

# Extended Maintenance Agreement

Name Jeremy Brook Franco  
 Address 2904 Scarlet Oak Dr  
 City Friendswood TX Zip 77546  
 Phone 281 782-9104  
 Email babaggie@b@aol.com

## Grady's Air & Heat Services

TACLA 29405E  
 5116 County Road 155  
 Alvin, TX 77511  
 (281) 755-1740  
**gradysair.com**

Regulated by The Texas Department of Licensing and Regulation  
 P.O. Box 12157, Austin, Texas 78711 1-800-803-9202 (512) 463-6599

The 1 Year Extended Maintenance Agreement consist of 2 preventative maintenance visits. It includes a \*20 point A/C system inspection and cleaning in the Spring, a \*17 point heating system safety inspection and cleaning in the Fall, and EMA Member Benefits.

### EMA Member Benefits

- For your convenience, we contact you to schedule visits
- 10% discount off repairs
- Special discount rates on cleanings & recommendations

### Preventative Maintenance Benefits

- Achieve maximum energy efficiency from your equipment
- Extended equipment life span
- Keep your home comfort system safe
- Avoid unnecessary repairs

### EQUIPMENT DESCRIPTION

2 - gas system. 1 Zoned

20x25x5 media x 2

\$288 Number of Systems 2  
 TOTAL \$ 298 - \$10 discount PAYMENT METHOD ck 1013

Any cost of repair or maintenance required as a result of vandalism, misuse, act of God (including lightning, or casualty, such as fire or flood), is excluded. Any consequential damages as a result of maintenance or repair, or the necessity thereof including, but not limited to damage due to overflow of water, mildew, fire, freezing of pipes, shall be excluded from this agreement, and shall not be the responsibility of the contractor unless due to contractor negligence or willful act of omission.

By signing below, customer agrees to EMA terms, & acknowledges understanding of Member Benefits & EMA checklist. It's also understood that this agreement is to begin on the date signed below, and continue for one year, after which it is to be renewed each year thereafter with your approval. \*Grady's Air & Heat Svcs will complete ALL EMA checklist items that apply to your accessible home comfort system.

[Signature]  
 Grady's Air & Heat Svcs Technician Date

X [Signature] 6/3/19  
 Customer Signature Date

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# TUNE-UP CHECKLIST

Date 6/11/19 <sup>1st</sup> <sub>up</sub>

Name: Brook Franco  
 Address: 2901 Scarlet Oak Dr / Zip: Friendswood 77546  
 Phone: 281-782-9104  
 Email: \_\_\_\_\_  
 Technician: Zach

- EXT. MAINTENANCE AGRMT.  
 REGULAR TUNE-UP

SYSTEM 1 HEAT <input type="checkbox"/> A/C <input checked="" type="checkbox"/>	SYSTEM 2 HEAT <input type="checkbox"/> A/C <input checked="" type="checkbox"/>	SYSTEM 3 HEAT <input type="checkbox"/> A/C <input type="checkbox"/>
MODEL # <u>Main</u>	MODEL # <u>Bedrooms/H/S</u>	MODEL #
SERIAL #	SERIAL #	SERIAL #
<b>AIR CONDITIONING CHECKLIST</b>		
<input checked="" type="checkbox"/> CHECK VOLTAGES	<input checked="" type="checkbox"/> CHECK VOLTAGES	<input type="checkbox"/> CHECK VOLTAGES
<input checked="" type="checkbox"/> CHECK ELECTRICAL CONNECTIONS	<input checked="" type="checkbox"/> CHECK ELECTRICAL CONNECTIONS	<input type="checkbox"/> CHECK ELECTRICAL CONNECTIONS
<input checked="" type="checkbox"/> CHECK CONTACTOR/PITTED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> CHECK CONTACTOR/PITTED <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CHECK CONTACTOR/PITTED <input type="checkbox"/> YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> CONDENSER FAN MOTOR AMPS <u>.8</u>	<input checked="" type="checkbox"/> CONDENSER FAN MOTOR AMPS <u>.9</u>	<input type="checkbox"/> CONDENSER FAN MOTOR AMPS _____
<input checked="" type="checkbox"/> COMPRESSOR AMPS <u>6.1</u>	<input checked="" type="checkbox"/> COMPRESSOR AMPS <u>7.9</u>	<input type="checkbox"/> COMPRESSOR AMPS _____
<input checked="" type="checkbox"/> CHECK FILTERS	<input checked="" type="checkbox"/> CHECK FILTERS	<input type="checkbox"/> CHECK FILTERS
<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS	<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS	<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS
<input checked="" type="checkbox"/> CAPACITOR _____ RATING _____ READING _____	<input checked="" type="checkbox"/> CAPACITOR _____ RATING _____ READING _____	<input type="checkbox"/> CAPACITOR _____ RATING _____ READING _____
<input checked="" type="checkbox"/> CHECK THERMOSTAT	<input checked="" type="checkbox"/> CHECK THERMOSTAT	<input type="checkbox"/> CHECK THERMOSTAT
<input checked="" type="checkbox"/> WASH CONDENSER COIL	<input checked="" type="checkbox"/> WASH CONDENSER COIL	<input type="checkbox"/> WASH CONDENSER COIL
<input checked="" type="checkbox"/> REMOVE LEAVES / DEBRIS	<input checked="" type="checkbox"/> REMOVE LEAVES / DEBRIS	<input type="checkbox"/> REMOVE LEAVES / DEBRIS
<input checked="" type="checkbox"/> CONDENSER FINS OK <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONDENSER FINS OK <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CONDENSER FINS OK <input type="checkbox"/> YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> CHECK REFRIGERANT PRESSURES	<input checked="" type="checkbox"/> CHECK REFRIGERANT PRESSURES	<input type="checkbox"/> CHECK REFRIGERANT PRESSURES
<input checked="" type="checkbox"/> REFRIGERANT TYPE <input type="checkbox"/> R22 <input checked="" type="checkbox"/> 410	<input checked="" type="checkbox"/> REFRIGERANT TYPE <input type="checkbox"/> R22 <input checked="" type="checkbox"/> 410	<input type="checkbox"/> REFRIGERANT TYPE <input type="checkbox"/> R22 <input type="checkbox"/> 410
<input checked="" type="checkbox"/> TEMPERATURE DIFFERENTIAL <u>21.5</u>	<input checked="" type="checkbox"/> TEMPERATURE DIFFERENTIAL <u>20.1</u>	<input type="checkbox"/> TEMPERATURE DIFFERENTIAL _____
<input checked="" type="checkbox"/> INSPECT EVAPORATOR CLEAN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> INSPECT EVAPORATOR CLEAN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> INSPECT EVAPORATOR CLEAN <input type="checkbox"/> YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> PRIMARY DRAINS CLEAR <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> PRIMARY DRAINS CLEAR <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> PRIMARY DRAINS CLEAR <input type="checkbox"/> YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> EMERGENCY PAN OK <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> EMERGENCY PAN OK <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> EMERGENCY PAN OK <input type="checkbox"/> YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> ALGAE PREVENTION TABLETS	<input checked="" type="checkbox"/> ALGAE PREVENTION TABLETS	<input type="checkbox"/> ALGAE PREVENTION TABLETS
<input checked="" type="checkbox"/> BLEACH	<input checked="" type="checkbox"/> BLEACH	<input type="checkbox"/> BLEACH
<input checked="" type="checkbox"/> DUCT WORK	<input checked="" type="checkbox"/> DUCT WORK	<input type="checkbox"/> DUCT WORK
<input type="checkbox"/> THERMOSTAT #2	<input type="checkbox"/> THERMOSTAT #2	<input type="checkbox"/> THERMOSTAT #2
<input type="checkbox"/> BLOWER MOTOR	<input type="checkbox"/> BLOWER MOTOR	<input type="checkbox"/> BLOWER MOTOR
<input checked="" type="checkbox"/> OTHER	<input checked="" type="checkbox"/> OTHER <u>Dampers ok</u>	<input type="checkbox"/> OTHER
<b>HEATING CHECKLIST</b>		
<input type="checkbox"/> CLEAN FLAME SENSOR	<input type="checkbox"/> CLEAN FLAME SENSOR	<input type="checkbox"/> CLEAN FLAME SENSOR
<input type="checkbox"/> CHECK FAN CONTROL	<input type="checkbox"/> CHECK FAN CONTROL	<input type="checkbox"/> CHECK FAN CONTROL
<input type="checkbox"/> BLOWER MOTOR	<input type="checkbox"/> BLOWER MOTOR	<input type="checkbox"/> BLOWER MOTOR
<input type="checkbox"/> CAPACITOR RATING _____ READING _____	<input type="checkbox"/> CAPACITOR RATING _____ READING _____	<input type="checkbox"/> CAPACITOR RATING _____ READING _____
<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS	<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS	<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS
<input type="checkbox"/> THERMOSTAT	<input type="checkbox"/> THERMOSTAT	<input type="checkbox"/> THERMOSTAT
<input type="checkbox"/> CHECK FOR GAS LEAKS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CHECK FOR GAS LEAKS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CHECK FOR GAS LEAKS <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> HIGH LIMIT CONTROL TEST	<input type="checkbox"/> HIGH LIMIT CONTROL TEST	<input type="checkbox"/> HIGH LIMIT CONTROL TEST
<input type="checkbox"/> INSPECT THERMOCOUPLE / IGNITOR	<input type="checkbox"/> INSPECT THERMOCOUPLE / IGNITOR	<input type="checkbox"/> INSPECT THERMOCOUPLE / IGNITOR
<input type="checkbox"/> CHECK HEAT STRIPS	<input type="checkbox"/> CHECK HEAT STRIPS	<input type="checkbox"/> CHECK HEAT STRIPS
<input type="checkbox"/> WIRING	<input type="checkbox"/> WIRING	<input type="checkbox"/> WIRING
<input type="checkbox"/> CHECK BURNERS	<input type="checkbox"/> CHECK BURNERS	<input type="checkbox"/> CHECK BURNERS
<input type="checkbox"/> HEAT RISE _____	<input type="checkbox"/> HEAT RISE _____	<input type="checkbox"/> HEAT RISE _____
<input type="checkbox"/> INSPECT HEAT EXCHANGER	<input type="checkbox"/> INSPECT HEAT EXCHANGER	<input type="checkbox"/> INSPECT HEAT EXCHANGER
<input type="checkbox"/> INSPECT FLUE PIPE	<input type="checkbox"/> INSPECT FLUE PIPE	<input type="checkbox"/> INSPECT FLUE PIPE
<input type="checkbox"/> CARBON MONOXIDE TEST _____ PPM	<input type="checkbox"/> CARBON MONOXIDE TEST _____ PPM	<input type="checkbox"/> CARBON MONOXIDE TEST _____ PPM
<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER

DESCRIPTION / RECOMMENDATIONS	PRICE
<u>All readings ok, both cooling good at this time</u>	
<u>Installed 12" zone damper</u>	<u>385</u>
<u>1-015</u>	
PAYMENT <input type="checkbox"/> Credit Card <input checked="" type="checkbox"/> CK# <u>1015</u> <input type="checkbox"/> Cash <input type="checkbox"/> Pre Paid _____	Total \$ _____
Signature X <u>B Franco</u> Date <u>6/11/19</u>	% Discount <u>- 39</u>
I hereby acknowledge the satisfactory completion of the above described work and understand that Grady's Air & Heat Svcs will not warranty or be held liable for any further water problems or damages.	<b>PAY THIS AMOUNT</b> \$ <u>346</u>

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**TUNE-UP CHECKLIST**

70  
Date 11/25/19

2nd  
Vup

Name: Jeremy & Brook Franco

Address: 2901 Scarlet Oak Dr City/Zip: Friendswood 77546

Phone: 281-782-9104

Email: \_\_\_\_\_

Technician: Bobby

- EXT. MAINTENANCE AGRMT.
- REGULAR TUNE-UP

SYSTEM 1 HEAT <input checked="" type="checkbox"/> A/C <input type="checkbox"/>	SYSTEM 2 HEAT <input checked="" type="checkbox"/> A/C <input type="checkbox"/>	SYSTEM 3 HEAT <input type="checkbox"/> A/C <input type="checkbox"/>
MODEL # <u>4TX FH633003H</u>	MODEL # <u>RCT60245TAMCA</u>	MODEL # _____
SERIAL # <u>12312FTFG</u>	SERIAL # <u>W481420193</u>	SERIAL # _____
<b>AIR CONDITIONING CHECKLIST</b>	<b>AIR CONDITIONING CHECKLIST</b>	<b>AIR CONDITIONING CHECKLIST</b>
<input type="checkbox"/> CHECK VOLTAGES	<input type="checkbox"/> CHECK VOLTAGES	<input type="checkbox"/> CHECK VOLTAGES
<input type="checkbox"/> CHECK ELECTRICAL CONNECTIONS	<input type="checkbox"/> CHECK ELECTRICAL CONNECTIONS	<input type="checkbox"/> CHECK ELECTRICAL CONNECTIONS
<input type="checkbox"/> CHECK CONTACTOR/PITTED <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CHECK CONTACTOR/PITTED <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CHECK CONTACTOR/PITTED <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> CONDENSER FAN MOTOR AMPS _____	<input type="checkbox"/> CONDENSER FAN MOTOR AMPS _____	<input type="checkbox"/> CONDENSER FAN MOTOR AMPS _____
<input type="checkbox"/> COMPRESSOR AMPS _____	<input type="checkbox"/> COMPRESSOR AMPS _____	<input type="checkbox"/> COMPRESSOR AMPS _____
<input type="checkbox"/> CHECK FILTERS	<input type="checkbox"/> CHECK FILTERS	<input type="checkbox"/> CHECK FILTERS
<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS	<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS	<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS
<input type="checkbox"/> CAPACITOR _____ RATING _____ READING _____	<input type="checkbox"/> CAPACITOR _____ RATING _____ READING _____	<input type="checkbox"/> CAPACITOR _____ RATING _____ READING _____
<input type="checkbox"/> CHECK THERMOSTAT	<input type="checkbox"/> CHECK THERMOSTAT	<input type="checkbox"/> CHECK THERMOSTAT
<input type="checkbox"/> WASH CONDENSER COIL	<input type="checkbox"/> WASH CONDENSER COIL	<input type="checkbox"/> WASH CONDENSER COIL
<input type="checkbox"/> REMOVE LEAVES / DEBRIS	<input type="checkbox"/> REMOVE LEAVES / DEBRIS	<input type="checkbox"/> REMOVE LEAVES / DEBRIS
<input type="checkbox"/> CONDENSER FINS OK <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CONDENSER FINS OK <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CONDENSER FINS OK <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> CHECK REFRIGERANT PRESSURES	<input type="checkbox"/> CHECK REFRIGERANT PRESSURES	<input type="checkbox"/> CHECK REFRIGERANT PRESSURES
<input type="checkbox"/> REFRIGERANT TYPE <input type="checkbox"/> R22 <input type="checkbox"/> 410	<input type="checkbox"/> REFRIGERANT TYPE <input type="checkbox"/> R22 <input type="checkbox"/> 410	<input type="checkbox"/> REFRIGERANT TYPE <input type="checkbox"/> R22 <input type="checkbox"/> 410
<input type="checkbox"/> TEMPERATURE DIFFERENTIAL	<input type="checkbox"/> TEMPERATURE DIFFERENTIAL	<input type="checkbox"/> TEMPERATURE DIFFERENTIAL
<input type="checkbox"/> INSPECT EVAPORATOR CLEAN <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> INSPECT EVAPORATOR CLEAN <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> INSPECT EVAPORATOR CLEAN <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> PRIMARY DRAINS CLEAR <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> PRIMARY DRAINS CLEAR <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> PRIMARY DRAINS CLEAR <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> EMERGENCY PAN OK <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> EMERGENCY PAN OK <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> EMERGENCY PAN OK <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> ALGAE PREVENTION TABLETS	<input type="checkbox"/> ALGAE PREVENTION TABLETS	<input type="checkbox"/> ALGAE PREVENTION TABLETS
<input type="checkbox"/> BLEACH	<input type="checkbox"/> BLEACH	<input type="checkbox"/> BLEACH
<input type="checkbox"/> DUCT WORK	<input type="checkbox"/> DUCT WORK	<input type="checkbox"/> DUCT WORK
<input type="checkbox"/> THERMOSTAT #2	<input type="checkbox"/> THERMOSTAT #2	<input type="checkbox"/> THERMOSTAT #2
<input type="checkbox"/> BLOWER MOTOR	<input type="checkbox"/> BLOWER MOTOR	<input type="checkbox"/> BLOWER MOTOR
<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER
<b>HEATING CHECKLIST</b>	<b>HEATING CHECKLIST</b>	<b>HEATING CHECKLIST</b>
<input checked="" type="checkbox"/> CLEAN FLAME SENSOR	<input checked="" type="checkbox"/> CLEAN FLAME SENSOR	<input type="checkbox"/> CLEAN FLAME SENSOR
<input checked="" type="checkbox"/> CHECK FAN CONTROL	<input checked="" type="checkbox"/> CHECK FAN CONTROL	<input type="checkbox"/> CHECK FAN CONTROL
<input type="checkbox"/> BLOWER MOTOR	<input type="checkbox"/> BLOWER MOTOR	<input type="checkbox"/> BLOWER MOTOR
<input type="checkbox"/> CAPACITOR RATING <u>15µF</u> READING <u>14.2</u>	<input type="checkbox"/> CAPACITOR RATING <u>10µF</u> READING <u>9.8</u>	<input type="checkbox"/> CAPACITOR RATING _____ READING _____
<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS	<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS	<input type="checkbox"/> REPLACE CUSTOMER SUPPLIED FILTERS
<input type="checkbox"/> THERMOSTAT	<input type="checkbox"/> THERMOSTAT	<input type="checkbox"/> THERMOSTAT
<input type="checkbox"/> CHECK FOR GAS LEAKS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CHECK FOR GAS LEAKS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CHECK FOR GAS LEAKS <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> HIGH LIMIT CONTROL TEST	<input type="checkbox"/> HIGH LIMIT CONTROL TEST	<input type="checkbox"/> HIGH LIMIT CONTROL TEST
<input type="checkbox"/> INSPECT THERMOCOUPLE / IGNITOR	<input type="checkbox"/> INSPECT THERMOCOUPLE / IGNITOR	<input type="checkbox"/> INSPECT THERMOCOUPLE / IGNITOR
<input type="checkbox"/> CHECK HEAT STRIPS	<input type="checkbox"/> CHECK HEAT STRIPS	<input type="checkbox"/> CHECK HEAT STRIPS
<input checked="" type="checkbox"/> WIRING	<input checked="" type="checkbox"/> WIRING	<input type="checkbox"/> WIRING
<input checked="" type="checkbox"/> CHECK BURNERS	<input checked="" type="checkbox"/> CHECK BURNERS	<input type="checkbox"/> CHECK BURNERS
<input type="checkbox"/> HEAT RTSE _____	<input type="checkbox"/> HEAT RTSE _____	<input type="checkbox"/> HEAT RTSE _____
<input type="checkbox"/> INSPECT HEAT EXCHANGER	<input type="checkbox"/> INSPECT HEAT EXCHANGER	<input type="checkbox"/> INSPECT HEAT EXCHANGER
<input type="checkbox"/> INSPECT FLUE PIPE	<input type="checkbox"/> INSPECT FLUE PIPE	<input type="checkbox"/> INSPECT FLUE PIPE
<input type="checkbox"/> CARBON MONOXIDE TEST <u>0</u> PPM	<input type="checkbox"/> CARBON MONOXIDE TEST <u>0</u> PPM	<input type="checkbox"/> CARBON MONOXIDE TEST _____ PPM
<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER

**DESCRIPTION / RECOMMENDATIONS** **PRICE**

*Check filter every 30 days*

PAYMENT  Credit Card  CK# \_\_\_\_\_  Cash  Pre Paid \_\_\_\_\_

Signature X B. Franco Date 11/25/19

Total \$ \_\_\_\_\_

% Discount \_\_\_\_\_

**PAY THIS AMOUNT \$ owed**

I hereby acknowledge the satisfactory completion of the above described work and understand that Grady's Air & Heat Svcs will not warranty or be held liable for any further water problems or damages.