



Aire Pro
COMMERCIAL SERVICES, INC.

Service@AireProCS.com
www.AireProCS.com

COMMERCIAL • INDUSTRIAL
HVAC & REFRIGERATION

SALES • SERVICE • INSTALLATION
MAINTENANCE AGREEMENTS

Commercial HVAC & Refrigeration Preventive Maintenance Programs

Aire Pro Commercial Services, Inc. offers **custom tailored** scheduled preventive maintenance programs designed to improve equipment reliability, reduce unexpected breakdowns, maintain operating efficiency, and identify developing problems before they result in costly emergency repairs or product loss.

Programs are available on a Monthly, Quarterly, or Semi-Annual basis and are customized according to the type, quantity, accessibility, and condition of the HVAC & commercial refrigeration equipment at each facility.

MONTHLY PREVENTIVE MAINTENANCE

Recommended for: Warehouse facilities, restaurants, supermarkets, convenience stores, food-service operations, walk-in coolers/freezers, and other facilities where HVAC and commercial refrigeration is critical to daily operations.

Typical Refrigeration Service Includes

- Inspect overall refrigeration system operation.
- Check box and operating temperatures.
- Verify thermostat and temperature-control operation.
- Inspect evaporator and condenser coils.
- Clean accessible condenser coils as required.
- Inspect evaporator and condenser fan motors and blades.
- Check compressor operation.
- Record compressor and motor amperage where applicable.
- Inspect contactors, relays, capacitors, wiring, and electrical connections.
- Inspect refrigeration piping for visible signs of oil or refrigerant leakage.
- Check operating pressures when conditions warrant.
- Inspect sight glasses and liquid-line condition where applicable.
- Inspect defrost operation and components.
- Inspect condensate drains and drain pans.
- Inspect walk-in door gaskets, hinges, closers, and latches.
- Check for abnormal ice accumulation or airflow conditions.
- Inspect for unusual noise, vibration, or operating conditions.
- Provide written recommendations for repairs or corrective action.



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Typical HVAC Service Includes

- Replace or clean air filters as needed.
- Inspect and clean condenser and evaporator coils as required.
- Inspect belts, blower assemblies, and fan motors.
- Check condensate drains and drain pans.
- Inspect electrical connections and components.
- Check and record motor and compressor amperage.
- Inspect refrigerant system operation.
- Check heating and cooling operation.
- Verify thermostat and controls.
- Inspect for unusual noise, vibration, leaks, or wear.
- Test overall system operation.
- Provide recommendations for any needed repairs.

QUARTERLY PREVENTIVE MAINTENANCE

Recommended for: Light-to-moderate HVAC & commercial refrigeration applications where monthly inspections are not required.

Includes a comprehensive operational inspection, condenser cleaning as required, temperature checks, electrical inspection, amperage readings, refrigeration piping inspection, defrost-system inspection, drain inspection, door and gasket inspection, filter and belt inspections and replacement where necessary and written recommendations.

SEMI-ANNUAL PREVENTIVE MAINTENANCE

Recommended for: Smaller facilities, lower-use HVAC & commercial refrigeration systems where twice-yearly comprehensive inspections are appropriate.

Includes general HVAC & commercial refrigeration system inspection, operating-temperature verification, coil inspection and cleaning as required, fan and compressor inspection, electrical checks, amperage readings, drain inspection, refrigeration piping inspection, heat exchanger inspections, gas-heat section inspections and written recommendations.

FIXED-PRICE PM PROGRAMS

1–3 HVAC & Refrigeration Systems

Program	Price Per Visit
Monthly PM	Starting at \$450
Quarterly PM	Starting at \$575

Leadership • Integrity • Growth • Accountability • Excellence

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Semi-Annual PM Starting at \$525

4-6 HVAC & Refrigeration Systems

Program	Price Per Visit
Monthly PM	Starting at \$725
Quarterly PM	Starting at \$875
Semi-Annual PM	Starting at \$1025

7 or More HVAC & Refrigeration Systems Custom PM Agreement

Pricing will be established following an equipment survey and will be based on equipment quantity, type, accessibility, maintenance requirements, and anticipated technician time.

Why frequent PM customers receive a lower per-visit rate

Monthly maintenance customers receive the most favorable per-visit pricing because regularly maintained equipment generally requires less corrective cleaning and inspection time during each visit. Quarterly and Semi-Annual visits are priced slightly higher because additional cleaning and maintenance time may be required between scheduled services.

Covered equipment includes but not limited to the following

Walk-in coolers	Ice machines
Walk-in freezers	Remote condensing units
Refrigerated prep equipment	Evaporator systems
Reach-in coolers and freezers	Refrigeration racks
Other commercial refrigeration equipment	Split system HVAC units
Package Rooftop HVAC units	Make-up Air units
Heat only ventilators	Chillers
Cooling towers	Water Source heat pumps
100% Outside Air makeup units	VAV Systems
VRF Systems	Steam Boiler Systems
Ductless Split Systems	Hot Water Boiler Systems

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PROGRAM BENEFITS

Aire Pro Preventive Maintenance customers receive scheduled maintenance visits, documented equipment inspections, early identification of developing problems, improved system reliability, equipment maintenance history, and written recommendations for corrective repairs. Preventive maintenance is intended to help reduce unexpected equipment failures and costly refrigeration downtime. Also, Aire Pro provides **custom tailored** preventive maintenance checklists for each of our preventative maintenance customers according to the equipment at their specific facility.

ITEMS NOT INCLUDED UNLESS SPECIFICALLY QUOTED

PM pricing does not normally include refrigerant, replacement parts, filters, belts, motors, electrical components, refrigerant leak repairs, extensive chemical coil cleaning, ice removal resulting from equipment failure, emergency service, after-hours service, major repairs, or equipment replacement. Required repairs will be discussed with the customer and quoted separately unless prior authorization has been established.

PROGRAM RECOMMENDATION

Aire Pro Commercial Services understands that every facility and HVAC & Commercial refrigeration systems have different needs.

Our Preventive Maintenance Programs are **custom tailored to each facility** based on the type and quantity of equipment, operating conditions, equipment usage, age, and the importance of HVAC & commercial refrigeration to the customer's operation.

After evaluating the facility, Aire Pro will recommend a **Monthly, Quarterly, or Semi-Annual Preventive Maintenance schedule** that provides the appropriate level of service for the equipment and operation. Our goal is to provide the right maintenance program for each customer—not a one-size-fits-all approach.

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