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COMMERCIAL MAINTENANCE AGREEMENT
for
Air Conditioning, Ventilation and Refrigeration

Overview and Benefits

- Periodic “Tune Up” visits to perform scheduled maintenance and identify preventable failures.
- 10% Discount on repairs.
- No Overtime charges.
- Priority Status 24/7. You are given priority service first.
- Flexible Tune Up scheduling to avoid disruption to you and your customers.

Clogged Drain Guarantee This service call is free*

The following are some major items performed

- AC Thermostats are programmed, batteries changed, checked for accurate operation
- Tighten electrical connections to prevent component damage
- Inspect fan blades and blowers for damage and balance
- Vacuum drain lines and check float safeties to prevent damage
- Treat AC drain pans with algaecide to prevent clogged drains from algae growth
- Check and record system performance
- Lubricate accessible bearings to prevent wear
- Measure for weak capacitors that can damage motors if undetected
- Verify heating operation during Fall/Winter Tune Up
- Clean outdoor coils annually to maximize efficiency and delay corrosion
- Replace air filters with microbial treated polyester media (requires frames**) & wash fresh air screens on equipment
- Adjust and/or replace fan belts (belts included)
- Clean & sanitize ice machine(s), replace water filter & scale inhibitor (filters are extra due to a wide cost variance)

*Unless repairs were previously needed and declined.

**Your agreement provides “tacky pad” microbial treated filter media for use in commercial style metal filter frames. Your AC systems may or may not already include these frames. The 1” frames are \$34 + tax each for up to 4 frames or \$29 + tax each for quantities over 4 (add \$3 each for 2”). Delivery and installation included.

Contract # _____

Company Name _____

Address _____

City _____ ST _____ ZIP _____

Contact Name _____

Phone _____

Covered Equipment

Type (A/C, WI Box, etc.)	\$ Cost each PTU	X # of Units	= Price/item/PTU
A/C Systems 1 through 5 tons	55.00 each		
A/C Systems Over 5 tons	8.00 per ton	tons	
Reach In or small refrigeration machine	16.00		
First Walk In Compressor	32.00	1	
Add'l Walk In Compressors	28.00		
Ice Machine	69.00		
Exhaust Fan	14.00		
Make Up Fan	14.00		
Extra Tacky Pad filter changes	8.50 per filter (any size)		

Prices require a minimum of four Precision Tune Ups per year.

Total cost per tune up

Total cost per tune up \$ _____ X # of Tune Ups per Term _____ = Contract Cost \$ _____

Quarterly Billing Cost \$ _____

Monthly Billing Cost \$ _____

Term Start Date _____ Term End Date _____

Commercial Air Signature _____ EID# _____ Date _____

Customer Signature _____ Date _____