

# Liberty

Heating, Air Conditioning  
&  
Refrigeration



Dear Homeowner,

With the harsh weather approaching it's time to talk about having your heater and air conditioning units tuned up. If you have a home warranty or a unit that still carries a factory warranty it is especially important (and a condition of your warranty contract) to have regular preventive maintenance performed. Lack of preventative maintenance is the primary reason for home warranty claims to be denied.

We are pleased to offer Keller N Jadd customers an exclusive preventive maintenance deal for your heater and air conditioning system plus flushing your hot water heater to extend the life. You will receive preventative maintenance for the low price of \$59.95 per unit and up to 50% off our already low repair prices. Our technicians are not on commission so they will not try to sell you unnecessary repairs. As always we warranty all repairs with a 1 year warranty and 100% satisfaction guaranteed service. Go into the peak winter and summer months knowing your system is maintained and ready for the harsh seasons. We will perform a complete 20 point heater inspection, and a 21 point Air Conditioner inspection.

## Gas Heating

- 1 Check & clean pilot & Burners
- 2 Check for natural gas leaks
- 3 Check flue pipe and connections levels are low
- 4 Check heat exchange for cracks
- 5 Check motor amps
- 6 Oil blower motor bearings
- 7 Check fan/limit control
- 8 Check blower motor run capacitor
- 9 Check vent cap
- 10 Check calibration of thermostat
- 11 Check thermocouple
- 12 Check all safety controls
- 13 Clean inside of unit
- 14 Check ignition controls

## Air Conditioning

- 1 Check refrigerant levels
- 2 Check all exposed fittings if refrigerant
- 3 Check & chemically clean condenser coil.
- 4 Check fan belt & adjust if needed
- 5 Check starting components
- 6 Check motor amps.
- 7 Check compressor amps.
- 8 Clean control compartment.
- 9 Replace Thermostat Batteries
- 10 Inspect starter contacts, switches & relays.
- 11 Tighten all terminal connections.
- 12 Check all safety controls
- 13 Check thermostat calibration.

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LIC #0074709

BID LIMIT \$245,000.00

Homeowner Name: \_\_\_\_\_

Rental Property Address: \_\_\_\_\_

**Please initial one option:**

\_\_\_\_ I have a Home Warranty Contract and authorize Liberty Heating & Air Conditioning to perform preventive maintenance at this property. An inspection report will be provided on your invoice.

\_\_\_\_ I authorize Liberty Heating & Air Conditioning to perform preventive maintenance at this property. I further authorize Liberty Heating & Air Conditioning to perform repairs deemed necessary up to a maximum amount of \$300.00 without further authorization.

\_\_\_\_ I authorize Liberty Heating & Air Conditioning to perform preventative maintenance at this property. I **do not** authorize any additional repairs.

I authorize Liberty Heating & Air Conditioning to perform service as requested above. I understand Keller N' Jadd will be billed on my behalf.

\_\_\_\_\_  
Homeowner Signature Date