

# **FULL COVERAGE MAINTENANCE AGREEMENT**

## **PREVENTIVE MAINTENANCE**

**PRO-AIR, INC.** shall provide a planned preventive maintenance program tailored specifically to the customer's needs.

All scheduled labor shall be performed during normal working hours.

All labor shall be performed by qualified personnel directly employed/supervised by **PRO-AIR, INC.**

Diagnostics and tests will be performed each season.

## **START-UP / SHUT-DOWN**

Equipment start-up and shut-down shall be performed each season.

## **REPAIR AND REPLACEMENT**

**PRO-AIR, INC.** will provide the components and necessary labor to replace worn equipment as covered under this agreement.

Equipment may be replaced if operable but of suspicious reliability in order to eliminate breakdowns.

## **EMERGENCY SERVICE**

Emergency Service calls (24 hours a day) are included under this agreement.

## **LIMITATIONS**

Replacement or repair of boiler tubes, boiler sections, boiler refractory, chimney, breeching, water coils, steam coils, concealed air lines, fan housings, ductwork, electrical power wiring, water, steam, and condensate piping, air or water balancing or other structural or nonmoving parts of the heating, ventilation, and air conditioning systems, are not within the scope of this agreement.

This agreement pre-supposes that all equipment covered is in satisfactory working condition. Any equipment found in need of repairs upon initial inspection or initial seasonal start-up will be reported to the owner immediately with a written estimate stating the cost of repairs. Should repairs not be authorized within 30 days, the equipment will be eliminated from coverage and the agreement price shall be adjusted accordingly.

**PRO-AIR, INC.** shall not be liable for any loss, delay, or injury or damage that may be caused by circumstances beyond its control including, but not restricted to acts of God, fire, theft, explosions, vandalism, work stoppage, floods, or delays in transportation.

**PRO-AIR, INC.** shall not be liable for loss of business or consequential damages other than property damage or injury to persons caused as a direct result of negligence by **PRO-AIR** in performance or failure of performance of its obligations under this agreement.

**PRO-AIR, INC.** shall not be liable for repair or replacement of parts as a result of abuse, or negligence by others, or by reason of any other cause except ordinary wear and tear.

**PRO-AIR, INC.** shall not be responsible for concealed piping and lines. Reasonable access is presumed under the scope of this agreement.

**PRO-AIR, INC.** shall not be responsible for alterations or modifications required by governmental, regulatory, or insurance agencies. This includes (but is not limited to) the recovery, recycling, reclamation, handling, and disposal of all refrigerants and all additional costs incurred for refrigerant tax and/or increased costs due to shortages.

## **SPECIAL CONDITIONS**