

# A Superior Mechanical Preventative Maintenance



What You Get	Budget	Value	Premium
Repair Discount	10%	10%	15%
System credit accrual per year***	\$25	\$50	\$100
Two visits per year	✓	✓	✓
Check air filter, replace with customer provided filter if necessary	✓	✓	✓
Inspect Registers for cleanliness	✓	✓	✓
Test water safety switches	✓	✓	✓
Check disconnect boxes	✓	✓	✓
Test thermostat for proper operation	✓	✓	✓
Check incoming voltages	✓	✓	✓
Check all capacitors	✓	✓	✓
Check amp draws of components	✓	✓	✓
Clear drain line	✓	✓	✓
Check temp split across indoor coil	✓	✓	✓
Check condition of coil fins	✓	✓	✓
Inspect condition of lineset insulation	✓	✓	✓
Check refrigerant levels	✓	✓	✓
Record Super Heat and Subcool values	✓	✓	✓
Test for proper operation of reversing valve	✓	✓	✓
Test for proper defrost operation	✓	✓	✓
Test heat kit operation	✓	✓	✓
Check electrical connections	✓	✓	✓
Check static pressure (to ensure proper indoor fan operation)		✓	✓
Drain pan treatment (\$75 Value)		✓	✓
IAQ report (\$145 Value)		✓	✓
In-place indoor coil cleaning and treatment (\$530 Value)*		✓	✓
No After Hours fees up until 10 PM		✓	✓
Service within 24 hours		✓	✓
Clean outdoor coil and apply Cal Shield (\$785 Value)*			✓
Clean blower wheel (\$400 Value)*			✓
Fog ductwork with Boicide (\$150 Value)*			✓
10% off of accessories			✓
Never pay for a clogged drain**			✓
No service call fee during regular business hours / 8am-4pm / M-F			✓
Yearly Price	\$195	\$580	\$800
Yearly Price Plumbing Included	\$295	\$650	\$800
Additional System Price	\$150	\$530	\$755
Call Office for Monthly Pricing with Plumbing			

\* These tasks will be performed at least once per year at the technicians discretion.

\*\* If repairs to the drain were recommended and not approved we cannot provide a no clog guarantee.

\*\*\* The accrual will build up to \$1,000. If the maintenance agreement is canceled or lapsed all of the accrual balance is forfeited.

\*\*\*\* For monthly payments half down of the yearly cost is collected upfront, then the monthly payments start, this will auto renew. This ensures your appointments are prepaid.

**Our Goals:** To provide excellence in service and quality installations in every community we serve, with a goal of 100% customer satisfaction. We are committed to quality, with prompt professionalism and thorough communication with our customers. We strive to provide a well-rounded workplace for our team, with ongoing training and room for growth.

**Areas We Service:** Okaloosa, Walton, and Bay Counties.

# A Superior Mechanical Plumbing Preventative Maintenance

**\$139.00**



## **Visual Inspection**

**Pipes and Fittings:** Check for visible leaks, corrosion, and signs of wear on pipes and fittings.

**Fixtures:** Inspect faucets, sinks, bathtubs, and toilets for leaks and proper functioning.

**Water Heater:** Examine the water heater for signs of corrosion, leaks, and proper temperature settings.

## **Fixture Operation**

**Test All Fixtures:** Turn on faucets, showers, and toilets to check water flow and drainage.

**Flush Toilets:** Ensure toilets are flushing properly and not running continuously.

**Run Appliances:** Test appliances connected to plumbing system, such as dishwasher and washing machine.

## **Piping Systems**

**Drainage System:** Inspect all drainage pipes for blockages, slow drainage, and proper slope.

**Ventilation:** Ensure proper venting of drainage system to prevent sewer gases from entering the home.

## **Drainage and Sewage**

**Sewer Line Inspection:** Check the primary sewer line, if accessible, for signs of damage or blockages.

**Cleanouts:** Ensure that cleanouts are accessible and in good condition.

## **Water Quality and Pressure**

**Water Pressure Check:** Measure the water pressure at various fixtures to ensure it is within the normal range (40-60 psi)

**Water Quality Testing:** Test water for contaminants, including lead, chlorine, bacteria, and hardness.

## **Backflow Prevention**

**Backflow Devices:** Inspect backflow prevention devices to ensure they are installed correctly and functioning.

## **Overall System Condition**

**Sump Pumps:** If applicable, check the sump pump for operation and condition.

**Expansion Tanks:** Inspect expansion tanks for wear and proper function.

**Water Leakage:** Look for any signs of water leakage in basements or crawl spaces.

## **Code Compliance**

**Local Codes:** Ensure that all plumbing installations meet local plumbing codes and regulations.

**Permits:** Verify that all permits were obtained for previous plumbing work.

## **Safety Features**

**Temperature Relief Valves:** Check that temperature and pressure relief valves on water heaters are functioning properly.

**Seismic Straps:** Inspect water heater seismic straps for stability if required by local codes.

## **Documentation**

**Report Findings:** Document the findings of the inspection, including any recommendations for repairs or replacements.

**By conducting a comprehensive plumbing inspection as outlined above, homeowners can identify potential issues early, ensure compliance with relevant codes, and maintain the overall health of their plumbing system.**



Contact us at

**850.258.3225 or [www.ASuperiorMechanical.com](http://www.ASuperiorMechanical.com)**

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