



1010 S.R. 312 ST AUGUSTINE, FL 32080
 allamericanac.com • facebook: All American Air
 State License # CA C057680

VOTED "BEST OF ST. AUGUSTINE" EVERY YEAR, 20 YEARS IN A ROW

NAME: _____	BILLING ADDRESS: _____
HOME PHONE: _____	CELL PHONE: _____
SERVICE LOCATION: _____	SERVICE PHONE: _____
EMAIL ADDRESS: _____	WORK PHONE: _____
SERVICE DATES: _____	OTHER PHONE NUMBERS: _____

**** CONDOMINIUM MAINTENANCE ONLY PREFERRED SERVICE AGREEMENT ****

In consideration of the sum of \$_____ per system, ALL AMERICAN AIR will provide the following services necessary to maintain the central A/C system for one (1) year following the date of this Agreement.

Maintenance includes the following services

1. Flush out air cooled condensing unit with fresh water for sand and salt removal twice annually.
2. Coat all major components of outside condensing unit annually with rust/corrosion inhibitor.
3. Inspect evaporator coil and blower wheel annually and advise customer if action is necessary.
4. Check and/or clean condensate drain pan and blow out condensate drain line twice annually.
5. Change or wash filters at each maintenance & 3 additional times, throughout the year. Standard 1" disposable filters only. **Customer will be charged for media replacements or pleated filters. Note: Customer is responsible for changing filters all other months (manufacturers recommend changing filters monthly).**
6. Check the entire operation of air conditioning and heating system twice annually to bring each system up to maximum efficiency to extend life of unit and help reduce unnecessarily high electric bills which can be caused by overworking of a unit due to the system not working at maximum efficiency.
7. If necessary, depending on age/condition of equipment, All American Air will take a digital photo of equipment and email it to owners (please furnish email address above).
8. Any failed part (i.e. swollen capacitors, corroded electrical parts and wiring, etc.) that, if not replaced, will result in a larger, more expensive part failure (compressors, motors, etc.) or that can cause increases in electric bill will be replaced, and owner invoiced (total repair not to exceed \$150.00 without owners' approval). Please notify us of sudden changes in your electric bill.

Location of service: Services will be provided at the owner's address shown above.

How to obtain service: Emergency air conditioning service will be provided by All American Air within twenty-four (24) hours, including holidays. All American Air will not be responsible for loss, damage or injury resulting from delay of the rendering of the services under this agreement. IN NO EVENT SHALL ALL AMERICAN AIR BE LIABLE FOR CONSEQUENTIAL DAMAGES. Service can be arranged by calling 904-461-0070.

What is not covered: This agreement applies only to the service & maintenance of the above products under conditions for which they were designed and does not cover loss or damage resulting from improper installation or external causes, such as, but not limited to, clogged filters, defective or inadequate plumbing, water supply, power supply, circuit breaker (defective or tripped), disconnect boxes, storms, power surges, brown outs, hurricane, fire, flood, windstorm, hail, lightning, theft, negligence, misuse, abuse, or any act of God. It does not cover refinishing or replacement of any parts due to finish defects, rust or corrosion, or porcelain parts due to chipping, or the replacement of any lights or filters. Neither repairs to ductwork nor freon leaks in copper line sets from air handler to condensing unit are covered by this agreement. **Zoning systems, controls and programmable thermostats are not covered by this agreement. We are not responsible for water leaks, condensate leaks, mold or mildew or any damage resulting from the aforementioned.**

Renewal: You will receive an agreement renewal every year. If there are changes in coverage or price they will be reflected in the renewal agreement and/or invoice. This agreement may be terminated at any time by calling our office, with the remaining portion of agreement prorated & refunded to customer. This agreement is transferrable to subsequent owners upon receipt of new owner information by All American Air.

Entire Agreement: This instrument sets forth the entire agreement between the parties and no representation, promises, or conditions not contained herein shall modify these terms.

Steve Chapman  Owner _____

My signature above indicates acceptance of the above service agreement, and authorization for All American Air Conditioning to enter my unit for the purposes of maintenance, service, repairs or installations.

To pay your annual agreement call 904-461-0070 with credit card information, mail a check to 1010 S.R. 312 or email credit card information to betty@allamericanac.com.