

WARE'S HEATING & COOLING

P.O. Box 1423 · GEORGETOWN KY 40324 · (502) 868-5234

Commercial Maintenance Agreement Details

Filters changed 4 times a year.

Perform Maintenance Inspection 2 times a year.

Clean evaporator coil and condenser 2 times a year.

Change all belts once a year.

Additional charges apply for unscheduled cleaning & belt changes.

Benefits of Planned Maintenance

- Priority service
- Potential problems can be avoided before a major expense occurs
- Preferential emergency service scheduling / guaranteeing 8-hour response time and a hourly rate of \$90 \$110 Diagnosis Fee on non-service agreement related issues, a 10% discount on parts.
- No truck Charge.

Quarterly Services starting the month contract is signed

Services Provided:

Heating Equipment

Visually inspect furnace for any obvious problems/issues.

Clean burners, if possible vacuum out burner compartment and heat exchanger. Visually inspect heat exchanger for safe operation.

Clean flame sensor or inspect/test thermocouple.

Clean and vacuum motor and blower compartment.

Inspect blower motor and lubricate as needed.

Replace air filter(s) or chemically clean electronic air cleaner.

Clean condensate trap and drain lines/fittings.

Check thermostat.

Check/adjust gas manifold pressure on gas fired equipment.

Check for proper temperature change

Check operation of all safety controls.

Check flue for proper draft.

Cycle unit through one complete heat cycle.

Check operation on units with electric heat packages

Cooling Equipment

Visually inspect equipment for refrigerant leaks.

Check contacts and tighten electrical connections.

Adjust tension on belts, (replace if necessary).

Lubricate all motors.

Replace air filter(s).

Clean and vacuum motor and blower compartment.

Visually inspect evaporator, if accessible.

Clean out condensate fittings and drain line.

Test operation of condensate pump. Cycle A/C on and check charge in unit.

Check operating voltage and amperage on all motors and compressors.

Algaecide treatment of condensate pan, if accessible.

Ware's Heating & Cooling will provide a copy of all work orders and maintenance report for yearly audit.

All work will conform to specifications and shall be coordinated with Project Manager. Ware's Heating & Cooling will provide a high degree of housekeeping including maintaining a clean work site free of debris and safety hazards.

Ware's Heating & Cooling will comply with all safety and security requirements.

This service agreement is based on a 1-year contract.