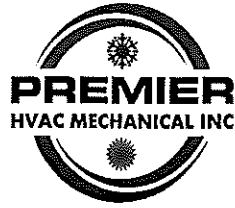


Sept. 15th
2020
14R, - 2021



Premier hvac mechanical.Inc.
13 pershing ave nw 20176

HEATING, AIR CONDITIONING & MAINTENANCE CONTRACT

INSPECTION, SERVICING AND MAINTENANCE OF EQUIPMENT

THIS AGREEMENT, entered into by and between premier hvac mechanical, INC., hereafter referred to as "Contractor," and westbriar plaza condominium c/o burke community mgmt, hereafter group referred to as "Purchaser."

The Contractor and Purchaser agree as set forth below.

This contract covers the inspection, servicing and maintenance of the equipment at the following location

westbriar condominium plaza

10428
~~10494~~ business center dr

manassas va 20110.

Contractors General Agreement *This is a preventive*

maintenance contract that includes labor, filters and belts only for equipment listed on equipment list of the contract. This will include quarterly and annual service to the listed equipment as described. Any parts, or any other materials will be provided by the Purchaser and are not included. Repairs are not included. Any repairs necessary will be brought to the Purchasers' attention, with cost of repair, for their decision to proceed. .

1. Provide the Purchaser an operating engineer or mechanic to operate and inspect all heating, ventilation and cooling equipment TO BE listed on the first visit after contract be signed
2. Maintenance, servicing and repairs to be performed by the contractor's engineer, mechanic or personnel under their supervision.
3. Contractors' personnel will perform inspections, tests, repairs and adjustments to the specified equipment as generally performed by commercial building engineers or HVAC mechanics.
4. After initial inspection of listed equipment, all detected deficiencies will
be listed and cost given for repairs necessary to bring this equipment up to optimal performance. Malfunctioning equipment prior to the start of this contract will not permit the repairs to be made under this agreement.
5. Both the Purchaser and the Contractor agree that all work referred to in this agreement shall be performed during normal working hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, except Holidays. If, for any reason, the purchaser requests that work be performed beyond regular working hours the purchaser agrees to pay overtime labor rates currently established.
6. The federal holidays that are observed by the Contractor are New Years

Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day and Christmas Day. If a holiday falls on Saturday the Contractor will observe the Friday before the holiday; if a holiday falls on a Sunday, the following Monday will be observed.

7. Provide the Purchaser with twenty - four hour emergency services to the listed equipment at \$ 85.00 per hour regular time, \$ 127.50 per hour overtime.

Air Handler Units

QUARTERLY

1. Inspect and make needed repairs or adjustments for optimal performance.
2. Tested electric heater
3. Change filters as needed.
- 4-Lubricate fan and motor bearings as needed
- 5-Inspect belt, pulleys and tension. Change or adjust as needed.
6. Inspect dampers lubricate as needed.
7. Check temperature controls and calibrate if needed.

ANNUALLY

1. Clean evaporator coils as needed.

2. Clean condensate trap as needed.
3. Check all electrical connections for signs of wear. Tighten connections as needed take notes and recommendation OWNERSHIP TO MAKE REPAIRS.

ALL INSPECTIONS, TESTS AND WORK PERFORMED
BY M. F. G. RECOMMENDATIONS.

Air /Cooled HEAT PUMPS

1. Check operation and general condition. Check entire machine for abnormal noise or vibration. Check compressor operation, head pressure, suction pressure and oil pressure.
2. Check fans, fan motors, fan belts and air dampers. Check for dirt and debris remove as needed.
3. Check for leaks. Report any found to the ownership for authorization to repair.
4. Check filters clean or replace as needed.
5. Check condensate pan.
6. Check operation of reversing valve.

SEMIANNUALLY

1. Check dampers. Lubricate dampers and linkages. Lubricate fan and motor bearings.
2. Check general condition of condensers. Tighten any loose parts.
3. Check electrical connections, tighten as necessary. Check condition of power wiring.
4. Make necessary adjustments to maintain efficient and dependable operation.

ANNUALLY

1. Clean condenser/condenser tubes with nylon brush and/or chemicals if needed.
2. Check drive pulleys and belts. Change or adjust as needed.
3. Check and clean interior of unit, fan and coils as needed.
4. Check and clean condensate pan/ line.
5. Check all electrical connections tighten as needed.

MAKE NOTES OF ANY PROBLEMS; ADVISE
OWNERSHIP TO MAKE REPAIRS.

Air Cooled Air Conditioners

1. Check operation and general condition. Check entire machine for abnormal noise or vibration. Check compressor operation, head pressure, suction pressure, and oil pressure.
2. Check fans, fan motors, fan belts, and air dampers. Check for dirt and debris; remove as needed.
3. Check for leaks; report any found to the ownership for authorization to repair.
4. Check filters; clean or replace as needed.
5. Check condensate pan.
6. Check operation of reversing valve, if applicable.

QUARTERLY

1. Check dampers. Lubricate dampers and linkages. Lubricate fan and motor bearings.
2. Check general condition of condensers; tighten any loose parts.

6. The Contractor has the option of eliminating from the contract at any time, any piece of equipment it finds to be economically unsound for further servicing or repairs.
7. The Contractor shall not be required to furnish any items of equipment, labor, or make special tests as are recommended or required by insurance companies, Federal Government, State, Municipal or other authorities.
8. The Purchaser agrees to pay as an addition to the price set forth, the amount of any present and future taxes or any other government charges now or hereafter imposed by the existing or future laws with respect to the transfer, use, ownership, or possession of the equipment to which this agreement relates.
9. Contractor will adhere to professional standards in performing the inspection, maintenance and servicing work herein. Except for breaches of duty constituting gross negligence on the part of the Contractor, its representatives or employees, Contractor shall not be liable for failure to discover conditions necessitating repairs or replacements, nor shall any inspection be interpreted as a guarantee of the condition of the equipment. In no event, shall either party make any claim for incidental or consequential damages or injuries.
10. Purchaser agrees to make prompt payments. Should a payment become thirty (30) days delinquent, this contract may become null and void at any time thereafter at the option of the Contractor, and all monies owed will become due upon demand.
11. Purchaser agrees to pay a service charge of 1 1/2% per month (18% per annum) on invoices, labor and material, that are past due thirty days from our invoice date. Purchaser also agrees to pay reasonable collection costs.
12. The price agreed to be paid by the Purchaser to the Contractor for the inspection, maintenance, and servicing of the listed of 12 hvac systems ,electric heaters, exhaust fans cleaning services, as described in Attachment A, for a period of one year is the sum of \$4,800.00, payable in advance quarterly payments of \$1,200.00 on the first day of the month.
13. This contract shall be effective on the day of Sept. 15th 2020 , and shall continue for a minimum of one year. Thereafter, this contract shall renew on a yearly basis based upon agreed updated rates unless canceled by either party by providing written notice by either registered or certified mail, thirty days in advance. The contract would terminate at the end of such period.

The parties hereto have caused this Agreement to be duly executed

This day of . Wednesday August 19th 2020

This contract included 12 split systems, electric heaters and 10 exhaust fans

PURCHASER:

WESTBRIAR PLAZA CONDOMINIUMS
C/O BURKE COMMUNITY MANAGEMENT GROUP
10428 BUSINESS CENTER CT.
MANASSAS, VA. 20110
westbriar condominium plaza c/o burke community Mgmt.group

By: By:

James Hill
PREMIER HVAC MECHANICAL INC

title

Property Manager

Printed:

James Hill owner. oscar g arevalo

Upon acceptance of this proposal, please sign all copies and return .