

## Maintenance Procedures

**Each visit we will inspect, or adjust the following:**

### FURNACE MAINTENANCE

- \* All equipment venting components, check draft, review all clearances, check for snow level issues
- \* Combustion blower and pressure switches for worn or failed parts, oil if necessary
- \* Inspect heat exchanger for cracks
- \* Check burner and flame sensor
- \* Check pilot light, spark ignitor or hot surface ignitor
- \* Take CO reading in exhaust & supply air
- \* Inspect all electrical components and control boards for loose wiring and/or worn or failed parts
- \* Equipment drain trap and check drain lines or condensate pump
- \* Inspect main blower motor & fan
- \* Hand wipe equipment compartment if needed
- \* Check for CO detector presence in home

- \* Cycle furnace with thermostat and check operation
- \* Document furnace temperature rise and make adjustments as needed
- \* Inspect distribution system and make recommendations as necessary
- \* Change air filters

### AIR CONDITIONING MAINTENANCE

- \* Clean outdoor unit of leaves and internal debris
- \* Inspect low voltage wiring for rodent and/or weed whacker damage
- \* Check indoor /outdoor fan motor and main blower for dirt and/or worn or failed parts, oil if necessary
- \* Inspect fan blade for rotation and balance
- \* Check electrical components and contactor for loose wiring, worn parts and/or bulging or leaking capacitors
- \* Check unit's amp draw
- \* Clean condenser coil with water and a mild coil cleaner if needed
- \* Check high voltage wiring connections and tighten if needed
- \* Refrigerant charge and system temperature drop
- \* Check drain lines or condensate pump for blockage
- \* Change air filters
- \* Cycle air conditioner with thermostat & check operation

**At Betlem, quality is not an option,  
it's the way to do business.**

## About BETLEM Residential

Our roots in heating and air conditioning date back to 1923 with the pioneering spirit of the late Gerard C. Betlem who founded the Betlem Heating Company. He started first by specializing in residential heating and manufactured his own furnace to improve quality and tailor them to each job. His product, called the General Gas Furnace was an industry leader by utilizing a blower to offer forced air heating.

Today Betlem Residential has over 35 people dedicated to keeping your family safe and comfortable. These highly talented and trained individuals have dedicated most of their working lives to this industry, and they are Betlem's greatest strength. Whatever your needs; from a new comfort system, an emergency repair, a seasonal tune-up, duct cleaning, or just a phone call to ask advice, you can count on us to provide knowledgeable professional service.



**At Your Service 24/7**

(585) **271-HEAT** (4328)  
**www.Betlem.com**



## MAINTENANCE PLANS

*Celebrating over*



## How important is taking care of your heating and air conditioning equipment?

**We can't stress it enough - preventive maintenance is everything.**

Keeping your home's heating and cooling system tuned-up and running properly is one of the best things you can do for your home, both from a comfort perspective as well as a financial one.

### The Benefits of Equipment Maintenance

Over the course of the next 12 months, your home's heating and cooling system can easily run for 3,000 hours. Comparing that to a vehicle running at 40 miles per hour for that long a period, you are looking at putting the equivalent of over 120,000 miles on your unit during the next year. Performing a system tune-up at the beginning

of each heating and cooling cycle is like giving your system an oil-change and making sure it's road worthy before going on a long trip.



**NATE Certified  
HVAC Technicians**

**AT YOUR SERVICE 24/7**

Small problems can be detected long before they turn into big, expensive problems when temperatures are likely at their worst and when it's most inconvenient for you - a holiday get-together, an important birthday bash or anniversary, or the hottest or coldest day of the year.

### Customers Who Have Tune-ups Performed Regularly See These Annual Benefits:

**Fewer Service Problems.** Tune-ups prevent costly equipment breakdowns, maintain optimal efficiency and can extend the life of your equipment. They also prevent your system from breaking down during peak season when service calls take longer to get to.

**Savings on Heating & Cooling Bills.** According to the U.S. Department of Energy, you can save up to 10% on your utility bills just by having regular tune-ups performed on your heating and cooling system each year.

**Safety.** With gas furnaces, regular inspections can detect tiny cracks in your heating system's heat exchanger, cracks through which carbon monoxide can leak into your home. We follow strict standards when we test for sources of dangerous levels of carbon monoxide in your home. Detector life cycle and batteries are homeowner's responsibility.

**Warranties.** Your equipment warranty may not be honored by the manufacturer if it is not properly maintained.

## Home Heating & Air Conditioning Maintenance Plans

Betlem Residential Heating & Air Conditioning maintenance plans ensure that your equipment is operating at peak efficiency and performance — 24 hours a day, seven days a week. Our plans will help lower your utility bills, extend the life of your equipment, reduce or eliminate the need for costly repairs and increase the performance of your heating and cooling systems. Lastly, you'll gain peace of mind knowing you have Betlem Residential, a reliable and trusted company you can call if a problem with your system happens to occur. Both of our plans give you priority service and great discounts on future repairs and replacements. Please view the different plans listed below.

### Our Preferred Maintenance Plan



- \* Priority heating and cooling services
- \* Scheduled maintenance visits
- \* **24 hour/7 day Priority Emergency Service**
- \* Carbon Monoxide Testing
- \* No overtime charges
- \* Satisfaction guarantee
- \* **15% off of all service and repairs**

### Our Premier Maintenance Plan



- \* Priority heating and cooling services
- \* Scheduled maintenance visits
- \* **24 hour/7 day Priority Emergency Service**
- \* Carbon Monoxide Testing
- \* No overtime
- \* No trip charges
- \* Satisfaction guarantee
- \* **No charge for repairs within covered unit(s)**
- \* **15% off non-covered repairs**

**Betlem Residential will keep your home's heating & air conditioning systems running at peak efficiency all year long.**