



1485 Landmeier Rd, Unit P

Elk Grove Village, IL 60007

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**This Agreement is made in duplicate by and between Miron Heating and Cooling and
Hiberian Development Hereinafter called Equipment Owner.**

PREVENTATIVE MAINTENANCE AGREEMENT

Miron Heating and Cooling WILL PROVIDE TWO (2) PRE-SCHEDULED MAINTENANCE VISITS FOR YOUR COOLING OR HEATING EQUIPMENT: THESE VISITS WOULD BE PERFORMED AROUND THE SPRING TIME AND THE FALL TIME (DEPENDENT ON WEATHER CONDITIONS)

VISITS INCLUDE:

- Inspect unit for proper refrigerant level and adjust one time per season, at no additional charge (except for refrigerant) if necessary
- Clean dirt, leaves and debris from inside cabinet
- Inspect base pan for restricted drain openings—remove obstructions as necessary
- Inspect coil and cabinet—clean as needed (chemical cleaning to be quoted on an as needed basis)
- Inspect fan motor and fan blades for wear and damage—on older models lubricate as needed
- Inspect control box, associated controls/accessories, wiring and connections. Controls may include contactors, relays, circuit boards, capacitors. All control box and electrical parts should be checked for wear or damage
- Inspect compressor and associated tubing for damage
- Inspect and clean blower assembly (includes blower housing, blower wheel and motor)
- On older models, lubricate motor and inspect and replace fan belt if needed
- Check combustion blower housing for lint and debris and clean as necessary
- Inspect evaporator coil, drain pan and condensate drain lines. Clean as needed
- Inspect for gas leaks in gas furnaces
- Inspect burner assembly—clean and adjust as needed
- Inspect ignition system and safety controls—cleans and adjusts as needed
- Inspect flue system—check for proper attachment to the furnace, any dislocated sections, and for signs of corrosion.
- Inspect control box, associated controls, wiring and connections
- Clean or replace air filters
- Change humidifier pads once annually
- Thermostat check—record actual setting, secure mounting and proper location for good sensing
- Check and clean HRV ventilator filters during each visit
- Check and clean radiant floor boiler once a year
- Replace 2 Honeywell mechanical air filters during each visit

WHILE YOUR SYSTEM IS OPERATING

- Monitor system starting characteristics and capabilities
- Listen for abnormal noise
- Monitor air conditioning and heat pump systems for correct refrigerant charge
- Measure outdoor dry bulb temperature
- Measure indoor dry and wet bulb temperature

- Measure suction and discharge system pressures
- Monitor gas furnace for correct line and manifold gas pressure—make adjustments as needed
- Measure temperature rise and adjust airflow as needed
- Check vent system for proper operation
- Monitor system for correct line and load volts/amps
- Monitor system operation per manufacturer's specifications
- Provide system operation report and recommend repairs or replacement as necessary

NOT INCLUDED:

- Repair of refrigerant leaks
- All parts
- Compressor changing
- Any and all heat exchanger repairs
- Miron Heating and Cooling reserves the right to refuse repair if equipment is deemed unsafe or non-repairable
- Miron Heating and Cooling shall not be required under this agreement to replace parts and components permanently unavailable or listed as obsolete by the manufacturers or to repair units that are beyond repair in the Seller's judgment.

SERVICE CALLS IN BETWEEN THE MAINTENANCE VISITS WOULD BE GIVEN PREFERENTIAL TREATMENT OVER NON-CONTRACTUAL CUSTOMERS AND CHARGED AS EXTRA

PRICE AND PAYMENT SCHEDULE:

THE ANNUAL COST OF THE SERVICES DESCRIBED ABOVE IS: \$ 560.00

Equipment Owner agrees to pay Miron Heating and Cooling the sum of Five Hundred Sixty Dollars **Payable as follows: \$280.00** **Invoiced upon completion of each inspection.**

TERMS OF AGREEMENT:

This agreement shall remain in effect for a period of One (1) Year from 07/16/2014 until 07/16/2015 and from year to year thereafter unless notice given by either party at least thirty (30) days prior to original expiration date.

ACCEPTED BY BUYER:

DATE:

ACCEPTED: _____