



**PREVENTATIVE MAINTENANCE AGREEMENT
 (PMA)
 "One Less Thing to Worry About"**

EQUIPMENT LOCATION:

Daytime Phone: _____
 Name: _____ Phone: _____ Date: _____
 Address: _____ City: _____ State: _____ Zip: _____

CUSTOMER BENEFITS:

PEACE OF MIND - Automatic, periodic inspection, lubricating, adjusting, safety testing and cleaning of your heating and cooling system keeps it running at peak, trouble free efficiency. Potential problems are spotted before they cause trouble. A completed checklist is provided after each inspection call. See detail on FSC Addendum on the back of this page.

COMPETENT EXPERTS AT YOUR SERVICE - A competent, trained, dependable staff of experts looks after and takes care of your equipment and its performance.

PREFERRED TREATMENT - A service agreement increases system reliability, but should you need emergency service, this service agreement entitles you to preferential treatment, as detailed on the FSC Addendum.

PRICE PROTECTION - Your Full Service Contract price cannot be raised during the effective dates.

LOWER UTILITY COSTS - The results of studies conducted by Louisiana State University and Texas A&M show how a service maintenance program can save a significant amount on your monthly utility costs, plus reduce wear and tear on your equipment.

SERVICE YOU CAN TRUST - Our skilled experts know their business, and your equipment. Rely on them and our reputation to give you fast, dependable and fair service. We received the Beaumont Enterprise Reader's Choice Award for Air Conditioning and Heating Service in 1994, 1995 and 1996.

EQUIPMENT COVERED:

UNIT MODEL NO.	SERIAL NO.	WARRANTY DATE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EFFECTIVE DATE: FROM: _____ TO: _____

This agreement shall become effective upon the date of acceptance and payment by the Purchaser, and shall remain in effect for one year from such date.

Efficient Systems, Inc. agrees to make _____ inspection(s) on the owner's equipment.

PRICE:

OWNER agrees to pay EFFICIENT SYSTEMS, INC., in advance, the sum of \$ _____

This Contract and Addendum contain the entire agreement between the Parties, and there are no verbal conditions, or understanding, changing or modifying this agreement as written.

ACCEPTED ON THIS THE _____ DAY OF _____ 20____

EFFICIENT SYSTEMS, INC. Customer: _____
 By: _____ Signed: _____
 Date: _____ Date: _____

PMA Addendum

EFFICIENT SYSTEMS, INC. SERVICE AGREES TO:

1. Make the number of inspections, as detailed on the prior page, on the owners equipment.
2. Give the customer priority scheduling status, if emergency service is needed.
3. Discount all supplies, replacement parts, and service labor by 15%.
4. Maintain liability and medical insurance covering work on your premises.

OWNER AGREES TO:

1. Refrain from allowing anyone other than EFFICIENT SYSTEMS, INC. personnel to service or make any adjustments to the equipment. To do so would automatically cancel this agreement.
2. Report promptly to EFFICIENT SYSTEMS, INC. any indication of any improper or unusual operation of equipment.
3. Keep the air filters clean and change as needed.
4. Schedule the inspection(s) during our regular working hours, from 8:00 A.M. to 4:30 P.M. If for any reason the OWNER requests that the inspections be done beyond our regular hours, the owner agrees to pay the difference between our regular and after hours labor, at the billing rates then in effect. If a service call is needed close to the regular inspection time, we will perform the regular inspection during the call, to help prevent further trouble. You will be charged only for the service call.

THE COOLING INSPECTION

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|--|--|---|
| 1. Check and clean air filters. (if applicable) | 8. Tighten electrical connections. | 14. Inspect compressor contactor. |
| 2. Check for adequate refrigerant charge. | 9. Check voltage. | 16. Inspect and clean in place evaporator coil, where accessible. |
| 3. Check and clean condenser coils. | 10. Check and clean condensation drain, if accessible. | 17. Check capacitors. |
| 4. Lubricate condenser motor, if oilable. | 11. Check fan belts where applicable. | 18. Check relays. |
| 5. Check for vibration and noise. | 12. Check blower motor and lubricate. | 19. Check running and starting amperages. |
| 6. Check condenser fan blade tightness. | 13. Check blower for cleanliness. | |
| 7. Check and calibrate thermostat. (if applicable) | | |

THE HEATING INSPECTION (ELECTRIC HEAT OR HEAT PUMP)

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|---|--|---|
| 1. Check voltage and amperage. | 5. Check blower for cleanliness. | 10. Check and calibrate thermostat. (if applicable) |
| 2. Check and tighten electrical wiring connections. | 6. Check limit switch. | 11. Check sequencer. |
| 3. Check electrical breaker or fuses. | 7. Check fusible links. | 12. Check fan control. |
| 4. Check and clean air filters. | 8. Check for air leaks around furnace. | |
| | 9. Check for combustible material on or near heater. | |

THE HEATING INSPECTION (GAS FIRED)

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| 1. Inspect burners and clean if needed. | 7. Check and clean air filters. (if applicable) | 12. Check pilot safety. |
| 2. Inspect flue pipe and draft diverter. | 8. Check pilot and clean, if necessary. | 13. Check for combustible material near furnace. |
| 3. Inspect heat exchanger, if accessible. | 9. Check gas valve. | 14. Verify sequence of operation. |
| 4. Check fan belts, where applicable. | 10. Check limit safety. | 15. Check for gas leaks. |
| 5. Check blower for cleanliness. | 11. Check and calibrate thermostat. (if applicable) | 16. Check furnace wiring. |
| 6. Check gas pressure at furnace. | | |