

# B&B Heating and Cooling Contractors Inc.

## Platinum Service Maintenance Agreement



### What's Included

- Full labor coverage
- Spring System Check
- Fall System Check
- Reduced cost of service copay
- 20% Part discount
- 1-year warranty on replacement parts
- Labor warranty for the annual coverage period
- 20% off HVAC accessories
- Priority service during our working hours (Monday- Friday 8am to 4pm, excluding major holidays).



### Cost Breakdown

- \$380.00 for the first system, or only one system.
- \$190.00 for each additional system on the same property.
- \$45.00 for optional filter maintenance coverage during each seasonal check.
- Additional properties for the same homeowner require separate agreements, at the above rates.
- \$45.00 Service Copay (compared to our other agreements).



### Inspection & tune-up

#### SPRING CHANGEOVER TO COOLING

- Install gauges and check operating pressures.
- Check voltage and amperage to all motors with meter.
- Check air temperature drop across evaporator.
- Check for adequate refrigerant charge and possible leaks.
- Check evaporator superheat.
- Lubricate all moving parts.
- Check belt and adjust tension.
- Check filters.
- Check pressure switch cut-out settings.
- Check electrical lockout circuits.
- Check starting contactor contacts.
- Check all wiring and connections.
- Clean and adjust thermostat.
- Check air temperature across condenser.
- Check that condensate drain is open.

#### FALL CHANGEOVER TO HEATING (Gas Furnace)

- Clean and adjust thermostat.
- Clean and adjust all safety controls.
- Clean and adjust pilot assembly.
- Adjust burner for efficiency.
- Check for gas leaks in furnace.
- Lubricate all moving parts.
- Check belt and adjust tension.
- Check filters.
- Check flue pipe.
- Shut down Central Air Conditioner.
- Clean and check blower for maximum air flow.
- Adjust pressure regulator.
- Check total performance and operating efficiency of heating system.

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#### FALL CHANGEOVER TO HEATING (Heat Pump)

- Install gauges and check operating pressures.
- Check voltage and amperage to all motors with meter.
- Check air temperature rise across evaporator.
- Check defrost board and sensor.
- Check high- and low-pressure switches.
- Check contactors and high voltage connections.
- Check crank case heater is operating.
- Check blower motor amp draw.
- Check electric heat sequencers.
- Check amp. draw on kw electric heat.
- Check filters.
- Check total performance and operating efficiency of heating system.



### IMPORTANT INFO

- Normal working hours are Monday-Friday 8am-4pm, not including major holidays.
- Seasonal Maintenance Checks are subject to weather and technician availability. B&B Heating and Cooling Contractors Inc. will make every reasonable effort to notify you of any need to reschedule.
- Seasonal Check windows run approximately 6 weeks. You will be notified via email or letter approximately 3-4 weeks prior to the start date of said checks in order to schedule appropriate dates. Any seasonal check made after the end date is subject to the going rate of a regular service call at that time and is subject to change.
- Notifications and second notices are a courtesy. If you are unsure if you have missed a notice, please call the office.
- Service and Maintenance check windows are 8am-4pm unless otherwise noted. Please make yourself or an authorized adult available during the entire window.
- Contact 301-645-2201 to schedule. If it is an after hours call, please leave a message and your call will be returned as soon as reasonably possible. We do not offer 24/7 service currently.
- Emergency service is defined as “No Heat” calls only for 1 system properties. Multiple- system properties and “No AC” calls are not defined as emergency service.