



### PREVENTITIVE MAINTENANCE PROGRAM

We know your home is important to you, this lifelong investment provides the comfort and security to you, your family and home. It is very important that proper maintenance and repairs are made to your plumbing to protect your home and the health of your family. One running toilet or leaky faucet can use an average of 4 gallons a day in water over one year's time that is over 1,400 gallons of water that *you had to pay for*. One leaky waste pipe can cause the spread of air borne diseases from *the growth of black mold*. With **BSE Mechanical's Preventative Maintenance Program** you can rest assured that your family's safety and comfort is our first priority. Now we can't guarantee that an emergency will never arise but with the proper maintenance and scheduled repairs it is better to find the problem sooner than later. The expert plumbers of BSE Mechanical will assure your home's plumbing system(s) will provide years of efficient service, comfort and peace of mind. Prior to acceptance of this Agreement a BSE Mechanical representative will inspect the covered plumbing system(s) to determine if repairs are necessary to bring your system(s) to an acceptable maintainable condition. Once accepted, this Agreement will be valid, in affect and renewable annually until such time the covered system(s) can no longer be maintained as determined by BSE Mechanical.

This Agreement provides for once annual preventive maintenance labor and materials during normal business hours, Monday through Friday, 7:00 a.m. to 4:00 p.m., EST, excluding holidays. Repair service, will be provided at BSE Mechanical's discounted rates during normal business hours. Repair service at all other times will be provided at BSE Mechanical's after hours rates for non-covered items and at a discounted rate for covered items should the need occur. Service can be requested by calling our office 7 days a week, including holidays.

All coverage, basic to premium, is limited to components located inside of building envelope and foundation excluding suction side of well system. Other exclusions apply, see reverse paragraph three for details.

By purchasing this Agreement prior to, or during the first preventive maintenance visit, the trip charge for that occurrence and for all future visits, pertaining to the particular trade, during BSE Mechanical's normal business hours will be waived.

## PREVENTITIVE MAINTENANCE BASIC COVERAGE

Contractor will perform the following Preventative maintenance tasks once annually as they apply to customers heating system:

- ✓ Check washing machine hoses for leaks and wear
- ✓ Check operation of all stop valves
- ✓ Clean out the dryer vent
- ✓ Check all traps for clogs
- ✓ Check and adjust drain levers
- ✓ Check exposed supply lines, drain lines and faucets for leaks
- ✓ Dye test toilets
- ✓ Check operation of toilets
- ✓ Check dishwasher for leaks
- ✓ Check and adjust water pressure (if applicable)
- ✓ Flush and fill water heater
- ✓ Check water pressure and holding tank
- ✓ Test water heater elements or gas train
- ✓ Clean water heater gas burner
- ✓ Check and adjust hot water temperature
- ✓ ***If the need for repair ever occurs, BSE Mechanical's attention to your need will be given priority over a non-agreement Customer.***

## ADDITIONAL OPTIONS/COVERAGE

- ✓ Additional maintenance services can be added to the programs for a discounted rate

Note: Standard components shall include, but are not limited to, normally stocked items at local plumbing suppliers. The difference between standard and non-standard components will be provided for an additional charge.

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### Preventive Maintenance Charge

Plumbing system including 1 Kitchen, 3 Baths, 1 Electric or gas water heater and 1 laundry	\$230.00
Each additional kitchen	\$20.00
Each additional bath or half bath	\$20.00
Each additional electric or gas water heater	\$20.00
Each additional laundry	\$15.00
Each tankless gas water heater (flushing only)	\$25.00
Clean dryer vent	\$25.00

Agreement Sub Total	\$ _____
NJ Sales Tax	\$ _____
Agreement Grand Total	\$ _____

Full payment amount: \_\_\_\_\_ Check # \_\_\_\_\_ Total \$ \_\_\_\_\_

Please circle one (if applicable): *Master Card / Visa / Discover / American Express*

Name as shown on Card: \_\_\_\_\_

\_\_\_\_\_

Card Number	Code	Expiration Date
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Print Name	Date	Email Address
Special Instructions	Home #	Cell Phone #
Service Location Address		
Signature		
In accordance with the coverage and terms and conditions defined in this Agreement, I authorize BSE Mechanical to perform services.		

## Terms and Conditions

BSE Mechanical, LLC, hereafter referred as Contractor. Customer, Applicant, Property Owner, etc. hereafter referred to as Customer.

**Inclusions:** Service will be substantially as described in the Agreement, and not for coverage, components, products, parts or items not specifically listed herein. This Agreement assumes the system(s) covered are in maintainable condition and are complete systems, not individual components. If repairs are found necessary upon initial start-up for any reason due to accident, alterations, misuse or abuse, repair charges shall be submitted for approval by the Customer. Should these charges be declined those non-maintainable items will be eliminated from the Agreement. It is understood that preventative applies only to the systems and equipment covered by this Agreement.

**Exclusions:** Contractor shall not be responsible for charges for service or parts Customer has provide. Repair or replacement on non-maintainable components of the system (s) such as, but not limited to, ductwork, piping, cabinets, boiler refractory material, heat exchanger, insulating material, main power service and electric wiring, valve bodies, coils, radiators, structural supports, oil storage tanks, casings, Fixtures, water components (condensate pump, geothermal, boiler, chilled water systems), circuit breakers outside of blower cabinet, and other non-moving parts, are not included under this Agreement any alteration or deviation from this Agreement involving additional work cost of materials or labor will become an extra charge at Contractor's prevailing rates over the sum state in this Agreement. This Agreement does not provide for services rendered as a result of false alarms, fires, repairs due to misuse or neglect, theft, or acts of nature. Maintenance, repairs and labor for indoor air quality devices such as but not limited to; air filtration devices, ultra violet lighting, and heat recovery ventilators are not included in this Agreement.

**Time of Agreement:** Customer agrees to the Agreement for a minimum period of 12 months. The Agreement will remain in effect for a period of 12 months from the date of acceptance by the Customer and is renewable each subsequent year for as long as the covered equipment is maintainable and payments are current. Coverage for repair labor and materials begins 30 days after acceptance by Customer and is subject to acceptance by Contractor. All work covered under this Agreement shall be performed during Contractors normal business hours.

**Price:** The Agreement price is subject to adjustment annually on each commencement anniversary to reflect increases in, but not limited to, labor, material and insurances. Customer agrees to pay for any additional services, not covered by this Agreement, at Contractor's then prevailing rates.

**Transfer:** The Agreement is transferable to s new property owner of the covered location and/or equipment at no additional charge for the remainder of the Agreement period through written request.

**Cancellation:** Contractor may cancel the Agreement at any time for any reason. In the event Contractor cancels the Agreement, the return of premium shall be based upon 100% of prorated premium. Customer may not cancel the Agreement beyond 30 days after renewal, or after a service visit, whichever occurs first.

**Access:** Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. Contractor will not be required to move, replace or alter any part of the building structure in the performance of this Agreement. Customer shall permit only Contractors personnel or agent to perform the work included in the scope of this Agreement. Should anyone other Contractor's personnel perform such work, Contractor may, at its option, cancel this Agreement or eliminate the involved item of equipment from inclusion of this Agreement.

**Warranty:** Contractor disclaims any implied warranty of fitness for particular purpose. Contractor disclaims the implied warranty that the services performed by it will, in all cases, provide protection against mechanical systems breakdown or failure. Contractor disclaims any implied warranty of Merchantability. Customer agrees that Contractor is not an insurer and no insurance coverage is offered herein. Under no circumstances, whether arising in contract, tort (including negligence), equity or otherwise, will Contractor be responsible for loss of use, loss of profit, increased operating or maintenance expenses, illness or injury, claims of Customer's tenants or clients, or any special, direct, indirect or consequential damages caused by delays, failure to service, unavailability of parts, labor difficulties and other conditions beyond the control of the Contractor.