UNITED MECHANICAL INC.
SERVICE DEPARTMENT

8170 Mainline Pkwy
Ft. Myers, FL 33912
(239) 939-4502
CMC 056872

HVAC Maintenance Report

Customer Name	Service Address	
Technician Name & Date	Phone #	E-Mail

System Type

Package	☐	Condensing/Package Unit Model No.	_____	Age	_____
Heat Pump	☐	Serial No.	_____	Brand	_____
Straight Cool	☐	Air Handler Model No.	_____	Age	_____
Other	☐	Serial No.	_____	Brand	_____

☐ One Time Check-Up ☐ Quarterly ☐ Bi-Annual ☐ Annual

CONDENSING UNIT	✓	OK / READING	NEEDS ATTENTION	Notes: Condensing Unit
Ambient Temperature				☐ Rust/Corrosion on Coil
Amp Draw CU Fan				☐ High Amp Draw on Compressor
Amp Draw Compressor				☐ High Amp Draw on Fan
Electrical Connections				☐ Insulation Deterioration
Contactor Condition				☐ Hurricane Straps
Capacitor Reading/Rating				☐ Rust on Accumulator/Liquid Line Drier
Refrigerant		Super Heat / Sub Cool		☐ Low on Refrigerant
Operating Pressures		/		☐ Isolator Pads
Apply Condenser Sticker				☐ See Tech Notes
AIR HANDLER	**✓**	**OK / READING**	**NEEDS ATTENTION**	**Notes: Air Handler**
Blower Motor Amp Draw				☐ Rust/Corrosion on Coil
Heat Strip kw & Amp Draw				☐ High Amp Draw on Compressor
Static Pressure		Supply _____ / Return _____		☐ High Amp Draw on Fan
Temperature Differential		Supply _____ / Return _____		☐ Rust/Corrosion in Drain Pan
Coil Condition				☐ Need Flood Monitor
Coil Sanitized				☐ Drain Line Incorrect Pitch or needs replacement
Pan Condition				☐ Duct Work Sealing
Algaecide Tablets Added				☐ Bacteria/Growth in Unit
Drain Line Suctioned				☐ Needs Leak Check
Sticker – Sign Off or Add New				☐ Pull Blower and Clean Recommendation
Filter Changed/Cleaned		Size:		☐ See Tech Notes
Test Safety Switch				I HAVE BEEN ADVISED OF THE CURRENT CONDITION OF MY AC SYSTEM AND ANY POTENTIAL CONCERNS UNCOVERED BY THIS CHECK-UP. IF PAYING BY CREDIT CARD, I AUTHORIZE THIS WORK TO BE CHARGED TO MY CREDIT CARD.
Condition of Ductwork				
T-Stat Set to Original Setting				
System Performance				
Service Tech Name				Signature _____
Method of Payment	☐ Cash ☐ Check ☐ Visa/MC			Billing Zip Code _____

United for Your Comfort Since 1987

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