

## Unique Indoor Comfort Total Comfort Service Agreement

This plan has been a Unique Indoor Comfort Heating and Cooling client favorite since the 1950's. You can count on all listed and covered items to be inspected and serviced for proper operation.

### Heating Maintenance Inspection

1. Check gas burners
2. Check Pilot and tubing
3. Check flame baffle
4. Check manifold pressure
5. Check gas input
6. Check burner air adjustment
7. Check thermocouple
8. Check gas valve
9. Check pilot safety
10. Check combustion chamber
11. Check orifices
12. Check and lubricate blower motor
13. Check and lubricate blower & bearings
14. Check ignition
15. Clean or change air filters
16. Check fan and limit control
17. Check thermostat
18. Check set screws
19. Check vent system
20. Check operation

### Cooling Maintenance Inspection

1. Check and clean evaporator coil
2. Check expansion valve
3. Check and clean evaporator drain
4. Check and adjust bypass dampers if needed
5. Clean or change air filter
6. Check thermostat operation
7. Check thermostat selector
8. Check circuit breakers and fuses
9. Check temperature drop
10. Check condenser cabinet
11. Check condenser coil
12. Check and oil condenser fan motor
13. Check fan blades for tightness
14. Check start and run capacitors
15. Check start and run relays
16. Check temperature across coils
17. Check wiring assembly
18. Check head pressure
19. Check freon level
20. Check blower

There is another significant benefit beyond maintenance and service coverage. Before a repair is made, you may elect to take a credit toward a replacement piece of equipment equal to the Unique Indoor Comfort service rate for the repair to clients without the Total Comfort Agreement. Should there be a malfunction as a result of normal use causing a "no cool" or a "no heat" deficiency we will be out the same day on requests made before 2pm.\*

#### A. Exclusions\*

Exclusions are truly minimal but necessary because their inclusion for most clients would cause an unacceptable increase in price. Therefore, Unique Indoor Comfort will not include:

1. The heat exchanger on a furnace, the cooling and condensing coils, expansion valves, the compressor on an air conditioner.
2. Accessory items such as, but not limited to humidifiers, dehumidifiers, damper systems and special filters over 1".
3. Chimney (flues), air distribution components (ducts, registers, grills)
4. Radiators, traps, and piping for boilers
5. Concealed and/or inaccessible piping and wiring
6. Obsolete parts
7. Service as noted in other Terms and Conditions

#### B. Terms

Unique will make repairs and parts replacements necessary, except as noted in Section above to maintain each product specified in the plan in normal operating condition during the indicated period provided such service is required by product failure during normal usage without intervening, external causes. In-home service will be provided at the address shown on the face of this contract. Loss or damage from intervening, external causes which is not covered by this contract shall include but not limited to pets, mold, asbestos, fire, water, windstorm, hail, lightning, earthquake, theft, riot, acts of terrorism, acts of war, misuse or abuse. This contract shall apply only to the operation of each specified product under conditions for which that product was designed and shall not cover service necessitated by external conditions or situations not caused by or not the responsibility of Unique Indoor Comfort. Such items may include defective or inadequate plumbing, water supply, oil, gas, or power supply.