

RESIDENTIAL MAINTENANCE INSPECTION AGREEMENT TERMS AND CONDITIONS

P&C Heating and Air Conditioning, Inc. (Contractor) agrees to perform two seasonal inspections per year, one during the heat season and one during the cooling season. This agreement shall become effective upon payment by customer of the price on the initial or renewal invoice.

A. Work included in the two maintenance inspections.

The inspections will be made by a qualified technician who will:

- Inspect, clean or replace standard 1" filters. There will be a charge for nonstandard filters
- Check refrigerant pressures.
- Tighten electrical connections
- Check for proper voltage and amp draws
- Oil and grease motors if required
- Check belts for proper tension
- Check and clean condensate drain system within the unit
- Check whether electrical controls are working properly
- Check heating operation including ignition sequence, safety controls and pilot performance if applicable
- Inspect the duct work and/or air distribution system.

There are no diagnostic charges for the two scheduled maintenance inspections. Diagnostic charges will apply for all other service calls.



B. Discount labor and parts on other work.

Subject to their terms and conditions below, customer will receive a fifteen percent (15%) discount on all standard charges for : (I) any repairs made to the customer’s air conditioning and heating system during the maintenance inspection service call and (II) all other service calls and repairs during the ONE (1) year period of this agreement.

- **The 15% discount on charges include:**
- Repairs to the functional components of the air conditioning system.
- Repairs to the controls wiring between indoor and outdoor units, and the thermostat and power wiring controls within the unit
- Diagnostic charges and after hours service calls
- **The 15% discount does not apply to any service calls or repairs:**
- For replacement of:
 - Condensing units
 - Furnaces
 - Boilers
 - Evaporator coils
- Due to alterations, additions, adjustments or repairs to the system made by others, unless authorized or agreed upon by contractor
- Due to fire, floods, acts of God, or improper use or abuse of the system.
- Required government regulations, codes or insurance company needs or requirements.
- Due to external power wiring, circuit breakers and disconnect supplying electrical service for the units.
- Due to ductwork, structural supports, or other sheet metal components which may deteriorate due to corrosion or rust.
- Due to incoming voltage problems.

Customer acknowledges that, due to some manufactures’ designs, even with proper maintenance and service the condensate pan and drain lines may clog, so contractor is not responsible for any water damage due to the blockage of the condensate lines.

ADDITIONAL TERMS AND CONDITIONS

1. Contractor will notify customer to schedule the air conditioning maintenance inspection in the spring and the heating maintenance inspection in the fall, but customer is responsible for responding to the notifications and scheduling the appointment. Customer must respond no later than **May 15** to schedule the air conditioning maintenance appointment and must respond no later than **December 15** to schedule the heating maintenance appointment. If customer does not respond by those dates, then customer forfeits the right to have the applicable maintenance inspection provided by the contractor, but all other terms and conditions of this agreement shall remain in full force and effective including the discount for charges and other service calls.
2. All service calls and repairs shall be made pursuant to and subject to contractor’s standard sales and service agreement.

3. Customer's sole remedy for breach of this agreement by contractor shall be a refund of the agreement price. **Contractor shall not be liable for any indirect or consequential damages, including but not limited to, loss of revenue or loss of use of any equipment or facilities.**
4. This agreement may be terminated by either party upon 30 days written notice. A refund for the remaining contract period will be made on a pro rata basis, with deduction for work already completed
5. **This agreement does not cover indoor air quality, and contractor makes no warranties or representation with respect to and has no liability with respect to indoor air quality.**
6. This agreement shall be automatically renewed from year to year. Contractor shall have the right to increase the yearly residential maintenance inspection price each year and customer shall have the right to cancel this agreement within thirty (30) days from the date of any such price increase.
7. We consider is an emergency when no heat or air conditioning is working in the home (Not when one of multiple systems is not working) and outside temperatures are in an extreme range (35 degrees or less in the winter and 90 degrees or more in the summer). Also considered as emergencies are gas leaks, water leaks, concentration of carbon monoxide and fire or signs of potential fire such as smoke or sparks.

Residential Maintenance Inspection Agreement Form

Customer Name: _____

Billing Address _____

Service Address _____

Outdoor Unit Model number _____

Furnace model number _____

Evaporator model number _____

This agreement price for _____ HVAC system(s) is _____ per year. Owner/occupant agrees to operate this equipment only according to manufacturer's directions.

 Customer Signature

 Date

Email _____

