SPIRES HOME COMFORT CLUB

COMFORT PLUS

Inspections, preventive upkeep,
and annual cleaning services.

$549 / year
Annual prepaid membership

$49.99 / month
Monthly option: $599.88 over 12 months

TWO SCHEDULED VISITS EACH YEAR

Spring cooling + annual plumbing inspection / Fall heating + plumbing recheck

01 COOLING SYSTEM

Spring preventive maintenance

- Check refrigerant operating conditions
- Test capacitor and inspect contactor
- Inspect electrical connections and blower
- Measure supply / return temperature split
- Check and clear condensate drain
- Inspect outdoor coil; routine rinse as appropriate
- Check thermostat and cooling operation
- Replace standard filter supplied by homeowner

02 HEATING SYSTEM

Fall preventive maintenance

- Check furnace or heat pump operation
- Visually inspect accessible heat exchanger*
- Inspect burners and ignition components*
- Perform carbon monoxide / safety checks*
- Inspect electrical components and connections
- Check thermostat and heating performance
- Recheck previously noted plumbing concerns
- Inspect hose bibbs / exposed piping for winter

03 PLUMBING & FIXTURES

Annual inspection during a scheduled visit

- Inspect visible supply / drain piping for leaks
- Look for corrosion and deterioration
- Check toilets, faucets and fixture operation
- Inspect accessible shutoffs, main valve and hose bibbs
- Check accessible crawlspace plumbing

04 WATER HEATER & PRESSURE

Annual inspection + targeted fall recheck

- Inspect water heater condition / visible leaks
- Check water pressure and pressure regulator
- Check expansion tank condition
- Inspect relief valve and discharge piping
- Document concerns and recommended service

YOUR MEMBER BENEFITS

10% off qualifying repairs (maximum $250 discount per service visit) • **Priority scheduling** subject to availability • Digital inspection report with photos when applicable • Member-only specials • Standard diagnostic fee waived when the recommended repair is completed.

PLUS: ANNUAL COIL & WATER-HEATER SERVICE

Outdoor condenser coil: annual thorough cleaning of the accessible coil.
One water heater: annual tank flush **OR tankless flushing / descaling**.
Tankless service includes accessible filter cleaning and an operating check per manufacturer instructions.

PREVENTIVE MAINTENANCE - REPAIRS COST EXTRA

This is not a home warranty or unlimited repair plan. Repairs, parts, equipment replacement, emergency service and labor beyond listed maintenance are billed separately. We document findings, explain urgency and quote options. **No additional repairs without your approval.**

*Gas checks apply where relevant. One home, one HVAC system and one water heater; additional units cost extra. Safe access and suitable condition required. Tankless flushing requires working service/isolation valves; valve installation is extra. Indoor coil deep cleaning, coil / blower removal and neglected-equipment recovery are extra. Discounts do not combine. Maintenance cannot guarantee against failures.