

Recommendation for
Planned Maintenance and Service
Of the Geothermal Equipment
In the Ground Floor Mechanical Room

For

Sandpiper Towers Condominiums
205 A1A
Satellite Beach, Fl. 32937

By

Atlantic-Air, Inc.
409 Center Street
(321) 632-0276
February 6, 2021

COVERAGE PROVIDED UNDER THIS PROPOSAL

1. Planned Maintenance Inspection

It is hereby agreed that Atlantic-Air, Inc. will provide a qualified technician to inspect the existing Geothermal System Components and associated appurtenances listed in the Engineer's manual dated January 2008 for proper operation to insure that it is in the best possible condition for the cooling or heating season. An analysis report will be provided explaining any discrepancies or deficiencies in the operation of the system.

NOTE: This inspection does not include draining down and flushing the system or disassembly of the plate frame heat exchanger and cleaning of the plates. That will be performed under a separate proposal.

If it can be determined from the inspection that there is excessive fouling (scale buildup) on the plates causing efficiency loss or leaks in the stainless steel plates allowing crossover of well water contaminating the city water heat pump loop, a proposal is forthcoming to replace the existing stainless steel plates with a Titanium plate pack.

We will perform one (1) inspection during the year 2021 at an agreed time with Customer. Preferably in the cool months (October thru March)

Inspection will include:

- Visually inspect all pressure and temperature gauges including makeup valve.
- Record temperature and pressures.
- Note any discrepancies in temperature or pressures including city water makeup valve.
- Checking electrical connections and tighten if necessary.
- Check motor starter contacts for pitting.
- Checking for proper voltages and amp draws on the pumps.
- Inspect and insure that electrical controls work properly.
- Lubricating any components as required.
- Open Blowdown valves to relieve any debris from strainers.

2. Condenser and Well Water Strainer Screens:

There was no bypass installed around the iron filter housings to allow pull and clean of the screens in the housings so the screens will not be changed due to the necessity of shutting the system down to remove the filter screens for cleaning.

3. Labor Coverage

It is agreed that we will provide such labor as may be required to perform the preventive maintenance as described above, during normal working hours.

4. Parts Coverage

The only parts covered by this agreement are miscellaneous material such as lubricants. Pressure Gauges and Temperature Thermometers will be replaced as needed at standard prices.

Any necessary parts will only be installed pending client approval upon notification by the inspecting technician that additional repairs are necessary. Customer can provide a set maximum price for small parts such as fuses and contacts for the motor starters. Suggested maximum could be \$500.00.

Additional Terms and Conditions

1. Any alterations, adjustments or repairs made by others, unless authorized or agreed upon by this Contractor, will be cause to terminate our obligation under this agreement.
2. *Neither party* to this agreement shall hold the other responsible for any indirect or consequential damages of a commercial nature such as, but not limited to, loss of revenue or loss of use of any equipment or facilities, or loss of product.
3. The Contractor's maximum liability based upon any claim or cause of action shall not exceed the yearly contract price of this agreement.
4. Payment for this agreement will be net upon receipt of invoice. The Contractor offering this agreement reserves the right to discontinue service any time payments have not been made as agreed.
5. This agreement may be terminated by either party upon 30 days written notice. A Refund for the remaining contract period will be made on a pro-rata basis, with deduction for work already completed.

AGREEMENT PRICE AND ACCEPTANCE:

The Agreement price per each Planned Maintenance visit shall be: \$1,185.00 due upon acceptance of proposal. Include maximum of \$500.00 for minor parts Yes , No .

Customer Acceptance:
Dennis I. Smith DENNIS I. SMITH, PRESIDENT 2/11/2021
(AUTHORIZED SIGNATURE) DATE OF ACCEPTANCE

Contractor Acceptance:

Atlantic-Air, Inc. DATE OF ACCEPTANCE

Thank you for your confidence in our service over the past 25 years. We would like to provide your HVAC needs for many more years.

Larry Curvin

President
Atlantic-Air, Inc.
54 Years of Service
"Since 1966"