



WESTERN MASS

HEATING, COOLING & PLUMBING INC.

GAS FURNACE MAINTENANCE BREAKDOWN

Just like cars, HVAC systems require proper regular maintenance to keep them operating optimally. Regular cleaning and service will ensure that your system will operate as safely and as efficiently as possible, it will also help extend the longevity of the system and can help avoid costly repairs by detecting problems early. Many maintenance services require the knowledge, skills, and tools of a professional technician. During the maintenance call our technician will perform the tasks outlined below and make any necessary repairs and/or alert you of a possible situation. Following your tune-up, our technician will instruct you on anything you could do yourself as maintenance between our service visits.

FURNACE MAINTENANCE

We highly recommend an annual service tune-up and cleaning for your furnace. The purpose of the service tune-up is to keep your system running at top efficiency throughout the season, so you have heat whenever you need it. Our experienced technician will clean and check all the connections, controls, sensors, drains, motors, ducts, valves, and blowers, as well as your ignition assembly, thermostat(s), and carbon-monoxide detectors. Following your tune-up, our technician will instruct you on anything you could do yourself as maintenance between our service visits. This goes a long way in extending the life of your furnace, as well as keeping your furnace repairs to a minimum and your indoor air quality high.

GAS FURNACE - MAINTENANCE CHECKLIST

- Visual inspection of unit.
- Check CO Detector
- Check thermostat(s) for proper calibration and operation
- Check evaporator coil (clean as needed)
- Check and clean condensate drain
- Check acid neutralizer (clean or replace pellets as needed replacement is extra charge)
- Check condensate pump (clean as needed)
- Check blower wheel (clean as needed)
- Check blower motor (clean and lubricate as needed)
- Check blower bearings (lubricate as needed)
- Check and clean or replace air filter
- Check fan relay or contactor
- Check capacitors
- Check zone dampers (if applicable)
- Check inducer motor (clean as needed)
- Check burners (clean as needed)
- Check flue and intake system
- Check heat exchangers
- Check wiring and wiring connections (tighten or repair as needed)
- Confirm proper voltage and amperage of unit components
- Check temp rise of furnace and adjust fan speed accordingly
- Perform combustion test and record results