



What To Expect: Total Solutions Maintenance Plan Tune-Ups & Inspections

Click The Visit or Add-On Option to Explore

1. Heating and Cooling Visits

- [Furnace Tune-Up & Inspection](#)
- [Heat Pump Tune-Up & Inspection](#)
- [Ductless Mini Split Tune-Up & Inspection](#)
- [Garage Heater Tune-Up & Inspection](#)
- [Geothermal Tune-Up & Inspection](#)
- [Air Conditioner Tune-Up & Inspection](#)
- [PTAC/Magic Pak Tune-Up & Inspection](#)
- [Boiler Tune-Up & Inspection](#)

2. Plumbing Visits

- [Whole Home Plumbing Inspection & Water Heater Inspection](#)
- [Main Drain Maintenance: Main Drain Clearing & Inspection](#)

3. Electrical Visits

- [Whole Home Generator Tune-Up & Inspection](#)
- [Electrical Inspection](#)

4. Indoor Air Quality (IAQ) Visits

- [Dryer Vent Cleaning](#)

5. Partner Services

- [Appliance Solutions: Trip To Your Home for Appliance Repair](#)
- [Fireside Hearth & Home: Gas Fireplace Tune-Up & Inspection](#)

6. Accessories

- [Humidifier Pad Changeout](#)
- [Dehumidifier Cleaning](#)
- [Air Exchanger Inspection](#)
- [Electronic Air Cleaner Inspection & Cleaning](#)
- [Condensate Pump Cleaning](#)
- [Zoning System Inspection](#)

Heating Visit: Furnace Tune-Up & Inspection

- Assess Performance of the Unit
- Check for Gas Leaks
- Clean and Adjust Burner Assembly
- Check Ignition Assembly Readings
- Check Amps and Electrical connections
- Assess Heat Exchanger
- Check Carbon Monoxide Reading
- Test Safety Controls
- Assess Filter Condition
- Assess Ductwork Pressure Readings
- Check Blower Motor's Amp, Capacitor, and Draft Inducer
- Check Thermostat Settings
- Inspect Exhaust and Intake Piping
- Check Condensate Drain Line
- Check Combustion Airflow and CO Alarms are operable
- No Oil Furnaces

Heating/Cooling Visit: Heat Pump Tune-Up & Inspection

- Verify Settings
- Thermostat & Controls Check
- Electrical Component Inspection
- Assess Filter Condition
- Check Evaporator and Condenser Coil
- Blower and Fan Motor Check
- Refrigerant System Evaluation
- Condensate Drain and Pump Check
- Airflow Assessment
- Safety and Operational Tests

Heating/Cooling Visit: Ductless Mini Split Wall Mount Tune-Up & Inspection

- Thermostat and Remote Check
- Visual Inspection
- Outdoor Coil is Washed and Cleaned
- Condensate System Inspection/ Clear Drain Line
- Wiring and Sensor Alignment Check
- Louver and Motor Test
- Reassembly and Final Performance Test

Heating Visit: Garage Heater Tune-Up & Inspection

- Visual Inspection
- Combustion Air Check
- Dust/dirt/debris Removal
- Burner Cleaning (Gas Units)
- Ignitor Inspection
- Flame Sensor Cleaning
- Gas Valve Operation Test
- Manifold Pressure Test
- Venting and Exhaust Check
- Carbon Monoxide Testing
- Electrical Component Inspection
- Thermostat settings check
- Motor Amp testing
- Airflow and Heat Output Testing
- Reassembly and final performance test

Heating/Cooling Visit: Geothermal Tune-Up & Inspection

- Visual Inspection
- Assess Loop Type
- Thermostat Settings Check
- Air Handler/Indoor Unit Inspection
- Assess Filter Condition
- Inspect Blower Motor & Fan
- Inspect Evaporator Coil
- Check for Refrigerant Leaks
- Check Loop Pressure
- Flow Rate Check
- Inspect for Loop Leaks
- Pump Operation Testing
- Inspect Water Filter/Sediment Strainer if Applicable
- Check Discharge Path if Applicable
- Electrical Component Inspection
- Inspect Drain Pan
- Inspect Condensate Drain

Cooling Visit: Air Conditioner Tune-Up & Inspection

- Thermostat Settings Inspection
- Check the Air Handler
- Air Filter Inspection
- Assess Ductwork Pressures
- Condensate Drain Line Cleaning
- Assess Electrical Connections
- Check Blower Motor Condition
- Check Refrigerant
- Check Air Temperature on Return and Supply Vents
- Entering Wet Bulb
- General Visual Inspection
- Clean the Outdoor Unit of Debris
- Clean Condenser Coil
- Condenser Voltage Readings
- Inspect Refrigerant Connections
- Check Access Fittings for Leaks
- Compressor Amperage Readings
- Inspect Condenser Fan Motor and Blade
- Fan Motor Amp Draw
- Check Capacitor Status
- High Side Pressure Readings
- Low Side Pressure Readings
- SuperHeat/SubCooling Ratings

Cooling Visit: PTAC/Magic Pak Tune-Up & Inspection

- Indoor/Outdoor Unit Checks
- Inspect Thermostat Operation & Settings
- Check the Internal Blower Assembly
- Inspect the Air Filter
- Inspect and Clear Condensate Pan & Drain Line
- Verify Proper Drainage and Slope
- Inspect the Electrical Connections
- Check Blower Motor and Amp Draw
- Check for proper airflow at Supply and Return Vents
- Measure Temperature
- General Visual Inspection
- Remove Debris from Exterior Intake/Exhaust
- Inspect Refrigerant Lines
- Test Capacitor Performance
- Carbon Monoxide Check
- Adjust Gas Pressure if Applicable
- Verify if it is within code



Heating Visit: Boiler Tune-Up & Inspection

- Hydronic or Gas Tune-Up
- Check System Volt Reading
- Check System Amp Reading
- Check Element Ohm Reading
- Check Carbon Monoxide Levels (ppm)
- Check Temperature Difference between Entering and Leaving Water
- Test Safety Controls
- Test Safety Relays
- PSI System Pressure Readings
- Check Pump Amps and Voltage
- Test Zone Valves
- Test pH Level
- Test Glycol
- Thermostat Settings
- Pipe Inspection
- Visual Inspection
- Clean & Adjust Burner Assembly
- Check for Gas Leaks
- Clean & Adjust Ignition Assembly
- Hot Surface Ohm Reading
- Inspect Heat Exchanger
- Carbon Monoxide Test – Flue/Home
- Check/Adjust Gas Pressure
- Inspect Intake and Exhaust
- Combustion Air to Building

Plumbing Visit: Whole Home Plumbing Inspection & Water Heater Inspection

- Inspect Water Heater Shut Off and Drain
- Clear any Debris off the Water Heater
- Test for Carbon Monoxide
- Check Temperature Difference
- Inspect Exhaust Piping and Combustion Air
- Inspect Thermostat Settings
- Element Reading
- Water Heater is Drained and Flushed
- Check Burner & Ignition Assembly
- Safety Control Inspection
- Check Condensate Drain
- Inspect and Operate all Toilets
- Inspect and Operate all Sink Fixtures
- Inspect all Drain Traps
- Identify and Tag Water Lines
- Test Water Quality – Hardness, Iron, Chlorine, TDS, pH Level
- No Kinetico Water Quality Equipment Serviced
- Inspect Washing Machine Hoses & Shut-Offs
- Inspect Disposal and Dishwasher Drains

Plumbing Visit: Main Drain Maintenance & Inspection

- Check for Active Backups or Overflows
- No Septic Main Drains
- Identify Clean-Out Access Location(s)
- Assess the Accessibility of Main Sewer Line Entry Points
- Run Water Fixtures Throughout Home to Check Drainage Speed
- Check for Gurgling, Air Gaps, or Signs of Improper Venting
- Flush Toilets and Observe Drain Response
- Inspect Basement/Lower-Level Floor Drains for Standing Water
- Use Drain Machine / Power Auger to Mechanically Clear Main Line
- Flush System with Water Post-Clearance to Confirm Flow
- Insert Sewer Camera to Visually Inspect Main Line
- Locate and Identify Problem Areas (Roots, Sag, Cracks, Blockages)
- Document Footage and Record Depth / Distance Markers
- Flush All Fixtures to Final-Test Drain Flow

Electrical Visit: Whole Home Generator Tune-Up & Inspection

- Visual Inspection
- KW Rating
- Hour Meter Reading
- Check for Valve Adjustment
- Battery Cold Cranking Amp Check
- Tighten the Battery Terminals
- Change Engine Oil and Filter
- Replace Spark Plugs
- Inspect Spark Plug Wires
- Replace Air Filter
- Inspect Electrical Connections and Wiring
- Inspect Automatic Transfer Switch
- Simulate a Power Outage to Test Operation

Electrical Visit: Electrical Inspection

- Visual Inspection
- Check for Loose or Broken Plates and Outlets
- Check for Proper Polarity
- Check for Loose Switches
- Check exposed wiring for unsafe conditions
- Check for loose bulbs or fixtures
- Check the exterior of home for unsafe conditions
- Test GFI Receptacles
- Test CO/Smoke Detectors
- Check Electrical Panel for Missing Breakers
- Check panel for proper Breaker or Fuse Sizes
- Check Panel for Loose or Burnt Wires
- Check for Proper Grounding
- Inspect Meter Socket and Mast Components
- Check Bonding Jumpers
- Check for Code Violations
- Check Garage wiring for safety concerns
- Check for Extension Cords in permanent use

Indoor Air Quality (IAQ) Visit: Dryer Vent Cleaning

- Inspect Dryer Make/Model and Confirm Accessibility
- Locate and Inspect Exterior Vent Termination Point
- Disconnect Dryer from Vent Hose/Duct (2nd or 3rd Story only)
- Vacuum Out Lint and Debris from Dryer Exhaust Port
- Run Brush to Full Length of Vent Line (All the Way to Termination)
- Vacuum Loose Lint and Debris During and After Brush Passes
- Clean Lint from Exterior Vent Hood or Louvered Cap
- Ensure Vent Damper Opens Freely and Fully
- Check for Obstructions
- Reconnect Dryer to Vent and Power Supply if Needed
- Check for Fire or other Safety Hazards
- 2nd Story Dryer Vent Cleanings are an Additional Cost to this Visit

Partner Services: Appliance Solutions

- Call Air Mechanical's Office to schedule
- A Trip Fee is covered by your plan
- For Fridges, Dryers, Washing Machines, Ranges, Ovens, and Dishwashers
- Repairs will be performed by Appliance Solutions
- Appliance Solutions will bill you for the appointment minus trip fee

Partner Services: Fireside Hearth & Home

- Call Air Mechanical's Office to schedule
- A Multi Side or Single Side Gas Fireplace Tune-Up is performed
- Fireside Hearth & Home will explain tune-up process
- The Invoice will be sent to Air Mechanical
- Tune-Ups will only be performed April – August of each year

Accessories: Humidifier Pad Changeout

- Will be performed during main HVAC visit option
- Visual Humidifier Inspection
- Slide Out Old Humidifier Pad and Frame Assembly
- Check for Rust, Scaling, or Mineral Buildup in Frame/Tray
- Inspect Drain Line and Ensure It's Unobstructed
- Insert New Pad into Frame
- Check for Leaks at Water Connections or Drain Line
- Set Humidistat to Desired Setting

Accessories: Dehumidifier Cleaning

- Visually Inspect Unit for Physical Damage, Leaks, or Corrosion
- Verify Power Source and Unit Location (Clearance, Level, Ventilation)
- Check Drainage Setup: Bucket, Gravity Drain, or Pumped Line
- Verify Humidistat Function and Setpoint Accuracy
- Check Display or Control Board for Error Codes
- Remove and Inspect Air Filter
- Inspect Evaporator and Condenser Coils for Dust, Dirt, or Mold
- Inspect Electrical Connections for Corrosion or Loose Wires

Accessories: Air Exchanger Inspection

- Check exterior hoods and dampers for debris and function
- Inspect and clean/replace intake and exhaust filters
- Inspect and clean the core, check for damage or mold
- Clear and flush condensate drain (if applicable)
- Check blower/fan operation
- Test motor amp draw
- Inspect defrost or bypass damper operation
- Test controls, humidistat, and wiring connections
- Verify balanced airflow and check for duct leaks

Accessories: Electronic Air Cleaner Inspection & Cleaning

- Inspect pre-filters for debris, vacuum or wash if reusable
- Inspect electronic cells for arcing, damage, or heavy buildup
- Wash cells
- Inspect collector plates and ionizing wires for alignment/damage
- Check Electrical Connections
- Reinstall filters and cells once fully dry
- Test Operation

Accessories: Condensate Pump Cleaning

- Pour water through pump to verify it activates properly
- Visual Inspection
- Remove and clean float mechanism
- Clean internal basin to remove sludge, algae, and debris
- Flush pump housing and tubing
- Inspect check valve and clean
- Test pump operation by filling with water until activation
- Observe pump cycle and discharge function
- Confirm no leaks or unusual noises

Accessories: Zoning System Inspection

- Inspect zoning control panel for secure wiring and signs of damage
- Check system status LEDs or error codes on control board
- Test each zone thermostat for power and responsiveness
- Cycle each zone individually and observe damper response
- Inspect damper actuators (motorized or pneumatic)
- Check damper blade alignment and mounting
- Inspect bypass damper or barometric damper
- Test static pressure during zone operation
- Confirm airflow balance between zones
- Check low-voltage wiring
- Verify proper temperature
- Clean control panel area and tighten terminal connections