

MILLER MECHANICAL

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Residential Bi-Annual Furnace and AC Inspection Agreement ("Agreement")

Customer Name and Phone Number: _____

Property Address: _____

Annual Fee for 2 Inspections per Year: \$190.00 Plus Tax.

Please read and sign this Agreement. This Agreement explains the scope of each inspection, the benefits of each inspection, the terms and conditions of each inspection and limitation of liability related to each inspection. You may ask for an explanation of this Agreement or any aspect of the inspection process that you do not fully understand.

I. The Scope of the Spring AC Inspection includes:

- Measure Amp draw.
- Inspect fan blade.
- Check fan motor operation.
- Check capacitors.
- Check electrical connections.
- Check refrigerant charge.
- Clean the AC coil with water only. Does not include removing covers or using cleaning chemicals for extremely dirty coils.
- Change furnace filter. Merv 8 1-inch filter only. Does not include 3,4, or 5-inch filters.
- Check thermostat operation.

II. The Scope of the Fall Furnace Inspection includes:

- Change furnace filter. Merv 8 1-inch filters only. Does not include 3,4, or 5-inch filters.
- Clean interior of furnace.
- Check burners.
- Check for gas leaks at furnace.
- Check thermostat operation.
- Check electrical connections.
- Check ignitor operation.
- Check flame sensor and clean as necessary.

III. The Benefits of the Spring and Fall Inspections are:

- Potentially Increase the lifespan of your AC and Furnace Systems.
- Find potential issues before they become major issues which may save money on costly repairs.
- Establish a relationship with Miller Mechanical, your local HVAC contractor.

IV. The Terms and Conditions of Each Inspection:

- The Inspection does not include any parts or labor to make repairs.
- Repairs will be discussed with the homeowner and will only be done with homeowner approval.
- All repairs will be invoiced by time and material.
- This is for a single system only.

V. Limitation of Liability re: Each Inspection:

It is understood and agreed that Miller Mechanical Ventures, Inc. ("Company") is not an insurer and/or guarantor, and that each inspection and its related report are not intended to be, and shall not be construed as, a guarantee or warranty of the adequacy, performance and/or condition of the AC and Furnace Systems that are owned by the Customer and inspected by the Company.

The Customer hereby releases and exempts the Company and its owners, agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage and/or personal injury of any nature.

I, the undersigned Customer, have carefully read this Agreement and fully understand and agree with the Scope, the Benefits, the Terms and Conditions and the Limitation of Liability as stated herein.

Customer Signature: _____ **Date:** _____