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State Certified Contractor CAG055514 • EC13004738
F.E.I.N. 65-0931310

UNION MECHANICAL

AIR CONDITIONER SERVICE AND MAINTENANCE AGREEMENT

Union Mechanical, and _____, hereafter referred to as customer,
hereby agree that Union Mechanical will provide services as described below, located at:

In consideration of, Contract amount \$ _____
Total units covered, _____ Description _____

SECTION 1. SERVICES PROVIDED UNDER AGREEMENT

1. Air Conditioner, Heater, and Thermostat Semi-Annual Preventative Maintenance Service. (2 per year)
 - A. Inspect all covered equipment and perform preventative maintenance services Including, but not limited to,
 - Check system refrigerant level and operating pressures
 - Check system for refrigerant leaks
 - Clean Condenser and Evaporator coils
 - Clean primary and secondary condensate drain pans
 - Add antifoulant tablets to condensate drain pan *
 - Replace or clean air filter per manufacturer
 - B. Furnish all materials and labor required to perform maintenance service.
 - C. Advise customer or His/Her representative when equipment shut down is required for other than normal service.
- * **Clogged drain guarantee, service calls for clogged condensate drains are free for contract customers**

SECTION II EXEMPTIONS, EXCLUSIONS, AND DISCLAIMERS

1. Any material and labor in addition to that specified in this agreement will be furnished only on customer authorization, and will be paid for by the customer as an extra.
2. Electrical lines, plumbing lines, and refrigeration lines are not covered. Air conditioner water valves, main water valves, heat recovery systems, water filters, solar systems, main circuit breakers, electrical circuit breaker panel, light bulbs, stoppages in main drain lines, and non-mechanical parts such as door gaskets are not covered.
3. Work necessary to gain access to covered equipment is not covered.
4. Work or repairs made necessary by enforcement of existing or future building codes is not covered.
5. Refinishing or replacement of any walls, floors, or ceilings is not covered.
6. Repairs due to rust, corrosion, electrolysis, and obsolescence are not covered.

Union Mechanical will not be liable for loss or damage consequential or direct, arising from the operation or failure of the apparatus or its controls, or for work done on the equipment by others. Fires, water contamination, power failure, power surge, or acts of God are not covered by this agreement. All repairs due to the above will be done on a time and materials basis or by bid quotation upon proper authorization by the customer. This agreement may be terminated without obligation upon 30 day written notice. Failure on the part of the customer to make payment when due shall relieve Union Mechanical of the entire obligation of this agreement. It is understood that all covered equipment is in proper operating condition at the time of signing this agreement, and that any intentional misrepresentation as to the condition or age of the equipment shall relieve Union Mechanical of its obligation to repair the equipment.

EFFECTIVE DATE _____ EXPIRATION DATE _____

Submitted By: Union Mechanical Service Agreement Dept. Service@UnionMechanical.com

Signed By _____ Date _____

Terms of Payment: _____

Accepted By _____ Date _____ Title _____

AIR CONDITIONING

APPLIANCE

ELECTRICAL