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Modern Air

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Heating and Air Conditioning

Modern Maintenance Membership

Advantages of Modern Maintenance

Prevent costly and unexpected repairs
Enhance equipment efficiency, reducing utility expenses
Prolong the lifespan of your heating and cooling systems
Gain peace of mind with safe and reliable equipment operation

Included Membership Benefits for just \$15 per month!*

Biannual maintenance visits
10% off parts and repairs
5% off new equipment
Priority scheduling for diagnoses and installations

Fall Service:

- Test thermostat operation
- Clean existing filter
- Tighten electrical connections
- Clean flame sensor
- Clean cabinet
- Test blower motor operation
- Inspect condition of safety switches
- Measure temperature rise
- Inspect igniter operation
- Measure blower motor voltage and amp draw
- Measure inducer motor voltage and amp draw
- Test rating of capacitors
- Inspect blower wheel calibration
- Clean burner assembly
- Inspect condition of gas flex
- Inspect sediment trap
- Test for carbon monoxide
- Test for natural gas or propane leaks
- Inspect condition of flue

Spring Service:

- Test thermostat operation
- Clean existing filter
- Tighten electrical connections
- Clean cabinet
- Test blower motor operation
- Inspect condition of low pressure switch
- Inspect condition of high pressure switch
- Measure temperature drop
- Inspect contactor for burns and pits
- Test rating of start assist kit
- Measure compressor voltage and amp draw
- Measure fan motor voltage and amp draw
- Test rating of capacitors
- Inspect fan blade calibration
- Inspect condition of disconnect box
- Inspect condition of refrigerant lines
- Test refrigerant line temperatures
- Inspect condition of drain
- Test and inspect service valves for leaks

**Modern Maintenance Membership: Secure a low monthly rate of \$15 per residential system.*

**Duration: Enjoy the benefits of your membership for one year. Afterward, you have the flexibility to decide whether to renew.*

**Service and Total Cost: Experience two maintenance service visits per year, at an annual cost of \$180 per residential system.*

**Typical Schedule: Spring services run from March 1st to May 31st, and Fall services from September 1st to November 30th.*