

Air Conditioning Maintenance Service

1. LEVEL AND CALIBRATE THERMOSTAT
2. CLEAN FILTER, OR REPLACE WITH WASHABLE FILTER.
3. WASH CONDENSOR COILS AND CONDENSOR CABINET.
4. CHECK ALL WIRING, INSURE ALL CONNECTIONS ARE TIGHT
5. REMOVE ANY LEAVES OR DEBRIS INSIDE CONDENSOR.
6. CHECK ALL SAFTEY EQUIPMENT, NOTE ANY NEEDED SAFTEY PARTS.
7. CHECK FREON LEVEL. IF LOW, EXPLAIN EPA REGULATIONS CONCERNING CLEAN AIR ACT. (If system is more than 15% low, a leak check must be done to determine if there is a leak and if it can be repaired before any Freon can be put into system.) PERFORM A TEMPERATURE DIFFERENTIAL AS A BACK UP. DOCUMENT ANY FREON USED TO BRING SYSTEM UP TO MANUFACTURERS SPECS ON FREON LOG SHEET.
8. OIL CONDENSOR FAN MOTOR IF IT HAS OIL PORTS.
9. CHECK AMP DRAWS ON FAN MOTOR AND DOCUMENT.
10. CHECK AMP DRAWS ON COMPRESSOR AND DOCUMENT.
11. CHECK CONDENSOR FOR LEVEL AND STABILITY, HURRICANE STRAPS AND CONDITION OF SLAB OR PLATFORM.
12. INSPECT COPPER LINESETS, AND ARMOUR FLEX INSULATION
13. VACCUM AND OR FLUSH DRAINLINE, DETERMINE IF A SINGLE LINE OR ON A COMMUNITY DRAIN.
14. CHECK CONTACTOR POINTS, RELAYS AND CAPACITORS FOR CONDITION AND PROPER FUNCTION.
15. MAKE NOTE OF OVERALL CONDITION OF CONDENSING UNIT.
16. TAKE AMP DRAWS OF BLOWER MOTOR.
17. INSPECT FOR CLEANLINESS. (Possible mold, dirt, pet dander etc.)
18. INSPECT HEATER, DETERMINE SIZE,(5kw, 10kw, 15kw, 20kw)
19. RUN TEST HEAT AND TAKE AND RECORD AMP DRAWS.
20. INSPECT EVAP COIL, SURFACE CLEAN COIL. IF INPACTED, EXPLAIN PROCEDURE TO HOMEOWNER.
21. INSPECT DRAIN PAN. AND ADD ALGECIDE TABLETS TO INHIBIT ALGE GROWTH
22. INSPECT WIRING FOR LOOSE CONNECTIONS. CHECK ALL RELAYS, CAPACITORS, AND SWITCHES FOR PROPER CONDITION AND FUNCTION.
23. INSPECT AIRHANDLER INSULATION.

24. NOTE AND INSPECT CONDENSATE PUMP IF NECESSARY
25. LUBRICATE BLOWER MOTOR WHERE APPLICABLE.
26. INSPECT AND TEST FLOAT SWITCH IF APPLICABLE.
27. INSPECT AIRHANDLER PANELS TO INSURE THEY ARE SECURE AND AIR TIGHT.
28. INSPECT SUPPLY AND RETURN PLENUMS.
29. INSPECT ALL DUCT WORK FOR EFFECIENCY AND AIR QUALITY.
30. DO A SYSTEM EFFICIENCY RATING. KNOWN AS A S.E.E.R. RATING, WHICH STANDS FOR A SEASONAL ENERGY EFFICIENCY RATING, WHICH IS LIKE MILES PER GALLON IN A CAR. THE HIGHER THE NUMBER, THE MORE EFFICIENT THE SYSTEM. THE FEDERAL GOVERNMENT HAS MANDATED THAT THE MINIMUM EFFICIENCY LEVEL BE RAISED FROM 10 SEERS TO 13 SEERS.



Much like miles-per-gallon (MPG) for a car, the Seasonal Energy Efficiency Ratio (SEER) measures the efficiency of air conditioners and heat pumps. The higher the SEER, the more efficient the product.

NOTE: TO FIGURE SEER, ADD AMP DRAWS FROM THE COMPRESSOR, FAN MOTOR, AND BLOWER MOTOR. MULTIPLY THAT NUMBER BY 240 VOLTS. THEN DIVIDE THAT NUMBER BY THE BTU'S OF THE SYSTEM THIS WILL GIVE YOU THE EER., ENERGY EFFICIENCY OF THAT SYSTEM AT THAT PARTICULAR TIME.

NOTE: EACH 30 POINT AIR CONDITIONING MAINTENANCE SERVICE IS DONE THROUGH OUR SISTER COMPANY COOLAIR AIR CONDITIONING & HEATING, LICENSE NUMBER CAC055519.

EVERY CUSTOMER WHO HAS A MAINTENANCE SERVICE DONE BY JACOB MERMIN INSPECTIONS WILL ALSO RECEIVE AT NO ADDITIONAL CHARGE A COMPLETE INDOOR AIR QUALITY INSPECTION.
ADDITIONAL SERVICES AVAILABLE UPON REQUEST, VIDEO INSPECTION OF YOUR DUCTWORK, COMPLETE MOLD INSPECTIONS AND HOME INSPECTIONS. INFORMATION AND PRICES AVAILABLE JUST ASK YOUR CERTIFIED TECHNICIAN.