Date: ...

**RESIDENTIAL**

**PREVENTATIVE MAINTENANCE AGREEMENT**

*THIS CUSTOM-TAILORED MAINTENANCE AGREEMENT HAS BEEN PREPARED FOR:*

Name: ...

Address: ...

City: ...

Zip: ...

Phone: ...

Email: ...

This agreement unless stated otherwise is for a 2 inspections per year. All repairs found on maintenance are additional and will not be performed without customer's approval.

As a Contract Maintenance Customer, you will receive preferential treatment over non-maintenance customers such as a 10% discount on repairs and first response on service calls. Our technicians are standing by 24 hours a day should the need arise for emergency service.

Please review page 2 & 3 for a schedule of items covered and the list of equipment that is to be inspected.

Thank you for the opportunity to be of service.

Sincerely,

Dan Lickert

President

**AGREEMENT SCHEDULE**

This preventative maintenance agreement shall be for a period of one year and only renew upon written agreement signed by both parties. This contract shall be for  inspections per year. The inspections shall be at the convenience of the home owner and scheduled prior. *Each inspection must include a checklist as referenced below, and after each inspection that checklist* ***must be signed by the homeowner or tenant.*** The following is included:

**COOLING STARTUP:**

Chemically Clean Condenser coils (once per year) ***INCLUDED***

**CHECK & RECORD THE FOLLOWING:**

Refrigerant charge, refrigerant temperatures, compressor amp draws, condenser fan amp draws, evaporator temperature drop, evaporator fan motor amp draws, mega ohm compressor windings, verify proper thermostat operation & program. Inspect contactors, disconnects & wiring, tightening all electrical connections and finally blowing out all condensate drains for debris and verifying proper operation (twice per year major inspection).

**HEATING STARTUP:**

***Boilers***

Check draft, oil pressures, flame signal, perform combustion analysis once per season, per unit. Check over fire draft, temperature rise, pump operation to include lubrication and couplers.

***Air Handlers/Furnaces/Rooftop Equipment:***

Check evaporator fan motor amp draws, check and verify electric strip heaters and amp draws, verify all safeties, inspect economizer and fresh air make-up. Inspect contactors, disconnects and wiring, tightening all electrical connections. Inspect heat exchanger, induced draft motors, ignition controls. Verify proper thermostat operation and program.

**PRICING**

***Natural Gas furnace w/Air Conditioning*** ***$... per year***

***Air Handler w/ Hot water coil +***

***Air Conditioning Only $... per year***

***Propane Furnace w/Air Conditioning $Binod per year***

***Heat Pump $Binod per year***

***Hybrid System/Natural Gas/Propane***

***+heat pump $Binod per year***

***\*\*Oil Furnace only/ NO Air Conditioning $Binod per insp.***

***\*Hybrid System Fuel Oil +heat pump $Binod per year***

***\*Oil Furnace only/ Air Conditioning $Binod per year***

***\*Oil Fired Boiler only $Binod per insp.***

***\*\*Boiler-steam or hot water, natural gas or propane $Binod per insp.***

***\*\*Additional system on same property $Binod per insp.***

***Single inspection NO Contract, Gas Furnace, Heat Pump-$Binod***

***\*(Oil furnace checkups include new nozzle and oil filter once per year)***

***\*\*price is per system, per inspection. Does not include oil systems***

Service labor rate per hour; $Binod

Service labor rate per hour; *overtime*  $Binod

Service labor rate per hour; *double time* $fsdf

Trip/Truck Charge $<1000264>

Fuel Surcharge <1000265>

**Preventative Maintenance Schedule**

**Spring**

*Major Inspection*

**Fall**

*Major Inspection*

**TERMS & CONDITIONS**

*Acceptance of proposal, use of proposal quoted dollar amount, customer issued purchase order delivered in any manner to Greater Comfort referencing quote number or notice to proceed referencing any document with the Service Marked Logo of Greater Comfort constitutes acceptance of our terms to perform project.*

The customer agrees to permit unrestricted and timely access to the areas and equipment listed on the mechanical equipment inventory, and allow *Greater Comfort Heating and Air Conditioning, Inc.,* to start and stop equipment as required in the provisions of its services. All planned work provided by this agreement will be during the normal working hours of *Greater Comfort Heating and Air* *Conditioning, Inc.,* (Monday thru Friday 7am-5pm E.S.T unless specified otherwise).

This agreement is limited and does not include responsibility for system(s) design, air balancing, condensation damage, hoisting and/or access more than 14 feet, confined space access, handling and removal of asbestos, obsolescence, insulation, or the cutting, renovation, ceiling removal, or boring required to provide access to equipment for maintenance or service, to include construction and/or maintenance of OSHA required work platforms and handrails.

*Greater Comfort Heating and Air Conditioning, Inc.,* assumes the original design of the system installation and building structure will not require replacement or alteration of the building structure, in implementation of maintenance or service. For this reason, if replacement or alternations to the building structure, finish facade, furnishings or sheet metal are required for access to clean coils, repair equipment, etcetera, they may be furnished as an additional cost to this agreement.

*Greater Comfort Heating and Air Conditioning Inc.,* expressly disclaims any and all responsibility and liability for the indoor air quality of the customer’s facility, including without limitation injury or illness to occupants of the facility or third parties, arising out of or in connection with the *Greater Comfort Heating and Air Conditioning Inc.,* work under this agreement. This includes liability relating to mold.

*Greater Comfort Heating and Air Conditioning Inc.,* obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos, lead, or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes or materials are encountered, *Greater Comfort Heating and Air* *Conditioning Inc.,* sole obligation will be to notify the Owner of their existence. *Greater Comfort* *Heating and Air Conditioning Inc.,* shall have the right thereafter to suspend

Contractor shall not be liable for any damages, or loss of business to Owner, caused by obsolescence, acts of God, strikes, threats, intimidation, violation, trespassing on premises by a third party, lockouts, moving contingencies, fires, accidents, acts of government or invasion, bombardment, any special incidental or consequential damages resulting from use of equipment or any act arising beyond the control and without the fault or negligence of Contractor.

**PAYMENT OF INVOICES**

The customer agrees to pay all invoices within 15 days of receipt and subsequent finance charges of 1.5% per month on invoices more than 30 days past due.

. Contract is between Greater Comfort and person, corporation, or limited liability company whom is approving proposal or work from Greater Comfort, those persons, representatives or officers acknowledge that they are responsible for financial compensation and assume all risks thereof.

This contract may not be assigned by the customer to another party, without the prior written consent of *Greater Comfort Heating and Air Conditioning Inc.*

*I hereby acknowledge and agree to the terms, conditions and pricing of this contract. This contract is in effect for one year from the date that it is signed.*

Total Contract amount per year $

Authorized Signature Date

Greater Comfort Representative Date

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| |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | **MECHANICAL EQUIPMENT** | | | | | | | |  | | | | | | | | ***COVERED UNDER PREVENTATIVE MAINTNENANCE PROPOSAL*** | | | | | | | |  | | | | | | | | ***GREATER COMFORT*** | | | | | | | | ***HEATING AND AIR CONDITIONING, INC*** | | | | | | | | | Customer: ... | | | | | | | | Address: ... | | | | | | | | QTY | TYPE OF EQUIPMENT | MANUFACTURER | MODEL NUMBER | SERIAL NUMBER | FREQUENCY | TONNAGE/BTUH | | <1000266> | <1000267> | <1000268> | <1000269> | <1000270> | <1000271> | <1000272> | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  | **FILTERS** |  |  |  |  |  | |  | <1000273> |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | |
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