



115 Clark St.

Spencerport, NY 14559

(585) 352-4820

[www.tmchvac.com](http://www.tmchvac.com)

## **ANNUAL HVAC MAINTENANCE AGREEMENT**

The purpose of an annual maintenance agreement is to ensure our customers can rest safe with a clean and properly functioning HVAC system. The proper maintenance of your HVAC system can help to extend the life of your system, maximize the energy efficiency of your equipment, eliminate unexpected system failure, and ease your comfort in the case of any problems. In addition to the verification of proper working conditions and applicable safety protocol, this agreement entitles its bearer to the service and/or replacement of all covered parts of the system *at no additional cost, including a cost-free diagnostics check*. TMC, inc. has many maintenance options available from the standard furnace agreement to a more personalized agreement to meet your specific needs and requests.

### **AVAILABLE COMPONENTS:**

#### **FURNACE**

- ◆ Clean burner chambers
- ◆ Check flame quality
- ◆ Check flame sensor
- ◆ Check gas pressure
- ◆ Inspect vent connector and draft hood
- ◆ Inspect heat exchanger
- ◆ Oil motor ( if necessary)
- ◆ Check airflow
- ◆ Check temperature rise
- ◆ Check all wiring connections
- ◆ Check blower motor
- ◆ Clean filter (if washable)
- ◆ Check thermostat
- ◆ Check belts (if necessary)

#### **AIR CONDITIONERS**

- ◆ Check temperature across coil
- ◆ Check refrigerant levels (if necessary, replace up to 1 lb.)
- ◆ Clean/Check outdoor coil
- ◆ Clean/Check indoor coil
- ◆ Check belts (if necessary)
- ◆ Check all wiring connections
- ◆ Check refrigerant line connections
- ◆ Check fan motor

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## **ELECTRONIC AIR CLEANERS**

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- ◆ Cleaning of pre- and post-cell
- ◆ Ensure proper functioning of cell<sup>1</sup>
- ◆ Check all wiring connections

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## **SPACEGUARD OR MEDIA FILTERS**

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- ◆ 2 filter replacements per year<sup>2</sup>
  - The first replacement will be at the scheduled furnace service to be followed by the second filter replacement within six months of the previous.

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## **ULTRA-VIOLET AIR TREATMENT SYSTEMS**

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- ◆ Check all wiring connections
- ◆ Ensure proper working conditions
- ◆ Replace UV bulb(s) once a year<sup>3</sup>

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## **WHOLE-HOUSE HUMIDIFIER**

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- ◆ Check all electrical connections
- ◆ Check all plumbing connections
- ◆ Ensure proper working conditions
- ◆ Replacement of cell once a year

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Note: this agreement does not include any parts or labor for services other than the above mentioned work. All rates are based on normal business hours. This agreement will provide you with priority service dispatch in the event of an emergency, but applicable emergency service rates will be incurred. Our regular service hours are Mon.- Fri. 7:30am to 4:00pm. All other times, including holidays, will be billed at the premium rate. All equipment must be inspected by TMC, Inc. prior to Agreement approval.

<sup>1</sup>does not cover replacement or repair to the cell itself

<sup>2</sup>additional filter replacement may be necessary based on use

<sup>3</sup>does not cover damaged or broken bulbs.



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**ANNUAL MAINTENANCE AGREEMENT**

NAME: \_\_\_\_\_ CUST. # \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: (H) \_\_\_\_\_

\_\_\_\_\_ (W) \_\_\_\_\_

| COMPONENT                                | 1 YEAR      | 5 YEAR      |
|--|-------------|-------------|
| Furnace                                  | _____ \$100 | _____ \$450 |
| Air Conditioning <sup>1</sup>            | _____ \$75  | _____ \$325 |
| Electronic Air Cleaner <sup>1</sup>      | _____ \$60  | _____ \$250 |
| Spaceguard or Media Filter <sup>1</sup>  | _____ \$75  | _____ \$325 |
| Ultra-Violet Light (1 Bulb) <sup>1</sup> | _____ \$100 | _____ \$450 |
| Ultra-Violet Light (2 Bulb) <sup>1</sup> | _____ \$160 | _____ \$750 |
| Whole-House Humidifier <sup>1</sup>      | _____ \$25  | _____ \$100 |

Total Coverage Plan Cost: \_\_\_\_\_

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

This Contract may be renewed annually and is in effect from: \_\_\_\_\_ to \_\_\_\_\_ and after this date may be subject to rate changes. All equipment must be inspected by TMC, Inc. prior to Agreement approval. All Agreements are considered void if unauthorized service or installations are performed on covered system.

<sup>1</sup>With the purchase of a Furnace Maintenance Agreement. All additional services will be conducted at scheduled furnace maintenance time unless otherwise agreed to.