

**MOUNTAIN ELECTRIC COMPANY**  
HEATING & AIR CONDITIONING

Presents

The  
**PEAK PERFORMANCE**  
**SERVICE AGREEMENT PROGRAM**



A Program Designed to Reduce  
Your Utility and Repair Costs



Since 1976

**MOUNTAIN ELECTRIC COMPANY**

HEATING & AIR CONDITIONING

Post Office Box 8201

La Crescenta, CA 91224-0201

(818) 248-2665

License Number 326950

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## AIR CONDITIONING

### **1. CONDENSER COIL fins will be straightened and cleaned as required.**

VALUE TO YOU -Dirty condenser coils raise refrigerant pressure higher than needed, increasing your electrical bill.

### **2. EVAPORATOR COIL will be inspected and cleaned as required.**

VALUE TO YOU -Evaporator coils become dirty because air filters only collect a portion of the particles in the air. Even a small amount of dirt can decrease efficiency and increase operating costs. This is also a major cause of compressor failure. Customer should replace properly sized air filter every month.

### **3. BLOWER WHEELS will be inspected and cleaned as necessary.**

VALUE TO YOU -Dirty blower wheels reduce air flow, causing longer operating time and increased cost. This problem can lead to lost comfort and compressor failure.

### **4. REFRIGERANT CHARGE checked by super-heat/subcooling method.**

VALUE TO YOU -A low or high refrigerant charge can easily go unnoticed and increase operating costs. An improper charge can cause compressor shut down.

### **5. AIR FILTER will be replaced at customer's option.**

VALUE TO YOU -A restricted air filter can cause your air conditioning unit to waste energy and shorten the compressor's life.

### **6. BELTS AND PULLEYS will be inspected and adjusted as required.**

VALUE TO YOU -Loose belts and worn pulleys decrease air flow, increase operating costs and shorten the compressor's life. Belts crack and break with age.

### **7. LUBRICATION of motors and bearings.**

VALUE TO YOU -Improperly lubricated rotating equipment will eventually fail.

### **8. THERMOSTAT will be checked and calibrated as required.**

VALUE TO YOU -Improperly calibrated thermostats allow the unit to run longer than necessary. Every degree your air conditioning operates below 78 degrees can add 5 to 8% to the cost of cooling.

## AIR CONDITIONING

### **9. CONTROLS & SAFETIES will be inspected and tested.**

VALUE TO YOU -Controls and safeties that do not function properly can increase operation cost and cause other components to fail.

### **10. MOTORS will be cleaned and inspected.**

VALUE TO YOU -Dirty motors are less efficient and will fail sooner

### **11. CAPACITORS will be tested.**

VALUE TO YOU -Bad capacitors can lead to compressor and motor failure.

### **12. CONDENSATE DRAIN will be checked to assure it is open.**

VALUE TO YOU -Algae can plug a condensate drain which can cause expensive water damage.

### **13. CRANKCASE HEATER will be operationally checked.**

VALUE TO YOU -Crankcase heaters that do not work can lead to a compressor failure.

### **14. RELAYS AND CONTACTORS will be inspected.**

VALUE TO YOU -Worn contacts and loose wire connections can lead to a motor or compressor failure.

### **15. UNIT DISCONNECT will be inspected.**

VALUE TO YOU -A worn or over heated disconnect blows fuses and is dangerous.

### **16. UNIT WIRING will be inspected and loose connections tightened.**

VALUE TO YOU -Loose connections can lead to a motor or compressor failure.

### **17. TEMPERATURES AND PRESSURES will be taken and recorded.**

VALUE TO YOU -An accurate record of your equipment's vital data can indicate potential problems, which can be eliminated. A record will be kept with the unit which may reduce emergency service time.

### **18. DUCT WORK will be checked for leaks and proper insulation.**

VALUE TO YOU -Duct leaks may exist from the time it was installed and insulation can fall off. Un-repaired duct work problems can increase operating costs by 30% or more. Accessible duct work will be inspected at least once during the first year of the agreement.

## HEAT PUMPS

### 1.-18. HEAT PUMPS WILL RECEIVE ALL OF THE AIR CONDITIONING SERVICES PLUS:

#### 19. DEFROST TIMER will be checked

VALUE TO YOU -A defrost timer that is not working properly can cause a loss of heat and can shorten the compressor's life.

#### 20. REVERSING VALVE will be operationally checked.

VALUE TO YOU -A reversing valve that is not operating properly can waste energy and cause a loss of heat.

#### 21. AUXILIARY HEAT STRIPS will be checked

VALUE TO YOU -Heat strips that are not operating properly can cause a loss of heat or increase electric cost higher than necessary.

## GAS HEATING SYSTEMS

### 1. HEAT EXCHANGER will be inspected for cracks and deterioration.

VALUE TO YOU -Heat exchangers can develop cracks with age. If they exist, there is a risk of serious illness from the toxic fumes emitted.

### 2. AIR FILTER will be replaced at customer's option

VALUE TO YOU -Dirty air filters can increase operating costs.

### 3. BURNERS will be cleaned.

VALUE TO YOU -Dirty burners can cause poor combustion. You pay for useful heat that "goes up the stack".

### 4. THERMOCOUPLE will be checked.

VALUE TO YOU -A defective thermocouple will cause the furnace to shut down. We don't take a chance with your comfort, it is replaced before it causes a problem.

### 5. FAN SWITCH will be checked and adjusted as needed.

VALUE TO YOU -A fan switch that is not properly adjusted can waste energy or cause nuisance fan cycling.

### 6. PILOT will be cleaned and adjusted as necessary.

VALUE TO YOU -Weak or dirty pilots can easily be extinguished causing the furnace to shut down.

## GAS HEATING SYSTEMS

### 7. SAFETY CONTROLS will be operationally checked

VALUE TO YOU -Safety controls that do not operate can cause dangerous problems.

### 8. BLOWER WHEEL will be cleaned and MOTOR lubricated.

VALUE TO YOU -Motor will last longer and the temperature will be more comfortable.

### 9. GAS LINE will be leak checked from the furnace shut off valve to the burners.

VALUE TO YOU -Undetected gas leaks are dangerous.

### 10. COMBUSTION AIR openings will be checked.

VALUE TO YOU -Blocked or restricted combustion air openings can be dangerous.

### 11. FLUE PIPE will be inspected.

VALUE TO YOU -Flue pipe corrosion or leaks are dangerous.

### 12. SECURE ALL PANELS

VALUE TO YOU -Loose panels can increase operating costs and cause a dangerous condition.

### 13. THERMOSTAT will be checked and calibrated as required.

VALUE TO YOU -Defective or improperly calibrated thermostats affect comfort and operating cost.

### 14. TEMPERATURES and PERFORMANCE will be recorded.

VALUE TO YOU -An accurate record of vital data can indicate potential problems, which can be eliminated.



## DID YOU KNOW?

- Some air conditioning and heating problems can **DOUBLE** operating costs without reducing comfort.
- Up to 80% of all air conditioning and heat pump compressor failures could be eliminated if the problems that lead to the failure were corrected in a timely manner.
- A "freon" (refrigerant) undercharge of only 10% can increase operating costs by almost 20%.
- "Freon" (refrigerant) should never need to be replaced. If it must be added every year, there is an expensive leak that should be repaired.
- A dirty evaporator, condenser and blower could increase air conditioning or heat pump electrical usage by 50% or more.
- Just a 100th of an inch of dirt or film on an evaporator coil can reduce it's efficiency 5%.
- Un-repaired small problems can lead to very expensive repairs.
- Depending on the current condition of your equipment this service may pay for itself several times over in energy savings alone.
- Annual safety checks can eliminate dangerous problems.

According to studies conducted by the Louisiana Cooperative Extension Service and Gulf States Utility Company, you can **SAVE up to \$30 a month on your utility bill** by making sure that your air conditioning system is cleaned and serviced regularly.

The study concluded that proper air conditioning maintenance can:

- INCREASE COMFORT**
- LOWER OPERATING COSTS**
- INCREASE SYSTEM CAPACITY**
- INSURE LONGER EQUIPMENT LIFE**

## MOUNTAIN ELECTRIC COMPANY

HEATING & AIR CONDITIONING

## CAN SAVE YOU MONEY ON YOUR UTILITY AND REPAIR BILLS

Our professional service technicians understand your air conditioning and heating system and can eliminate money wasting problems.

We have developed a customized program that addresses the problems we see most often. The comprehensive service and maintenance agreement we offer is designed to:

- Reduce the possibility of an air conditioning or heating break down.
- Reduce your utility and repair costs..
- Provide preferential emergency service if the need ever arises.
- Provide a discount on parts.
- Maintain or enhance your current level of comfort.

We know that our satisfied customers have been and will continue to be the secret to our success. We also believe that our Peak Performance Air Conditioning & Heating Service Agreement program is the best way for us to keep our customers satisfied.

