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**\*RECEIVE 2 YRS. MAINTENANCE FOR THE PRICE OF 1 YEAR\***

**\*FOR NEW CONSTRUCTION ONLY\***

Effective Date: \_\_\_\_\_, \_\_\_\_ 2018 – \_\_\_\_\_, \_\_\_\_ 2020

American Heating & Cooling offers annual Preventative Maintenance Agreements to help you get the most out of your HVAC System(s) and ensure your home and family maintain a year-round comfort level.

The benefits of having a HVAC Maintenance Agreement:

**BENEFITS:**

- ✓ 25% off our normal diagnostic fee
- ✓ 15% off all repairs on specified equipment included in the agreement
- ✓ Maintain peak efficiency of your heating / cooling system
- ✓ Conserve fuel and reduce wear and tear on you equipment
- ✓ Extend the life of your heating and/or cooling system
- ✓ Reduce the likelihood of costly, unexpected repairs
- ✓ Improve the air quality inside your home with clean filters
- ✓ 24-hour emergency service, gives you peace of mind knowing we are there when you need us
- ✓ Priority service over non-agreement customers
- ✓ Friendly, knowledgeable technicians perform all maintenance
- ✓ Agreement in transferable
- ✓ Automatic reminders, we contact you to schedule your inspections (Spring and/or Fall)

**PRECISION TUNE-UP PROCEDURES INCLUDE:**

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| 1. Check air handler filters. Clean or replace as necessary.                 | 12. Check all safety controls.               |
| 2. Check for adequate refrigerant charge.                                    | 13. Inspect contactor points.                |
| 3. Check condenser and non-sealed moving parts.                              | 14. Check blower for cleanliness.            |
| 4. Lubricate condenser fan motor & bearings (where applicable)               | 15. Check thermostat & adjust calibration.   |
| 5. Check condenser fan blades for tightness.                                 | 16. Inspect evaporator coil cleanliness.     |
| 6. Tighten electrical connections at equipment.                              | 17. Inspect electrical disconnect operation. |
| 7. Check voltage at unit under load.   | 18. Measure for correct air flow.            |
| 8. Check condensate drain for blockage. Clean as necessary.                  | 19. Inspect starting & running capacitor.    |
| 9. Inspect relays.   | 20. Apply protective coating to outside unit |
| 10. Check blower belt for condition, tension, alignment. (Belt not included) |  |
| 11. Make recommendations of any needed repairs to the system(s).             |  |

**ADDITIONAL ITEMS INSPECTED IN THE FALL:**

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| 1. Inspect and adjust ignition and burner assembly (gas)     | 10. Check Boiler piping for sign of leakage              |
| 2. Inspect heat exchanger (gas)                              | 11. Check condition of vent pipes and joints             |
| 3. Sequence electric heat, check AMP draw (if applicable)    | 12. Check exhaust/intake term points-no obstructions     |
| 4. Check wire connections & tighten electrical connections   | 13. Do a full visual inspection of all system components |
| 5. Blow out condensate drain and clean trap & pan            | 14. Measure incoming gas pressure                        |
| 6. Lubricate all motors and non-sealed moving parts          | 15. Check Gas piping, test for leaks & signs of aging    |
| 7. Check thermostat operation                                | 16. Check CO and CO2 levels in exhaust.                  |
| 8. Verify ON/OFF switch & plug are functional                | 17. Cycle heating  |
| 9. Check Boiler Glycol levels (add if needed, cost is extra) |  |

\*\*NOT ALL ITEMS MAY PERTAIN TO YOUR EQUIPMENT

The cost of the contract with a total of (2) inspections per each year is \$366.00 plus sales tax of \$29.74 or \$395.74.

Please enclose a check for the (2) year's inspection cost as calculated above and return with an executed copy of the Maintenance Contract.

**Equipment Covered:**

- (1) BOILER
- (1) AIR HANDLER
- (1) CONDENSER

**\*If needed, Cost of Glycol \$18.00/per gallon**

**NOTE: ALL A/C SERVICES MUST BE COMPLETED BEFORE THE END OF MAY 2018 AND ALL HEAT SERVICES MUST BE COMPLETED BEFORE OCTOBER 15<sup>TH</sup> 2018 IN ORDER TO RECEIVE THE CONTRACT PRICE.**

**NOTE: POWER WASHING OF EQUIPMENT IS NOT INCLUDED IN THE CONTRACT PRICE.  
Battery replacement is not included.**

With the growing concern of indoor air quality, we are now offering a high-efficiency pleated filter option. It is an additional charge of 10% of the contract cost. Please indicate below\*\* if you would prefer this option.

RATES: Service is available at the current rate of ~~\$125.00~~ \$99.00 per hour during regular business hours (8:00am-4:30pm), billed in ½ - hour increments thereafter. Emergency service is available and invoiced as follows: over-time rates are \$148.50 (time and a half) and Holiday Rates are 2 times (double time).

Any required repairs will be invoiced as time and material or as a quoted price.

To insure continued contract labor rates, please sign and return this contract. Service will be continued but at the prevailing non-contract labor rates if no signed contract is received.

**\*\*\*\*\* The customer agrees that if this contract is cancelled during the 1<sup>st</sup> year of this contract, they will be responsible for payment of the full contract price.**

This contract may be cancelled by either party with thirty (30) days written notice before the expiration date after completion of the 1<sup>st</sup> year.

SERVICE LOCATION: \_\_\_\_\_ (owner's name)  
 GARDENS @ RHINEBECK  
 UNIT # \_\_\_\_\_  
 RHINEBECK, NY 12572 \_\_\_\_\_ (ADDRESS)

Submitted by:

\_\_\_\_\_  
 KATHIE SHEA  
 American Heating & Cooling

Accepted by: \_\_\_\_\_ Closing date: \_\_\_\_\_  
 (Print)

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature

OWNERS CONTACT INFO:

Home Phone #: \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Alt. Phone #: \_\_\_\_\_ Work # \_\_\_\_\_

E-mail address: \_\_\_\_\_

I would like to receive my renewals by e-mail \_\_\_\_\_ YES \_\_\_\_\_ NO

\*\*INCLUDE HIGH-EFFICIENCY PLEATED FILTERS AS DESCRIBED ABOVE YES \_\_\_\_\_ NO \_\_\_\_\_  
(if YES, please add (\$36.60 + \$2.97 tax=\$39.57) to annual contract price for payment of \$435.31)

**PLEASE CONTACT OUR OFFICE AT YOUR EARLIEST CONVENIENCE TO PRE-SCHEDULE YOUR  
REQUIRED MAINTENANCE INSPECTION**

**\*\*\* PLEASE RETURN (1) SIGNED COPY \*\*\*  
IF PRE-PAYMENT OPTION IS CHOSEN,  
PLEASE ENCLOSE PAYMENT WITH CONTRACT.**