



CONDOMINIUMS
12633 Memorial Drive
Houston, Texas 77024
713/467-8412

Dear Pines Residents,

The following is a list of what is checked or serviced by our maintenance staff when they inspect your air conditioning units both inside and outside.

INSIDE AIR HANDLER:

- Evaporator coil
- Flush condensation drain line
- Inspect blower wheel and oil blower motor
- Inspect all wiring
- Inspect the capacitor
- Clean drain pan
- Put in new filter and vacuum area

ROOF UNIT

- Clean condenser
- Inspect the oil fan motor
- Check all wiring
- Check power contactor relay
- Check capacitors (2 of them)
- Check refrigerant level and add if necessary

Most of these items are part of the labor, however, if parts or fluids are necessary you will be charged for the items at our cost, as indicated on your invoice.