

# A.J. Michaels Mechanical

Plumbing • Heating • Electrical  
Air Conditioning • Remodeling

Maryland Master Plumbing / Gas Fitters 11164  
www.ajmichaels.com

Baltimore  
410-435-5400  
Annapolis / Eastern Shore  
410-573-5858

## Planned Service Agreement for Steam / Hydronic Boilers

Oil     Gas     Electric

Customer: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Period Covered: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ to \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Annual Cost: \_\_\_\_\_

A.J. Michaels Mechanical will provide a qualified technician to perform a maintenance inspection on each system as listed below to insure peak operating performance during the Agreement period of coverage. This inspection shall include the following where applicable:

1. Check oil burners, gas burners, gas valve & kw heater for proper operation.
2. Check fire chambers.
3. Check and correct steam / hot water pressures.
4. Check for proper voltage and amperage draw.
5. Lubricate shafts, bearings and motors.
6. Draining and refilling of systems to proper hydropic levels and air bleeding if necessary.
7. Check all controls for proper operation.
8. Check chimney for proper draft.
9. Check electrical controls for proper operation.
10. Evaluate and advise as required when repairs are necessary at the time of inspection.

### Limitations and Exclusions from Agreement

1. No warranty against future mechanical failures.
2. This contract does not cover the expense of replacing any controls or any chemical to clean the boiler itself.
3. All maintenance inspections will be scheduled during the normal work week - Monday through Friday 8:00 am. - 4:00 pm. Legal holidays and weekends are considered overtime. Typically, maintenance inspections are scheduled in April and May for cooling and in September and October for heating.
4. It is understood that A.J. Michaels will use ordinary care in performing the above service but shall not be liable for failure to discover conditions necessitating repairs or replacements, nor shall any inspection be construed as an approval or guarantee of the condition of the equipment. In no event shall any claim for consequential damages be made by either party.
5. Service calls beyond the scope of this contract will be charged at current services rates.

*Radiators and baseboard heat units and all piping are not covered.*

### Bonuses for All Contract Holders

1. Reduced price quotes on all service and replacement parts including circulators, low water cutoff, fill valves and gas controls. Reduced price quotes on replacement boilers.
2. 10% discount on plumbing services and drain cleaning rates.
3. Our service maintenance agreement entitles you to receive priority service above all other non-agreement customers.

**Note: All cleaning of chimney's or replacement of hydropic or electrical controls will be charged at regular time and materials less than 10%.**

**No refunds during the term of contract.**

**A.J. Michaels reserves the right to reschedule planned service agreements at times of peak demand.**

### Equipment Covered

\_\_\_\_\_

### **SPECIAL INSTRUCTIONS**

Renew Yearly     Call for Renewal

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Customer Acceptance By: \_\_\_\_\_

A.J. Michaels Services Acceptance By: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_