



## Comprehensive Maintenance Service

State Lic. 536450

1901 Broadview Dr. Glendale, CA 91208

(818) 790-8000

(626) 797-9900

Fax(818) 248-9803

e-mail: [lcac@lacadair.com](mailto:lcac@lacadair.com)

[www.lacadair.com](http://www.lacadair.com)

We all know that the tenants comfort is very important to any successful property manager. Tenants demand comfortable air conditioning and heating when they choose to lease an office space.

Buildings develop odors, over time that you may have become accustomed and go unnoticed. Odors are caused by many conditions related to the air conditioning equipment. Dead skin cells are drawn into the units, then decay. This allows bacteria to grow in the refrigeration coils of the air conditioning equipment. The lack of fresh air into the air conditioning systems can be the common cause for odors.

It's important to consider the health of your tenants and it's your responsibility to maintain clean and fresh air to breath, free of microorganisms and dangerous gasses such as: carbon dioxide, carbon monoxide. Maintaining outside fresh air (OSA) to enter the system will keep the air from becoming stale. The filth in the systems are commonly overlooked and never mentioned until it's too late.

A though cleaning should be done every few years, before the heat waves, between seasons. The stress of the heat-wave will often show how bad a system is running. Chemically treat and sanitize the refrigeration coils to get rid of the bacteria, mold, fungi, odors, dust mites and dead skin cells that are allowing the bacteria to grow in the systems. The coils will ice up if they are too dirty. Clean out the blowers and motors to allow them to run cooler. Clean the condenser coils to allow compressor to get rid of the heat and run cooler. Clean the ductwork because the filters are less than >2% efficient and have not been replaced every 30 days as they require.

Maintaining proper documentation is also necessary to reduce any liability and illness claims.

Without proper maintenance, you could have a small problem damage the compressors, and the heating and cooling system could breakdown, usually on the hottest or coldest days of the year.

**ONLY A PROFESSIONALLY TRAINED SERVICE  
TECHNICIANS SHOULD WORK ON ANY  
HEATING OR COOLING EQUIPMENT**

Our service technicians have "NATE" 'North American Technicians Excellence' Certification and are trained to spot many problem and repair them before they cause your equipment to breakdown completely, costing you an expensive repairs and tenant complaints.

With our 'Comprehensive Maintenance Service', you will have corrected any problems and meet the manufacture's requirements for proper operation of the equipment. Take care of your equipment properly, to prevent most expensive breakdowns and avoid any health or safety problems due to the "Sick Building Symptom"

La Canada Air Conditioning and Heating is committed to healthy air quality, equipment dependability and quick customer service. Membership does have its privileges, and we guarantee you will be treated with that special care you come to expect from us under our service program.

As the cost of energy rises, so do your utility bills. But they don't need to be as high as they often are. Conservation measures on your part can help but they pay off even more when your equipment is operating at peak efficiency. Comprehensive Maintenance Service Members saves electricity, fuel and money!

LA CANADA AIR CONDITIONING & HEATING, also offers offers an ongoing "Comprehensive Maintenance Service Program" to test and inspect the equipment, make adjustments to your heating and air conditioning equipment on a seasonal schedule. You are automatically contacted, to perform the periodic maintenance required for your equipment. The number of visits required will vary based on the filter changing requirements and their usage. Should your equipment need emergency attention, Comprehensive Maintenance Service Contract Members receive first priority when service is needed, quick 24 hr. 'Emergency service', a 10% discount on parts used to repair the unit, along with our discounted labor rate. We carry a substantial parts inventory available on each service vehicle for quick repairs.

What should a "Comprehensive Maintenance Service Program" mean to you?

'Healthy, Air Quality'