



Green Comfort Systems

Commercial Preventative Maintenance Agreements

Includes (if applicable):

- Clean Flue Pipe
- Inspect Combustion
- Check & Adjust Draft Damper
- Seal Combustion Tube & Clean Doors
- Safety Check All Operating Controls
- Chamber Clean & Inspect Ignition System
- Inspect & Lubricate All Motors
- Clean or Replace Air Filter (Excluding Pleated, Media & Electronic)
- Clean & Inspect Burner: Electrodes, Nozzle Assembly, Fan, Housing, End Cone & Air Tube
- Clean Indoor & Outdoor Coils
- Inspect Condensate Pan & Drain
- Verify Amperage & Electrical Connections
- Inspect Relays & Contactors
- Verify Refrigerant Charge (Up to 1LB Included, 410-A Systems Only)
- Inspect/Replace Motor Belts

Preventative Maintenance includes:

- 4 maintenance visits and filter changes per system, per contract term.
- 15% discount on labor and parts
- 10% discount for properties with multiple HVAC systems.
- No after hours rates for evening or weekend service calls.



PREVENTIVE MAINTANCE PACKAGE AGREEMENT

Address: _____

Package: _____

Coverage Dates: _____

Coverage Price: _____

Automatic Renewal: Yes / No (Circle One)

Owners Name (Print): _____

Owners Signature (Sign): _____



Terms & Conditions

By selecting services included in GCS Preventive Maintenance Contract, the customer agrees to the following terms and conditions:

1. All Contracts are subject to GCS inspection and approval of the customer's heating and/or air conditioning equipment as suitable for inclusion under this Contract.
2. The effective period of this Contract shall be for one (1) year commencing from the date of Subscription (must be paid in full).
3. This Contract will automatically renew yearly at the current rate unless otherwise noted in the contract. You must call the office to cancel.
4. Customer must call to schedule their visit(s).
5. This Contract covers (1) heating and/or air conditioning system, if there are multiple systems at the property, the customer must specify what system is being covered at the beginning of the effective period.
6. Any person, other than a GCS employee, rendering repairs or adjustments to the equipment, during the effective period, will void this Contract.
7. This Contract does not cover water leaks, condensate clogs, water damage or damage caused by condensate leaks or excessive dampness at the customer's property.
8. GCS shall not be liable for failure or delay to provide the service called for under this Contract if such failure or delay results from:
 1. Strike or other labor disturbances including war
 2. Fire, flood, lightening and all other acts of God
 3. Frozen pipes
 4. Frozen oil lines and/or contaminated oil tanks
 5. Supplier's delay or inability to supply parts
 6. Government laws or regulations
 7. Failure of or complications caused by customer's supply of electricity, water or fuel . improperly set thermostat
 8. Finding manual switches in the "Off" position
 9. Inability to gain access
 10. Vandalism, abuse or tampering of equipment
 11. Obsolete parts
9. GCS shall also not be liable under this Contract for the customer's failure to use ordinary care in the operation of the heating/air conditioning equipment, including but not limited to failure to keep water in boiler or oil in tank, failure to turn on main switch, blown fuses or circuit breakers or any other cause unrelated to normal operation of the equipment or which may affect GCS ability to fulfill its obligations under the terms of this Contract.
10. This Contract does not provide any coverage for storage tanks. Fuel flow problems directly related to outside storage of fuels are not covered under this Contract. GCS is not responsible to inspect, paint or maintain storage tanks. GCS is not responsible for tank leakage, alterations to tank made by another party and/or clean-up or remediation caused by storage tank leaking. This is the customer's responsibility.
11. If, when due to age, condition, or obsolescence, it is no longer practical to continue servicing the customer's equipment, GCS reserves the right to rescind this Contract, or modernize said equipment, with customer's approval and at the customer's expense, which will continue this Contract.
12. GCS liability under this Contract is limited to the services specified. GCS shall not be liable for any consequential damages in any way arising out of performance or non-performance under this Contract. This Contract does not guarantee your equipment will not fail.
13. Customer's refusal of needed repairs will void this Contract.
14. This Contract is non-refundable and non-transferable.
15. GCS may decline service if conditions present a risk of harm to our technicians.
16. GCS reserves the right to terminate this Contract should the customer fail to provide a safe and reasonably clean area in which to work