



A/C & Heating Specialist

Accu-Rite Residential Preventative Maintenance Agreement (PMA)

- Maintain peak system performance and efficiency, reducing energy costs and potential breakdowns. Prolong system life and keep your Heating and Cooling components ready and reliable.
- Heating and Cooling systems are complex - made up of motors, electrical components, coils, valves, controllers, coolant and electronic circuit board computers.
- Failures due to clogged drain lines, plugged or dirty coils, failing capacitors and thermocouples can defeat built-in protection devices and cascade into major system failure.
- Preventative Maintenance Agreements help meet coverage requirements for warranties.
- The **PMA** provides a discount on some parts beginning at the first maintenance service call in the plan.

Accu-Rite Preventative Maintenance Agreement (PMA) program is free to join. We agree to provide two maintenance services, one in the Fall (Heating) and one in the Spring (Cooling), servicing each major component of your systems just before the main seasons begin. We observe a 60°F air temperature for proper system testing, above 60°F for cooling and heat pumps and below 60°F for heating systems. You pay half the annual cost for this service at each of the two service visits per year. The cost is per system serviced. There are two options, Tier I and Tier II. The Tier II agreement provides a deep cleaning of the outside condenser coil box using a high-performance industrial foaming detergent, excellent for older systems. The full system check list is on the next page.

Annual Agreement	Cost for each system	
	<i>Per single property, plus tax, two PMA visits required per year</i>	
	<i>1st & 2nd system each/year</i>	<i>3rd & 4th or more systems each/year</i>
Tier I	\$189	\$159
Tier II	\$219	\$189
	<i>Per system</i>	<i>Per system</i>
One Time	\$129	\$129

Priority status for pre-season scheduling.
Reminder notices sent to schedule maintenance.
The Preventative Maintenance Agreement includes a discount on some repairs.
Exclusions apply: bypass or steam humidifier service and coolant (Freon), not included.



Accu-Rite provides the following services and products for your home indoor air quality comfort needs:

- Heating, ventilation and air conditioning diagnosis and repair services
- New system design and installation, upgrades or replacements
- Complete system design and installations for new construction
- Air filtration products, humidifiers, fresh air ventilators, ultraviolet lights, carbon monoxide detectors, zoning and programmable thermostats
- Extended warranties

Accu-Rite Preventative Maintenance Agreements (PMA) full system check list

Heating	One Time	Tier I	Tier II	Cooling	One Time	Tier I	Tier II
Run and test heating unit	X	X	X	Run and test air conditioning unit	X	X	X
Inspect gas lines/components within 5' of furnace for leaks	X	X	X	Test safety shut off equipment	X	X	X
Analyze capacitor values	X	X	X	Inspect high and low voltage wiring	X	X	X
Inspect contactors for pitting and carbon buildup	X	X	X	Clean out drain line and check drain termination points		X	X
Measure fan amperage draw (heat pump only spring & fall)	X	X	X	Analyze capacitor values	X	X	X
Check flue for satisfactory venting	X	X	X	Inspect contactors for pitting and carbon buildup	X	X	X
Check the refrigerant charge (heat pump only)	X	X	X	Check fan amperage draw	X	X	X
Inspect blower wheel for accumulated dirt, debris, and concentricity	X	X	X	Check compressor amperage draw	X	X	X
Check and adjust the operation of the furnace pilot (if applicable)	X	X	X	Check refrigerant charge	X	X	X
Clear out draft switch hose ports			X	Inspect outdoor unit for level and any airflow obstructions	X	X	X
Check proper operation of defrost controls	X	X	X	Inspect air handler and plenum for air leaks, seal as necessary	X	X	X
Inspect gas channel in burners as needed	X	X	X	Inspect fan motor and blade	X	X	X
Inspect Air Handler and Plenum for mold and loose insulation		X	X	Measure airflow and temperature	X	X	X
Test safety shut off equipment	X	X	X	Check and tighten all electrical components	X	X	X
Inspection of heat exchanger for cracks, corrosion or holes		X	X	Inspect for copper tube rubbing		X	X
Clean flame sensor rods		X	X	Inspect for refrigeration line condensation leaks at equipment		X	X
Inspect blower motor bearing seals for leakage		X	X	Inspect evaporator coil for cleanliness, corrosion, oil residue & correct drainage		X	X
Check and adjust gas pressure on the furnace			X	Check compressor terminals		X	X
Check and adjust air flow		X	X	Lubricate all moving parts		X	X
Lubricate all moving parts		X	X	Wash outside of condensing coil box with water and clear debris/leaves		X	
Visually inspect evaporator coil		X	X	Inspect power switch for cracks			X
Check operation, calibration and programming of thermostat		X	X	Wash inside of condenser coil box, check drainage, vacuum & detergent clean as necessary			X

3 Easy ways to become a PMA member for free

1. Let your Service Technician know.
2. Call our Customer Service at **828-478-1299**
3. Visit our website at www accuritehvac.com, send a Ready for Maintenance Request.

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