



# UNION MECHANICAL

## AIR CONDITIONER AND APPLIANCE SERVICE AND MAINTENANCE AGREEMENT

Union Mechanical, and \_\_\_\_\_ hereafter referred to as customer,  
hereby agree that Union Mechanical will provide services as described below, located at:

\_\_\_\_\_

In consideration of, Contract amount \$ \_\_\_\_\_  
Total units covered \_\_\_\_\_ Including common elements

### SECTION 1. SERVICES PROVIDED UNDER AGREEMENT

1. **Air Conditioner, Heater, and Thermostat REPAIR Service.**
  - A. Provide All mechanical parts (including compressor) and all labor.
  - B. Provide repair service 7 days a week between the hours of 9:00am and 6:00pm.
  - C. Provide night emergency repair service after 6:00pm.
  - D. Perform 2 preventative maintenance checks annually.
2. **Appliance Repair Service.**
  - A. Appliances to include; Refrigerator/Ice Maker, Oven/Range, Dishwasher, Garbage Disposal, Microwave Oven, Water Heater, Washer and Dryer. Note: oven main control computer boards and microwave oven are covered for labor only.
  - B. Provide all mechanical parts and all labor.
  - C. Provide 7 day a week repair service between 9:00am and 6:00pm.
  - D. Provide night emergency service on Refrigerator and Water Heater after 6:00pm.

### SECTION II DEFINITIONS OF COVERAGE AND SERVICE

1. **Preventative Maintenance**
  - A. Inspect all covered equipment and perform all preventative maintenance services Including, but not limited to,
    1. Check system refrigerant level and operating pressures.
    2. Check system for refrigerant leaks.
    3. Clean condenser, air handler, and primary and secondary drain pan.
    4. Add antifouling tabs to drain pan.
    5. Replace and/or clean air filters.
  - B. Furnish all materials required to perform preventative maintenance.
  - C. Advise customer or his/her representative when equipment shutdown is required for other than normal service.
2. **Labor coverage**
  - A. Provide All labor necessary to maintain and repair covered equipment.
  - B. Provide labor to replace non-covered parts, and loaner equipment when occupied unit equipment failure cannot be repaired within 24 hours.
3. **Parts coverage**
  - A. Provide all mechanical parts necessary to maintain covered equipment in appropriate operating condition, except as follows;  
oven main control computer boards and microwave oven are covered for labor only.  
Cosmetic parts and non-mechanical parts will be replaced at owner's expense upon authorization.

SECTION III EXEMPTIONS, EXCLUSIONS, AND DISCLAIMERS

1. Any material and labor in addition to that specified in this agreement will be furnished only on customer authorization, and will be paid for by the customer as an extra.
2. Electrical lines, plumbing lines, and refrigeration lines are not covered. Air conditioner water valves, main water valves, heat recovery systems, water filters, solar systems, main circuit breakers, electrical circuit breaker panel, light bulbs, stoppages in main drain lines, and non-mechanical parts such as door gaskets are not covered.
3. Work necessary to gain access to covered equipment is not covered.
4. Work or repairs made necessary by enforcement of existing or future building codes.
5. Refinishing or replacement of any walls, floors, or ceilings is not covered.
6. Repairs due to rust, corrosion, electrolysis, and obsolescence are not covered.

Union Mechanical will not be liable for loss or damage consequential or direct, arising from the operation or failure of the apparatus or its controls, or for work done on the equipment by others.

Fires, water contamination, power failure, power surge, or acts of God are not covered by this agreement. All repairs due to the above will be done on a time and materials basis or by bid quotation upon proper authorization by the customer.

This agreement may be terminated without obligation upon 30 day written notice. Failure on the part of the customer to make payment when due shall relieve Union Mechanical of the entire obligation of this agreement.

It is understood that all covered equipment is in proper operating condition at the time of signing this agreement, and that any intentional misrepresentation as to the condition or age of the equipment shall relieve Union Mechanical of its obligation to repair the equipment.

EFFECTIVE DATE \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

Submitted By: Union Mechanical  
Service Agreement Dept.  
[Service@UnionMechanical.com](mailto:Service@UnionMechanical.com)

Signed By John Barbour \_\_\_\_\_ Date \_\_\_\_\_

John Barbour  
State Certified Contractor CAC055514

Terms of Payment: Monthly, Quarterly or Annually

Accepted By \_\_\_\_\_ Date \_\_\_\_\_ Title \_\_\_\_\_

Authorized agent