vent operation
- Measure manifold gas pressure and adjust as needed
- Check ignition sequence
- Check heat anticipator settings
- Check fan control
- Check high limit control
- Check for gas leaks at furnace
- Inspect plenums and ductwork for air leaks, damage and possible design problems
- Check and service humidifier, if applicable (pad replacement will cost extra)
- Test for indoor carbon monoxide levels
- Measure and record indoor and outdoor temperature
- Measure indoor relative humidity
- Measure and record temperature rise through furnace
- Replace batteries (if applicable) in thermostat(s)

Heating Services – Heat Pump:

- Check compressor time delay operation
- Check compressor efficiency (valves)
- Check compressor crankcase heater
- Test defrost cycle operation
- Test reversing valve operation
- Test emergency heat operation
- Inspect plenum and ductwork for air leaks, damage and possible design problems
- Check and service humidifier, if applicable (pad replacement will cost extra)
- Measure and record heat strip amp draws
- Measure and record indoor and outdoor temperature
- Measure indoor relative humidity
- Measure temperature rise across indoor coil
- Measure and record heat pump operating pressures and evaluate for correct refrigerant charge
- If refrigerant was low, conduct soap bubble leak check (more complete leak checks will cost extra)
- Replace batteries (if applicable) in thermostat(s)