

23-POINT PLUMBING CHECK

Water Heater

1. Flush water heater
2. Inspect T & P relief valve
3. Inspect shutoff valve
4. Inspect electrical components
5. Inspect gas valve
6. Inspect flue pipe
7. Inspect burner assembly

Toilets

8. Dye tab toilet tank
9. Inspect flush jets
10. Inspect emergency shutoff & risers
11. Inspect tank to bowl assembly
12. Inspect fill valve, flush valve, tank lever
13. Inspect closet bolts & mounting

Faucets

14. Inspect for leaks
15. Inspect handle operation

Sinks

16. Inspect drain assembly
17. Inspect emergency shutoffs & risers

Bathtubs

18. Inspect tub stopper & overflow
19. Inspect tub spout, shower head, diverter

Drains

20. Inspect flow of all drains

Outside

21. Visually locate & Inspect water service valve
22. Visually locate & sewer clean-out
23. Inspect hose bibs & vacuum breakers

21-POINT HVAC CHECK

1. If HP, Check reversing valve
2. Check the back-up heat strip
3. Check blower amps
4. Check OD fan amps
5. Check compressor amps
6. Check freon charge
7. Check disconnect & door panels
8. Inspect drain pan & condensate drains
9. Inspect evaporator coil.
10. Clean outside condenser coi
11. Inspect condenser coil
12. Check filter (Clean or Dirty)
13. Check and tighten electric connections
14. Lubricate applicable moving parts
15. Test limit switch
16. Inspect wiring and connections
17. Check thermostat
18. Cycle unit from thermostat
19. Check Ducting (Leaking)
20. Check blower wheel
21. Verify per equipment specifications

TERMS AND CONDITIONS

1. The guarantees and services provided under the scope of this agreement are conditioned upon Customer operating and maintaining systems/equipment. Customer will do so in according to industry-accepted practices and in consideration of our recommendations.
2. Customer will provide and permit reasonable access to all covered equipment. R.J. Kielty will be allowed to start and stop equipment as necessary to perform its services and be permitted use of existing facilities and building services.
3. This proposal assumes that all pieces of equipment are in proper operating condition. R.J. Kielty shall inspect and report to the Customer any malfunctions and defects within thirty (30) days after commencement of the contract. If the equipment cannot be operated within the thirty (30) day period due to seasonal conditions or other factors beyond our control the period for initial inspection will be extended for a mutually agreed upon period. Upon completion of the inspection, it shall be the responsibility of R.J. Kielty to make recommendations and to assist the Customer in restoring the equipment to proper operating condition. However, all of the restoration costs shall be borne by the Customer unless otherwise stated in this proposal. Any piece of covered equipment will be excluded from liability if the reported recommendations from the inspection are not accepted and repair work performed.
4. It is agreed that the repair, replacement, and emergency service provisions apply only to the functional internal components and parts of equipment listed in Appendix A. Repair and replacement of non-maintainable portions, such as duct work, furnace heat exchangers, shell and tube heat exchangers, all diffusers, cabinetry, inter-connecting piping, main power service and electrical distribution system, valve bodies, coils, pipe insulation, glycol, storage tanks, piping systems, structural supports, etc. are excluded. In the case of refrigeration system such as walk-in boxes, reach-in boxes, etc., this agreement does not include the repair or replacement of hardware such as door handles, closing mechanisms or related parts thereof; in no case shall R.J. Kielty include repair or replacement of door, cabinet or door/cabinet gaskets.
5. Any repairs or services resulting from power failures, freezing, roof leaks through curbs or equipment, or air side corrosion will be paid for by the Customer in accordance with R.J. Kielty currently established rates.
6. In the unlikely event of failure to perform its obligations, R.J. Kielty's liability is limited to repair or replacement at it option, and such shall be Customer's sole remedy. Under no circumstances will R.J. Kielty be responsible for loss of use, loss of profits, increased operating or maintenance expense, claims of Customer's tenants or clients, or any special, indirect or consequential damages.
7. R.J. Kielty will not be liable for delays or failure to obligate due to fire, flood, strike, lockout, freezing, unavailability of material, riots, acts of god, or any cause beyond reasonable control.
8. R.J. Kielty shall not be liable for the operation of the equipment nor for injuries to persons or damage to property, except those directly due to the negligent acts or omissions of its employees and in no event shall it be liable for consequential or speculative damages. It shall not be liable for expense incurred in removing, replacing or refinishing any part of the building structure necessary to the execution of this Agreement. It shall not be held liable for any loss by reason of strikes or labor troubles affecting its employees who perform the service called for herein, delays in transportation, delays caused by priority or preference rating, or orders or regulations established by any government, authority, or by unusual delays in procuring supplies or for any other cause beyond its reasonable control.

SEND WRITTEN TERMINATION NOTICE TO: **R.J. KIELTY SERVICE**
9507 SR 52
HUDSON, FL 34669