



Preventative Maintenance: Hourly Rates 9/17/18

For your convenience, we have assembled some typical packages of the more common preventative maintenance tasks we perform on your plumbing and HVAC systems in your home. We realize that some customers want a brief check on all systems, while other customers need or require more attention to each system. The packages below will cover this wide range of preferences. Houses that are used seasonally may want maintenance done once a year. Homes with mechanical systems that are active year-round should have their systems serviced twice a year. We focus on the heating systems in the fall and cooling systems in the spring.

We charge based on our hourly team rate of \$250/hr
(\$135/hr for master and \$115/hr for tech.)

Below are typical tasks that we commonly perform during our visits:

Mini Split & Ductless Systems

Typical Package – Mini Split Quick Check:

- Visual inspection of indoor units for damage, leaks, cleanliness.
- Visual inspection of outdoor units for damage, leaks, cleanliness.
- Replace batteries in all wireless controllers plus price of batteries.
- Clean washable filters.
- Check for correct operation by measuring the discharge and return air temperature on the indoor unit.

Typical Package – Mini Split Indoor Unit Deep Cleaning:

- If your indoor coil looks dirty when you remove the washable filter, it may be time for a cleaning.
- Protection of your wall, floors, and furniture with specialized cleaning kit.
- Coil cleaning with environmentally safe cleaning solution.
- Addition of condensate drainage system sanitizing tablets.

Typical Package – Mini Split Outdoor Unit Deep Cleaning:

- If you can see dirt and debris in the fins of the outdoor unit, it may be time for a cleaning.
- Spray and wash outdoor unit coils with environmentally safe cleaning solution.
- Rodent prevention measures.
- Prune any foliage that has grown in around the unit.
- Clean electrical compartment to protect control boards and other electrical devices.

HVAC Systems

Typical Package - HVAC Quick Check

- Visually inspect all HVAC equipment for damage, leaks and corrosion.
- Test for the correct operation of HVAC systems.
- Replace batteries in all thermostats.
- Replace air filters.
- Parts such as air filters and batteries charged extra.

Typical Package – HVAC Indoor Unit Service

- Equipment such as air handlers, furnaces, boilers, ERVs/HRVs, humidifiers, dehumidifiers.
- Check control wiring.
- Clean condensate drainage systems.
- Clean cooling/heating coils.
- Test burner and zoning operation.
- Parts such as humidifier pads, humidifier water filters, cleaning products, sanitizer tablets, etc. are charged extra.

Typical Package – HVAC Outdoor Unit Service

- Equipment such as heat pumps or air conditioning condensers.
- Check control wiring.
- Clean refrigeration coil.
- Rodent prevention measures.
- Prune any foliage that has grown in around the unit.
- Clean electrical compartment to protect control boards and other electrical devices.
- Test for correct operation

Plumbing Winterization and Turn On

Option A – Plumbing Quick Check

- Mobilization
- Survey all plumbing equipment for leaks and correct operation.
- Drain down/turn on up to three fixtures i.e. outside shower, hose bibb, irrigation main.
- Add food grade antifreeze for trap protection (cost of antifreeze not included).

Option B – Drain Down/Turn On Each Additional Fixture

- Service to additional fixtures not included in package A.
- Must be done in conjunction with package A.
- Fixtures such as hot water heaters, drain points, toilets, sinks, ice maker connection, dish washer connection, shower valves, outside fixtures, etc.
- Add food grade antifreeze for trap protection (cost of antifreeze not included).

Option C – Hot Water Heater Service

- Check for correct operation.
- Tankless hot water heaters: flush heat exchanger.
- Electric tank type: check thermostats and elements.
- Propane fired: clean burner chamber, check flue piping.
- Price is in conjunction with Option A, otherwise normal mobilization charges may apply.
- Does not include the cost of consumables and parts such as tankless cleaning solution, electric elements, thermostats, etc.

Water Treatment Service and Maintenance

Option A – Water Treatment Quick Check

- Water quality test for iron, PH, manganese, and hardness.
- Check for correct settings on water treatment heads.
- Check for motor operation.
- Check for leaks.
- Check for pistons to be freely turning.
- Run backwash cycle and check for correct operation.

Option B – Control Valve Rebuild

- Put water treatment head into bypass.
- Remove head and disassemble.
- Install new seals, spacers, and piston (parts included).
- Lubricate all moving parts with manufacturer approved lubricant.
- “Top off” calcite if applicable (cost of calcite not included).
- Reassemble heads and put the head back into service.
- Put the system into backwash and check for correct operation.
- Must be in conjunction with Option A.

Option C – Re-bed Media Tanks

- Test water quality before and after water treatment plant to confirm effectiveness.
- Put system into bypass.
- Remove control valve head.
- Remove tank from the residence or building.
- Wash and rinse out tanks.
- Re-bed with new media (gravel and Smart-Blend, media included for a 1.5 cu. ft. tank, larger tanks may have additional media charges)
- Reassemble tank and head.
- Put system back into operation.
- Place system into backwash.
- Retest for water quality.
- Confirm setting and correct operation of the system.