

BROOMHALL BROTHERS

MECHANICAL CONTRACTORS

1919 W 12th Place

Denver, CO 80204

Ph: 303 278-6417

Fx: 303 278-6332

www.broomhallbrothers.com

SERVICE AGREEMENT: _____ (Property Address)
Terms and Conditions.

Broomhall Brothers Inc. agrees to perform scheduled maintenance in a workman like manor using only qualified technicians. Maintenance records shall be provided with billing. _____ (Prop. Owner/ Mngmt Co) shall be the certificate holder on liability and workmen's compensation insurance.

All work performed under this agreement will be completed during normal business hours of 8:00 AM to 5:00 Pm Monday –Friday. Broomhall Brothers reserves the right to charge for any service calls that result in our technicians finding operational or mechanical problems that are not covered by this agreement, charges for such service calls will be billed to _____ (Prop. Owner/ Mngmt Co) at our normal service and material rates. With this Planned Maintenance Agreement there are **no overtime** charges for work performed on covered equipment at the listed address(es). This agreement shall be reviewed annually for any cost increases (commodity/ equipment price increases, labor cost increases, etc.)

In order to perform the work required _____ (Prop. Owner/ Mngmt Co) will provide reasonable access to mechanical rooms and roof tops to Broomhall Brothers technicians. _____ (Prop. Owner/ Mngmt Co) will be notified when equipment must be shut down to perform maintenance. It is the responsibility of _____ (Prop. Owner/ Mngmt Co) to notify affected tenants.

Payments for services or repairs shall be made within 30 days of the invoice date.

Warrantee policy: All labor paid is guaranteed for 1 year. We extend to you the same warranties on all parts, materials and supplies as extended to us by the manufacturer or supplier. In most cases that period is one year under normal operational conditions.

Liability: Broomhall Brothers shall not be held liable for any lost rents, income or profits, delay, loss, damage, or injury caused by acts of God, non delivery or unavailability of equipment, parts, or materials.

Limitations: Electrical service beyond the equipment disconnect, water supply and drain beyond covered equipment, repairs due to freezing, Denver City and County Building Code upgrades, and building insurance carrier requirements.

Refrigerant Policy (Chlorofluorocarbons): Broomhall Brothers complies with all Federal and State laws and regulations concerning the proper handling, storage, and the repair of leaks of CFC's. Only certified recovery equipment and procedures are used. All personnel are CFC certified.

The term of this agreement is effective on _____. This agreement will continue in effect unless terminated by either party. Either party with **30 days notice** may cancel this agreement. If the systems and equipment covered by this agreement are altered, changed or modified by any other party this agreement may be terminated by Broomhall Brothers Inc. effective immediately.

Date _____

Broomhall Brothers

Property Owner or Agent



(Property Address
Owner/ Mngmt Co or Responsible Party)

(DATE)

Maintained Equipment Inventory:

BROOMHALL BROTHERS
MECHANICAL CONTRACTORS
15400 West 44th Ave #B
Golden CO 80403
Office 303 278-6417
fax 303 278-6332
www.broomhallbrothers.com

SERVICE AGREEMENT

Broomhall Brothers agrees to provide labor and materials for the Preventative Maintenance of the HVAC/BOILER equipment located at: _____

See page 2 for covered equipment

Maintenance Schedules:

- **Quarterly:** Visual inspection of equipment for any leaks or necessary repairs. Exercise all shut off valves to confirm proper operation. Verify pump(s) operation. Verify proper operation of all safety controls (low water cut off, pressure relief valves, high limit switch, pressure switch, etc.). Perform building Start Up or Shut Down for seasonal equipment. Verify system operation when called for heat/cooling. Verify proper thermostat/ ambient air control of system.
- **Bi-Annual:** Visual inspection of equipment for any leaks or necessary repairs. Exercise all shut off valves to confirm proper operation. Verify pump(s) operation. Verify proper operation of all safety controls (low water cut off, pressure relief valves, high limit switch, pressure switch, etc.). Perform building Start Up or Shut Down for seasonal equipment. Verify system operation when called for heat/cooling. Verify proper thermostat/ ambient air control of system.
- **Annual Back Flow Certification:** Test and certify Building and Domestic Water devices. Fax over test result to corresponding water department.

Exclusions: Any equipment not listed on page 2 of this agreement, fire systems, including backflows on fire systems. Any necessary repairs that are noted by technician during planned maintenance will be reported to Owner/ Mngmt Company and scheduled for repair unless the repair is considered an **emergency** and immediate repair is necessary (i.e; water leaks that cannot be temporarily repaired, heating system repairs during extreme cold weather, etc.).



(Property Address
Owner/ Mngmt Co/ Responsible Party)

Planned Maintenance Agreement Start Date:

Cost Monthly:

- Quarterly (4 visits per year): \$ _____
- Bi-Annual (2visits per year): \$ _____
- Annual Backflow Certification: \$ _____ per device

Total annual cost: \$ _____ plus Backflow Certification(s)