

GAS HEATING & AIR CONDITIONING MAINTENANCE AGREEMENT

DESCRIPTION OF EQUIPMENT

FULL YEAR PARTS AND LABOR (UP TO 5 TONS) \$ _____

Clean and check..... Two routine calls – one complete 15 Point Check of the A/C for summer operation and one complete 15 Point Check of the heating unit for winter operation.

Parts..... Replacement or repair of parts listed below at no additional cost.

Labor..... Priority emergency service for one year at no additional cost during normal working hours (8AM to 4PM Monday - Friday). There will be a \$ 35.00 trip charge for after hours, holidays and weekend calls.

Under this agreement, ONLY the following parts will be replaced or repaired when found defective or inoperative. No other parts will be replaced or repaired.

Standard Thermostat	Shaft & Bearings	Running Capacitors	Elec. Ignition Controls
Blower Motor	Gas Valve	Fan Control	Starting Relay
Pressure Regulator	Transformer	Fan Belt	Pilot Valve
Condenser Fan Motor	Limit Control	Safety Pilot	Orifices
Expansion Valve	Starting Capacitor	Fuses	High Pressure Control
Draft Inducers	Timers		Low Pressure Control

Air filters, heat exchangers, burners, water pumps, blower wheel, variable speed motors, zone controls, programmable thermostat, automatic water feeder, moduflo systems, humidifiers, electronic air cleaners and other accessories not an integral part of the gas burner or controls are not included in this agreement.

CONDITIONS

1. We, as an independent contractor, will endeavor to render prompt and efficient service hereunder, but it is expressly agreed that we shall in no event be liable for damage or loss caused by delay, or any loss arising out of the performance of this agreement.
2. We reserve the right to reject any agreement if, on inspection by our service person, equipment is found in such condition that service will be unsatisfactory to either party.
3. It is mutually agreed that this agreement covers only the components specified above and does not cover the labor for duct work and vent pipe, heat exchangers, electrical or plumbing work or balancing beyond the units, or any work required because of negligence, misuse of equipment, or because of fire, flood, acts of God, shortage of electrical or water supply, sabotage or damage caused by freezing.
4. No service will be rendered under this agreement if customer has a past due account.

Receipt of \$ _____ for this agreement is acknowledged and above agreement accepted on _____.
 Agreement will continue for one year from this date and will be automatically renewed by payment of invoice each year.

Agreement offered by _____

Includes 2 routine calls

15 Point Air Conditioning Maintenance & Safety Check

1. Install gauges and check operating pressures.
2. Check voltage and amperage to all motors with meter.
3. Check CMF across evaporator coils.
4. Check for adequate refrigerant charge and possible leaks.
5. Check evaporator superheat.
6. Lubricate all moving parts.
7. Check belt and adjust tension.
8. Check filters.
9. Check pressure switch cut-out settings.
10. Check start capacitor and potential relay (if applicable).
11. Check compressor contactor.
12. Check all wiring and connections.
13. Clean and adjust thermostat.
14. Clean condensing coil.
15. Check that condensate drain is open.

15 point Gas Furnace Maintenance & Safety Check

1. Check and adjust thermostat.
2. Clean and adjust all safety controls.
3. Clean burners and controls.
4. Clean and adjust pilot assembly (check standing pilot; check electronic spark ignition).
5. Adjust burner efficiency.
6. Check for gas leaks in furnace.
7. Lubricate moving parts.
8. Check belt and adjust tension.
9. Check filters.
10. Check vent pipe and draft diverter.
11. Check fan control.
12. Check manifold pressure.
13. Check furnace for cracked heat exchanger.
14. Check temperature rise.
15. Check complete furnace cycle.

Routine Service

1. Maintains high efficiency.
2. Lengthens equipment life.
3. Avoids costly breakdowns.

We'll Take Care of Your Heating & Cooling System 365 Days a Year

Our Maintenance Agreement

- *Reduces your utility costs*
- *Gives you priority emergency service*
- *Assures your maximum safety*
- *Prolongs equipment life*

Heating
Air Conditioning
Humidification
Electronic Cleaning



**Maintenance
Agreement
-
Covers
Residential Gas
Heating &
Cooling
Year Round**



IMPORTANT: This Agreement is not in effect until payment is made in full and the acceptance is signed and dated by a representative from our company. Not all systems are eligible for this plan.