



Great Mills Heating & A/C, Inc.

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Residential Maintenance Contract

Name: _____ Date: _____

Location: _____

Heat Pump/AC Unit Outdoor Checklist:

Fall/Spring:

1. Inspect Disconnect:
 - a. Fuses – Pass/Fail
 - b. Wire connections – Pass/Fail
2. Surge Protection – Pass/Fail
3. Contactor – Pass/Fail
4. Control Board – Pass/Fail
5. Fan Motor:
 - a. Bearings – Pass/Fail
 - b. Capacitor – Readings/Pass/Fail
 - c. Amps – Readings/Pass/Fail
6. Fan Blade – Pass/Fail
7. Compressor:
 - a. Capacitor – Readings/Pass/Fail
 - b. Amps – Readings/Pass/Fail
 - c. LRA – Readings/Pass/Fail
8. Start Components – Existing or Not
9. Condenser Coil:
 - a. Clean – Pass/Fail
 - b. Sign For Leaks – Pass/Fail

Gas Furnace Unit Indoor Checklist:

Fall Only:

1. Gas Shut Off – Pass/Fail
2. Furnace Control Board – Pass/Fail
3. Flame Sensor – Pass/Fail
4. Burner Ignition – Pass/Fail

5. Door Switch – Pass/Fail
6. Gas Valve – Pass/Fail
7. Main Burners – Pass/Fail
8. Inducer Fan, Pressure Hoses & Switches – Pass/Fail
9. Temperature Safety Switches – Pass/Fail
10. Flue Pipe – Pass/Fail
11. Heat Exchanger – Pass/Fail

Fall / Spring:

12. Blower Motor:
 - a. Bearings – Pass/Fail
 - b. Capacitor – Readings/Pass/Fail
 - c. Amps – Readings/Pass/Fail
13. Blower Wheel – Pass/Fail
14. Control Board – Pass/Fail
15. Heat Strips (If Applicable) – Pass/Fail
16. Evaporator Coil:
 - a. Clean – Pass/Fail
 - b. Sign For Leaks – Pass/Fail
 - c. Primary Drain Pan – Pass/Fail
17. Condensate Drain System:
 - a. Drain – Pass/Fail
 - b. Emergency Overflow Pan – Pass/Fail
 - c. Safety Switch – Existing or Not
18. Temp Split: Plenum/Elbow – Readings/Pass/Fail
19. Return Temp: Indoor Grille – Readings
20. Supply Temp: Indoor Grille - Reading

We propose to furnish material and labor complete in accordance with above specifications. Payment to be made semi-annually for each check at \$99.00 for one unit and \$64.00 for any additional unit/heat source (Fall). The Maintenance Contract fee is ONLY for spring and fall checks. It does not include services performed in addition to maintenance, however contract customers will receive first priority in emergency situations and a 10% - 40% discount on materials for other services performed. Filters, nozzles, and fuel filters are not included in this price, but will be discounted for contract customers. All chemicals and cleaners are included. This contract is good until either party gives written notice to cancel. To qualify for this rate, customers must participate in both the spring & fall schedule to insure system has regular maintenance on both the heating and cooling units.

Acceptance of proposal _____ Date _____

HVAC LIC - 50494