

COMPREHENSIVE P.M. AGREEMENT

PREVENTIVE MAINTENANCE

PRO-AIR, INC. shall provide regular maintenance inspections (see attached schedule) on your H.V.A.C. Equipment.

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 system testing shall be performed each season.

Chemical cleaning of coils is not covered by this Agreement.

START-UP / SHUT-DOWN

PRO-AIR, INC. shall provide (1) each seasonal inspection prior to heating/cooling season.

ENERGY MANAGEMENT

Any recommendations made by **PRO-AIR, INC.** for the purpose of energy reductions will be at no additional charge.

ADDITIONAL SERVICES PROVIDED

All shop material required for the performance of recommended maintenance shall be included as part of this agreement.

All filter material and belts necessary to properly maintain the HVAC equipment shall be included as part of this agreement.

LIMITATIONS

PRO-AIR, INC. shall not be liable for any loss, delay, or injury or damage that may be caused by circumstances beyond it's 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, INC.** in performance or failure of performance of it's obligations under this agreement.

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.

PRO-AIR, INC. reserves the right to cancel this Agreement at any time. In the event **PRO-AIR, INC.** cancels the Agreement, 30 days written notice will be given.

SPECIAL CONDITIONS

1. **Includes all belts and filters required for regular maintenance.**
2. **ALL MAINTENANCE TO BE PERFORMED DURING NORMAL WORKING HOURS.**