



## Regular Maintenance

### SPRING Cooling Inspection

- Check for adequate refrigerant charge
- Check operating pressures and temperatures
- Check electrical connections
- Check condition of evaporator and condenser coils
- Check fan motor and components
- Check proper drainage of condensation
- Check calibration and operation of thermostat
- Check contactor, capacitors, and relays
- Check total performance and efficiency of the cooling system
- Clean, lubricate, adjust, repair, or replace any components wherever necessary. Additional cost for parts may apply.

### FALL Heating Inspection

- Check calibration and operation of thermostat
- Check gas valve and pilot assembly
- Check all safety controls
- Check for gas and flue leaks
- Check fan motor and components
- Check burners, fan limit, and fan controls
- Check total performance, operating efficiency, and safety of heating system
- Clean, lubricate, adjust, repair, or replace any components wherever necessary. Additional cost for parts may apply.

Servicing of humidifiers is not covered under this agreement and may result in an additional charge.

*Let T.J. Fannon & Sons, Inc. take care of your year-round heating and cooling needs.*

### Famous for Servicing:

- Boilers
- Furnaces
- Air Conditioning
- Hot Water Heaters
- Humidifiers

### Routine Preventive Maintenance:

- Maintains high efficiency
- Lengthens equipment life
- Avoids costly breakdowns

### Customer Checklist

Before calling for service, check the following items:

- Thermostat**—Is setting 5° or more above room temperature?
- Switch**—Is emergency switch “ON”?
- Breakers and Fuses**—Is breaker tripped? Is fuse burned out?
- Filters**—Are they clean?

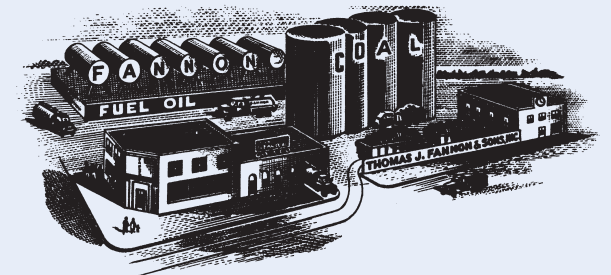
*Following these simple checks may save you inconvenience and prevent an unnecessary service call.*



# Gas Heating & Air Conditioning SERVICE AGREEMENT

Thomas J. **FANNON** & Sons  
Serving Northern Virginia Since 1885

1200 Duke Street, Alexandria, VA 22314



A TRADITION OF SERVICE  
CELEBRATING 138 YEARS IN ALEXANDRIA

#### CONTRACT SERVICE:

- Reduces your energy bills
- Gives you priority emergency service
- Assures you of maximum safety
- Prolongs equipment life

Thousands of satisfied customers are protected by T.J. Fannon & Sons' Contract Service

Call Today  
**703-549-5700**



## Premium Service Plans

- Gas Heating *and* Electric Cooling . . . . . \$399.50
- Heat Pump . . . . . \$399.50
- Heat Pump *with* Furnace . . . . . \$479.50
- Heating Only *or* Cooling Only . . \$299.50

**Prices reflect coverage for one furnace or boiler and/or one air conditioner. Multiple units will be subject to an additional charge. Some units accessed by ladder may not be covered.**

Equipment to be covered for the first time must pass Fannon inspection. **Only equipment installed by Fannon will be eligible for Premium Coverage.**

**Parts will no longer be covered as of 5/1/2024. Labor will be covered for the replacement of the following parts:**

Heating Unit	Heat Pump or AC Condenser
Gas Valve	Condenser Fan Motor
Blower Motor	Contactora
Pilot	Relays
Thermocouple	Switches
Transformer	Belts
Limit Control	Capacitors
Fan Control	
Circuit Board	
Draft Inducer Assemblies	
Aquastat	

**Premium Service Plan provides discounted equipment replacement as well as a 15% discount on replacement parts.**

*Labor warranty applies to work performed during weekday operations (Monday–Friday, 8:00 am to 4:00 pm). Evening, weekend, and holiday service calls covered under plan are subject to a \$95.00 service charge.*

**The repair of any refrigerant leaks will be subject to a charge for labor and materials.**

Compressors, heat exchangers, coils, filters, zone valves, automatic dampers, electronic air filters, humidifiers, chronotherms, condensate pumps, aluminum condensers, and other accessories are not included in this agreement except as specifically stated. A labor charge will be assessed when heat exchangers, compressors, coils, or other equipment covered by manufacturers' warranties are repaired or replaced.

Services not itemized above such as repairs to plumbing portion of system (circulator assemblies, expansion tanks, motorized valves, pressure relief valves, radiators), electronic air filters, and humidifiers, and calls for switches accidentally turned off by customer, are charged on a Time and Material Basis. Water damage to controls resulting from condensation leaks or air conditioner freeze-ups may not be covered under this plan.



## Standard Service Plan

- Gas Heating / Electric Cooling / Heat Pumps . . . . . \$349.50

**Price reflects coverage for one furnace or boiler and one air conditioner or heat pump. Multiple units may be subject to an additional charge.**

### Includes:

- Routine maintenance calls on heating and air conditioning systems
- Priority emergency service
- Discounted labor rates on needed repairs:
  - \$165/hr\* weekdays until 4:30 pm
  - \$195/hr\* evenings, weekends, and holidays
- \* One hour labor minimum charge per call.
- Discount on Equipment Relacement

## Condensing Boilers

Manufacturers of modern, high efficiency condensing boilers recommend a precise maintenance program in order to ensure a longer life and reliable performance of the equipment. This labor intensive process includes the replacement of gaskets and condensate neutralizing chemicals. Seasonal maintenance cost on condensing boilers is as follows:

- \* With Premium Gas Heating Contract **ADD: \$300.00**
- \* Annual Maintenance Cost with No Contract **\$600.00**

## Steam Boilers

Steam boilers require a unique maintenance regimen which includes a flushing of the boiler, breakdown and cleaning of the water feeder and pressure controls, and the addition of chemical agents to maintain clean steam pipes and prevent blockage. Maintenance cost of steam boilers is as follows:

- \* With Premium Gas Heating Contract **ADD: \$100.00**
- \* Annual Maintenance Cost with No Contract **\$350.00**

## Service calls which are not covered by contract:

- Standard charge weekdays until 5:00 pm . . . . . \$195/hr
- Standard charge Saturdays, holidays, and after 5:00 pm. . . . . \$245/hr

**We recommend that inspections be scheduled during milder temperatures. In times of extreme conditions, we cannot guarantee availability for seasonal maintenance. While we make every effort to inspect equipment yearly, it is the customer's responsibility to schedule inspections.**

**This contract runs May 1st to May 1st and will renew automatically.**

## General Conditions

- T.J. Fannon & Sons, Inc. reserves the right to reject any agreement if, in an inspection by our service technician, the equipment is found in such condition that service will be unsatisfactory to both parties.
- A service plan will not be continued when it is found that working conditions are hazardous or unsanitary.
- Our responsibility under all circumstances is limited to the direct cost of correcting any defective condition covered under a service plan.
- This agreement does not cover balancing of heating or cooling to various rooms, nor does it include improvement to the present systems.
- It is mutually agreed that this agreement covers only electrically-operated units inside the equipment and does not cover electrical or plumbing work beyond the units, or work required due to negligence or misuse of equipment or because of fire, flood, or other water damage from humidifiers or other appliances, acts of God, sabotage, shortage of electrical, gas, or water supply, or damage caused by freezing.
- The obligation to furnish replacement parts is subject to availability at local suppliers. The substitution and/or reconfiguration of new parts and controls in place of obsolete parts on older equipment will be subject to a charge for labor and materials.
- Freeze-ups in vacant properties are the sole responsibility of the owner. Vacant buildings are not covered for parts or labor to correct any conditions caused or aggravated because of non-occupancy.
- The terms and conditions of this agreement, dated May 1, 2025, supercede any and all previous service agreements offered by T.J. Fannon & Sons, Inc.