

BRANDYWINE HEATING AND AIR

ELECTRIC OR GAS FURNACE TUNE-UP (19)

1. Test ignition system for safe & proper operation furnace flame for proper burn mechanism
2. Brush, clean, and blow-out burner
3. Test safety and control circuits for proper operations
4. Test exhaust system for proper venting
5. Lubricate and clean blower motor air vents moving parts per manufacturer
6. Measure temperature differences-supply & return inspect all electrical wiring
7. Inspect and adjust fan belt tension (if applicable) natural gas leaks
8. Calibrate and level thermostat (if applicable)
9. Inspect for combustible material around furnaces
10. Measure and adjust gas pressure for peak efficiency
11. Test furnace flame for proper burn mechanism
12. Lubricate all moving parts per manufacturer
13. Test for natural gas leaks
14. Lubricate all moving parts per manufacturer
15. Brush, clean, and blow-out heat exchanger
16. Tighten and inspect all electrical wiring
17. Test for natural gas leaks
18. Clean furnace exterior
19. Clean upper and lower combustion vents

OIL FURNACE OR OIL BOILER TUNE-UP (19)

1. Disconnect and Inspect flue piping from unit
2. Sweep out debris/flakes from equipment
3. Clean out flue collector
4. Clean area around the burner
5. Remove and replace oil filter
6. Remove and replace pump strainer, if applicable
7. Replace oil nozzle with OEM specified replacement
8. Clean & Inspect electrodes for damaged
9. Set electrode spacing to OEM specifications
10. Clean the combustion head of all soot and debris
11. Remove and clean flame detection device(CAD Cell)

GAS BOILER(21)

1. Inspect system for general problems(water leakage, burnt wires, physical damage)
2. Cycle boiler from thermostat to verify unit is functioning
3. Verify appropriate supply of combustion air to boiler system
4. Inspect boiler circuits for presence of air in piping
5. Check for accumulation of dirt or rust on vent piping or draft hood. Also verify there are no holes, sagging or pipe, or signs of damages for
6. Ensure flue is sealed at chimney base
7. Check boiler pressurization and add or remove pressure if needed
8. Check condition and operation of all air elimination
9. Inspect expansion tanks for evidence of leakage or air infiltration
10. Ensure that the safety relief valve pipe is 6" above the floor and that there are no leaks present
11. Check and document flue draft reading using a draft meter
12. Test low water cut-off devices for proper operation(if applicable)
13. Test operation of any and all safety devices
14. Cycle boiler from thermostat to verify unit is functioning
15. Check for appropriate gas pressure both from Meter to the manifold
16. Verify there are no gas leaks on piping with leak detection solution and/or electronic leak detector
17. Verify proper operation of all circulator pumps, zone valves, and relays
18. Check and inspect flame ignition and proving circuits

12. Inspect the ignition transformer any associated wiring
Electrical connections
13. Clean the blower housing and air control of any lint or debris
14. Check all wiring for secure connections & overalls integrity
15. Inspect area for oil leaks
16. Inspect all oil lines and fittings for leaks & secure connections
17. Oil motors, if applicable
18. Check for correct voltage supply to burner
19. Complete a thorough & proper heat exchanger safety inspection

19. Test for proper voltage to the boiler
20. Check and test boiler high limit aquastat control & settings
21. Verify integrity of all wiring/electrical connections

AC TUNE-UP(18)

1. Calibrate and level thermostat
2. Clean filters as needed
3. Monitor volts/amps on fan motor
4. Lubricate and inspect bearing for wear
5. Inspect condenser coil
6. Monitor operation pressure of refrigerant
7. Inspect safety devices for proper operation
8. Inspect disconnect box for proper rating and installation
9. Tighten all electrical connections
10. Test/inspect contractor for burned, pitted contacts
11. Inspect electrical system for exposed wiring
12. Test and inspect capacitors
13. Inspect fan blade
14. Clean condenser coil and remove debris
15. Inspect service valves
18. Measure temperature difference-supply/return