Black Diamond™
Plumbing • Sewer • Electric • HVAC

a Comfort24-7 provider

Thank you for choosing us to perform preventative maintenance on your heating and/or cooling equipment. Your choice in professional maintenance will improve your system's efficiency for the entire season and may also help to identify potential issues and prevent a costly breakdown. But don't just take our word for it... The Environmental Protection Agency/EnergyStar® recommends that you maintain your equipment with professional pre-season check-ups to prevent future problems and unwanted costs. For more information, go to www.energystar.gov.

The Comfort24-7 Air Conditioner Tune-Up Includes:

1. **Inspect and clean exterior cooling coil, inspect interior cooling coil, clean when necessary***
   Dirty coils reduce the system's ability to cool your home and cause the system to run longer, increasing energy costs and reducing the life of the equipment.
2. **Inspect and flush primary and secondary condensate drains**
   A plugged drain can cause water damage in the house and affect indoor humidity levels.
3. **Test & inspect blower & fan motors**
   Ensures proper system airflow for greater comfort levels. Airflow problems can reduce your system's efficiency by up to 15 percent.
4. **Inspect high voltage wiring & electrical connections, tighten where necessary. Monitor and record voltage and amperage draws.**
   Faulty electrical connections can cause unsafe operation of your system and reduce the life of major components.
5. **Lubricate all bearings and moving parts where applicable**
   Parts that lack lubrication cause friction in motors and increase the amount of electricity you use.
6. **Test compressor**
   Ensures proper cooling operation and optimum system performance.
7. **Measure and document refrigerant charge, adjust charge when necessary***
   Too much or too little refrigerant will make your system less efficient increasing energy costs and reducing the life of the equipment.
8. **Inspect & test safety controls**
   Safety controls exist to ensure that potentially unsafe conditions will result in system shut-off. Inspecting and testing these controls ensure that they operate properly.
9. **Inspect and test relays, capacitors and contactors**
   Ensures proper system operation and optimum system performance.
10. **Check and clean or replace air filter***
    A clogged air filter will restrict air flow and can cause components to overheat and/or refrigerant lines to freeze resulting in potential breakdowns and serious damage to system components.
11. **Test and calibrate thermostat**
    Ensures that the system starts, operates, and shuts off properly.
12. **Conduct overall system assessment**
    This includes items such as general system configuration, and gas lines to check for wear, damage, improper installation and other potential issues.
13. **Review findings, make recommendations and discuss any concerns**
    It's important that you understand the condition of your heating and cooling equipment including items that may pose either immediate or future risks. It is also important that you understand your options regarding home comfort, energy efficiency and indoor air quality.

The Comfort24-7 Furnace Tune-Up Includes:

1. **Inspect test and calibrate controls and safety mechanisms**
   Safety controls are designed to shut down equipment when unsafe conditions are detected in order to prevent fires, gas leaks and other dangerous situations as well as to protect the equipment from catastrophic failure. Testing and calibrating these controls ensures safe operation of your equipment.
2. **Lubricate motors and bearings**
   Lubrication prevents friction in motors which can increase electricity usage and cause equipment damage.
3. **Measure amperage and voltage of blower**
   Improper voltage and amp draw increase operating costs and can shorten the life of the system components.
4. **Measure and record temperatures and system performance factors**
   An accurate record of vital data can indicate potential problems and help prevent equipment breakdown.
5. **Check and adjust fan switch, pilot and pilot assembly**
   An improperly adjusted fan switch and/or pilot assembly can result in excess energy usage and equipment malfunction.
6. **Inspect and clean burners as needed**
   Dirty burners can cause improper combustion reducing equipment life and increasing energy usage.
7. **Inspect heat exchanger for deterioration and cracks**
   Heat exchangers can deteriorate and develop cracks with age. These cracks can result in dangerous carbon monoxide leakage.
8. **Measure and record carbon monoxide levels**
   High levels of carbon monoxide can cause carbon monoxide poisoning. Testing ensures proper emission levels and can help to identify heat exchanger cracks not detectable through inspection alone.
9. **Inspect gas line and flue pipe for possible leaks**
   This ensures proper exhaustion of toxic gases and fumes.
10. **Test and calibrate thermostat**
    Ensures that the system starts, operates, and shuts off properly.
11. **Check and clean or replace air filter***
    A clogged air filter will restrict air flow and can cause components to overheat and/or refrigerant lines to freeze resulting in potential breakdowns and serious damage to system components.
12. **Conduct overall system assessment**
    This includes items such as general system configuration, and gas lines to check for wear, damage, improper installation and other potential issues.
13. **Review findings, make recommendations and discuss any concerns**
    It's important that you understand the condition of your heating and cooling equipment including items that may pose either immediate or future risks. It is also important that you understand your options regarding home comfort, energy efficiency and indoor air quality

Boiler Only:

1. **Inspect expansion tank**
2. **Inspect water feed valve**
3. **Measure and record boiler pressure**
4. **Check aquastat**
5. **Inspect low water cut-off**
6. **Check for backflow device**
7. **Inspect & oil pumps**

*Every system is different based on the installation, configuration and application. As a result, additional charges may apply for cleaning or adjusting components that are difficult to access or require cleaning beyond typical applications. In addition, any components that must be replaced (such as air filters or refrigerant) are subject to additional charges unless otherwise specified.