



Blu Agreement

2024-2025 Maintenance Items

Seasonal Maintenance Tasks

Electrical Tasks and Gas Furnace	✓	Summer Maintenance Tasks	✓	Heating Maintenance Tasks
	✓	Test All Start and Run Capacitors +/- 6% M Specs	✓	Test all electrical heaters (Air Handlers)
	✓	Inspect for pitting and burning of contactors	✓	Test all high temperature limits and safety switches
	✓	Test and Record amperages of motors and load voltage parts	✓	Inspect heat exchangers for cracks
	✓	Tighten all wiring connections / torque terminals	✓	Clean Burner Assembly GF inspect draft inducer
	✓	Inspect thermostat for proper temp and humidity range	✓	Test ignition modules and boards on gas furnaces
	✓	Inspect all control board and relays	✓	Inspect all board for overheating or insect infestation
	✓	Bring all out of range components to your attention	✓	Check Flue Pipe for seperation or rusting

Drain Line and Evaporator coil Maintenance	✓	Summer Maintenance Tasks	✓	Winter Maintenance Tasks
	✓	Confirm proper drain fall and trap connections	✓	Flush Drains and Prime Traps
	✓	Flush primary and secondray with 2 gallons of water	✓	Inspect drains for warping due to excessive attic heat
	✓	Insert drain line gel (continues to eliminate microbial growth and algae)	✓	Microbial check of drain pans
	✓	Test overflow protection devices	✓	Primary and Secondary Drain Pan Inspection
	✓	Apply foaming coil cleaner to evaporator coil	✓	Inspect condition of drain interior and insulation
	✓	Visual inspection for microbial growth	✓	Visual rust inspection of coils
	✓	Remove surface debris from coil	✓	Clean cabinet exterior

Condenser or Heat Pump and Ductwork Maintenance	✓	Summer Maintenance Tasks	✓	Winter Maintenance Ductwork Tasks
	✓	Apply Bio Friendly Foaming Cleaner Allow to soak into Condenser coil interior for 15 minutes.	✓	Test Defrost cycle of heat pumps
	✓	Flush Coils with coil safe nozzle	✓	Ductwork inspection: joints, strapping, connections
	✓	Remove debris from condenser/ clean interior	✓	Ductwork R-value evaluation (Heat resistance deminishes after 12 Years)
	✓	Inspect and leak test valves (leak solution)	✓	Microbial growth inspection of plenums
	✓	Amperage and voltage test/record	✓	Service Disconnect Inspection (check fuse condition)
	✓	Clean condenser and add protective coating	✓	Heat pump reversing valve and RV relay test