

# RESIDENTIAL

- Maintenance
- Service
- Installation
- Blow-in insulation
- Dehumidifiers
- Indoor Air Quality (IAQ)



7707 N Sam Houston  
Pkwy E. (Suite D10)  
Humble, TX. 77396



Office : (832)777-0136



FINANCING  
AVAILABLE

Ask us about our  
dehumidifiers!



**Our CEO Carlos says:**

“Consider Installing an in-home dehumidifier system! It offers various benefits, including preventing mold and mildew growth, improving indoor air quality, protecting belongings from moisture-related damage, enhancing comfort, and promoting energy efficiency by allowing more efficient use of air conditioning!”



[WWW.EZCOMFORTAC.COM](http://WWW.EZCOMFORTAC.COM)  
TACLB52907E

\*\*Maintenance is performed Monday - Friday only after-hour fees apply please refer to agreement for details\*\*

\*\*\*Yearly maintenance is encouraged to keep product warranties in good standing and to avoid costly breakdowns\*\*\*

### Ez Comfort 12 months Maintenance Agreement

Agreement & other discount offers may not be combined. Refunds of membership fees cannot be refunded after a service or maintenance has been completed. Ez Comfort is not obligated to perform maintenance after 60 days of an expired membership(s). We cannot perform maintenance on Furnace systems 18+ years or older or AC equipment 15+ years or older. Renewal credits are only given; if agreement is renewed within 90 days of expiration date.



**EZ COMFORT**  
AIR CONDITIONING & HEATING, LLC

Residential HVAC Agreement

# 2 VISITS PREVENTATIVE MAINTENANCE SERVICE AGREEMENTS

Avoid costly breakdowns, ensure energy preservation, and keep your system operating at its peak performance with an annual service agreement. Here are just 7 benefits of having a preventative maintenance agreement:

- 1. System Efficiency:** Regular maintenance ensures that your HVAC system operates at peak efficiency. This can result in lower energy bills as the system doesn't have to work as hard to heat or cool your home.
- 2. Extended Lifespan:** Routine maintenance helps extend the lifespan of your HVAC system by identifying and addressing issues before they become major problems. This can save you money on premature replacements.
- 3. Improved Air Quality:** Clean filters and properly functioning components contribute to better indoor air quality. Regular maintenance helps to remove dust, allergens, and other pollutants from circulating throughout your home.
- 4. Warranty Compliance:** Many HVAC manufacturers require proof of regular maintenance to uphold the warranty on their equipment. A maintenance agreement ensures you meet these requirements, preserving your warranty coverage.
- 5. Safety:** Regular maintenance includes inspections of critical components such as gas lines, electrical connections, and heat exchangers. Identifying and addressing potential safety hazards reduces the risk of fires, gas leaks, and carbon monoxide poisoning.
- 6. Preventive Care:** Scheduled maintenance helps catch small issues before they escalate into major problems, preventing costly repairs or replacements down the line.
- 7. Peace of Mind:** Knowing that your HVAC system is being regularly inspected and maintained by professionals can provide peace of mind, allowing you to focus on other priorities without worrying about your heating and cooling systems failing when you need them most.

Overall, a preventative HVAC maintenance agreement offers numerous benefits that can save you money, time, and stress in the long run while ensuring your comfort and safety at home.

	ESSENTIAL	PREMIUM	PRESTIGE
INVESTMENT AMOUNT	\$189 / YEAR & \$90 ADDITIONAL SYSTEMS	\$360 / YEAR & \$150 ADDITIONAL SYSTEMS	\$600 / YEAR & \$350 ADDITIONAL SYSTEMS
SPRING & FALL INSPECTIONS	✓	✓	✓ 
SERVICE FEE (\$89.95)	(2) WAIVED	(4) WAIVED	WAIVED
RINSE CONDENSER COIL	✓	✓	✓ CHEMICALLY CLEAN (AS NEEDED)
AFTER HOURS FEE (\$150)	\$150	\$99	WAIVED
LUBRICATE BEARINGS & MOTORS	✓	✓	✓
TREAT DRAIN LINE	✓	✓	✓
FLUSH DRAIN LINE (AS NEEDED)	✗	✓	✓
CLEAN EVAPORATOR COIL (IF ACCESSIBLE)	✗	✓	✓
REPAIR DISCOUNT	10% OFF	10% OFF	15% OFF
REPAIR WARRANTY	1 YEAR	2 YEARS	2 YEARS
REPLACEMENT DISCOUNT	5%	5%	10%
(1) RUN CAPACITOR REPLACEMENT	✗	✗	✓
REFRIGERANT ADDED UP TO 1LB.	✗	✗	✓
(1) CONTACTOR REPLACEMENT	✗	✗	✓
(1) MEDIA FILTER REPLACEMENT OR UP TO (4) 1" FILTERS	✗	✗	✓
MEMBER CREDIT	✗	\$20 OFF OF RENEWAL (WITHIN 90 DAYS)	\$50 OFF OF RENEWAL (WITHIN 90 DAYS)

## 21 POINT AIR CONDITIONER & HEAT PUMP INSPECTION:

1. Inspect the outdoor condensing unit
2. Inspect the indoor coil
3. Inspect for visible refrigerant leaks
4. Inspect the condensate drain pan
5. Inspect the condensate drain line and p-trap
6. Inspect wiring and control unit
7. Inspect the blower assembly
8. Inspect the thermostat operation and programming
9. Verify suction and discharge pressure
10. Inspect safety controls
11. Inspect electrical components
12. Verify temperature drop (and rise on heat pump)
13. Verify correct superheat or sub-cooling
14. Verify motor amps
15. Clean control panel
16. Verify correct voltage to equipment
17. Verify blower speed
18. Inspect refrigerant lines
19. Cycle equipment to verify operation
20. Replace air filter according to plan
21. Provide a written diagnostic report of findings

## 18 POINT GAS FURNACE INSPECTION OF HEATING SYSTEM:

1. Inspect wiring and control circuit
2. Inspect blower assembly
3. Visually inspect heat exchanger(s)
4. Inspect venting and combustion air
5. Check flame rectification and clean sensor
6. Check/adjust inlet and outlet gas pressure
7. Inspect for gas leaks
8. Inspect safety controls
9. Inspect electrical components
10. Verify temperature rise (dry bulb)
11. Verify motor amps
12. Clean the control panel, burners, and wipe down equipment
13. Verify correct voltage to furnace equipment
14. Test and measure carbon monoxide
15. Inspect thermostat operation and programming
16. Replace air filter according to plan
17. Cycle equipment to verify operation
18. Provide a written diagnostic report of finding

## 12 POINT ELECTRIC FURNACE INSPECTION OF HEATING SYSTEM:

1. Inspect fuses
2. Inspect limit switches
3. Verify sequencers operating properly
4. Verify heat strip amp draw
5. Verify continuity of heat strips
6. Verify blower motor amps
7. Inspect low voltage wiring
8. Inspect line voltage wiring
9. Replace air filter according to plan
10. Inspect thermostat operation and programming
11. Cycle equipment to verify operation
12. Provide a written diagnostic report of findings