



2021 PREVENTIVE MAINTENANCE PACKAGES

FOR THE BRYSON AT WOODLAND PARK

(202)780-6247

getcomfy@jd-air.net

BRYSON AT WOODLAND PARK		PM- Standard Package	PM- Premium Package
SAVINGS COMPARED TO REGULAR PRICE		26%	39%
BRYSON AT WOODLAND PARK PRICING		\$200	\$500
AIR CONDITIONING MAINTENANCE	<ul style="list-style-type: none"> Inspect equipment and components of air conditioning system for proper operation Measure refrigerant pressure and temperatures 	INCLUDED	INCLUDED
AC- Small Parts Replacement	Replace small parts when not performing at optimal performance levels		INCLUDED
HEATING MAINTENANCE	<ul style="list-style-type: none"> Inspect all equipment and components of heating system for proper operation Measure refrigerant pressure and temperatures 	INCLUDED	INCLUDED
HEATING- Small Parts Replacement	Replace small parts when not performing at optimal performance levels		INCLUDED
WATER HEATER MAINTENANCE	<ul style="list-style-type: none"> Test hot water heater function Inspect water supply, hydronic heating lines & gas supply, if applicable Clean burner compartment 	INCLUDED	INCLUDED
DRYER VENT CLEANING	<ul style="list-style-type: none"> Clean dryer vent Clean hoses/chutes attached to dryer vent 	INCLUDED	INCLUDED
COMPONENT CLEANING (Light cleaning is included with PM- Standard Package)	Heavy duty cleaning (using permeating cleanser) of: <ul style="list-style-type: none"> Hydronic heating coil (normally \$120) Evaporator coil (normally \$120) Condenser coils (normally \$150) 	ADD \$225	INCLUDED
Diagnostic/Service Call Fee		\$20 OFF	WAIVED [#]
Discount off other Service Calls during the year		10%	20%

Both packages satisfy requirements for the Bryson at Woodland Park HVAC Maintenance Program. When completed, you will receive a report outlining any recommendations for further maintenance or repairs needed on your system.

HEAVY DUTY COMPONENT CLEANING

(\$390 VALUE) INCLUDED IN
PM- PREMIUM PACKAGE

Evaporator, condenser and hydronic coils house refrigerant or water for their respective systems. Cleaning coils keeps them from cracking and allows your system to run more efficiently, which puts less stress on the other components, extending system life. Since cracked coils must be replaced, this maintenance directly saves hundreds of dollars in repairs.

GETCOMFY@JD-AIR.NET

Air Conditioning Maintenance

- Measure refrigerant temperature, levels & pressure
- Inspect & adjust thermostat
- Inspect & test motors, pumps, wiring, contacts, capacitors & relays
- Inspect evaporator coil
- Inspect and clean condenser
- Inspect condensate drain
- Inspect outdoor disconnect
- Inspect condenser fan motor & blades
- Inspect compressor at startup
- Measure air temperature differentials

Air Conditioning -Small Parts Replacement

- Air filter \$20 & up
- Batteries \$5
- Fuses \$2 - \$5
- Internal control wiring \$2/foot
- Refrigerant caps \$20
- Some relays* \$30-\$45
- Capacitors** \$25-\$50
- Contactors \$30-45

Heating Maintenance

- Clean & adjust burners
- Clean flame sensor
- Inspect igniter/pilot light
- Inspect filter
- Inspect for safety issues and leaks
- Inspect for abnormal noise & vibrations
- Measure air & water temperature differentials
- Check airflow

Heating -Small Parts Replacement

- Air filter \$20 & up
- Batteries \$5
- Humidifier pads \$20-\$45
- Pressure switch hoses \$2/foot
- Unit control wiring \$2/foot
- Thermocouples \$20-\$35
- Some relays* \$30-\$45
- Capacitors** \$25-\$50
- Contactors \$30-45
- Hot surface igniters \$30-\$50

Water Heater Maintenance

- Test hot water heater function
- Inspect water supply & hydronic heating lines
- Inspect gas supply, if applicable
- Clean burner compartment

Washing Machine Drain Hose Extensions (\$130)

In some units with stackable washer/dryers, the length of the washing machine hoses prevent access to the dryer vent. We can install longer hoses if you are unable to make the dryer vent accessible for the technician.

JD Air Provides a Report For You

When work is completed you will receive a service report with an estimate for any further repairs or recommendations for your system. Any repairs will be completed using JD Air sourced materials.

Before Your Maintenance Appointment

- Make sure the indoor HVAC vents, dryer vent & equipment are accessible
- The time assigned is an arrival window, please plan for the work period to be around 2 hours after arrival

After The Appointment

- Continue to change your filters regularly
- If your system seems to be working improperly, feel free to contact us.

*JD Air cannot complete AC maintenance in temperatures lower than 60 degrees because refrigerant pressure and temperature cannot be accurately measured for summer use.

JD Air Terms and Conditions:

- **Maintenance can only be done on running units. If a unit is not functioning upon arrival, it will become a Diagnostic/Repair Service appointment.**
- **Household items and furnishings must be moved to make HVAC equipment and other necessary items accessible before technician arrives. JD Air is not responsible for any damage that occurs while making applicable parts and/or equipment accessible.**
- **If equipment is located on a roof top or is not ladder (22' or less) or hatch accessible, additional equipment charges will apply.**
- **If dryer vent cannot be accessed due to area spacing, services will be offered to make accessible at an additional charge.**
- **A 'no-show' fee of \$50 will be charged for any appointment that we are not able to address the necessary equipment.**
- **Custom ad-ons can be added for an additional fee.**

* certain high end relays will be changed at an additional cost

** does not include specialty capacitors (excludes brand specific capacitors, any over 60 mfd and start capacitors)

EQUIPMENT REPLACEMENT

FOR THE BRYSON AT WOODLAND PARK



WATER HEATER INSTALLS

starting at \$4,328 ([Click Here for Details](#))

Bradford White 50 Gallon Water Heater

- Vitraglass® tank lining for maximum corrosion resistance
- Hydrojet® Total Performance System for efficiency and reduced sediment build-up
- Expansion tank included (required by VA code)

starting price with **STANDARD** Package Discount: **\$3,895**

starting price with **PREMIUM** Package Discount: **\$3,462**

AIR CONDITIONING INSTALLS

starting at \$6,660

Bryant Sentry 1.5 Ton 14 SEER AC ([Click Here for Details](#))

Bryant Sentry 2 Ton 16 SEER AC ([Click Here for Details](#))

Efficiency

- Microtube Technology™ refrigeration system

Reliability

- Puron® refrigerant
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- Filter drier

Durability

DuraGuard™ protection package:

- Solid, durable sheet metal construction
- Dense wire coil guard

starting price with **STANDARD** Package Discount: **\$5,994**

starting price with **PREMIUM** Package Discount: **\$5,328**



(202)780-6247

getcomfy@jd-air.net

Prices listed are based on JD Air preferred equipment. Customizations are available, but will change the cost of the replacement. Sample proposal may not be used as customer contract. Terms & Conditions apply. Prices subject to change.