

Annual Tune Up for Gas System:

- *Oil motors and bearing assemblies
- *Clean gun assembly
- *Vacuum & brush unit & clean dirt pocket
- *Check CO2 and CO levels
- *Clean smoke pipe and chimney base
- *Adjust burner & check controls
- *Check gas lines
- *Perform combustion efficiency test for optimum fuel savings.

Contact Information

Mailing Address-Both Locations

PO Box 1718 Bucksport, ME 04416

Bucksport Location

15 Heritage Park Rd
Phone: (207) 469-6225
Fax: (207) 469-1923

Ellsworth Office

105 High St
Phone: (207) 412-0401
Fax: (207) 412-0403

Terms and Conditions

1. We reserve the right to inspect and approve the Heating system prior to issuing a contract, Improperly installed equipment not meeting state or local codes cannot be covered. Repair, if authorized, would be done at prevailing rates.

2: Terms of this agreement are for a period of twelve months from the date of invoice and will renew automatically each successive year unless either party gives notice prior to the renewal date.

3: This policy covers normal usage of your heating equipment. Buyer and/or owner agree to hold this company free and harmless from all claims resulting in loss or damage to real estate or personal property caused by oil leakage, fire, smoke, flood, freezing, power surges, power failures, restricted or plugged chimneys, defects or malfunctions in the customers burner or piping and heating equipment system except as caused by the sole negligence of the company.

4: This company assumes no responsibility for heating failures when home or building is unoccupied or when unable to gain access on requested service calls.

5: This plan does not cover the water side: Expansion tanks, drain valves, bearing assembly, purge valves, feed valves, pressure relief valves, air vents etc.

Osborne's Plumbing & Heating Inc.

Consumer Service Plan Gas Heating Systems

A New England home heating System will run more than 1,000 hours each heating system. That's a lot of hard work on your system. Buying your yearly service plan through us also allows you the flexibility of where you buy your fuel from, allowing you to shop around and get the best price for your budget.



Email: osbornevac@gmail.com
Web Page: www.osborneservices.com

Consumer Service Plans have to pass an inspection by us in order to make sure that it is up to our standards as well as Maine State Codes.

The cost of a plan for a Gas system is: **\$325.00 /year.**

Osborne's Consumer Service Plans include emergency calls, annual tune-ups of the heating system, labor and parts for all covered components.

This policy

DOES NOT INCLUDE REPLACEMENT

of entire boiler, furnace, heat exchangers or complete burners. If work other than that covered in this contract is performed it will be billed on a time and material basis at our prevailing labor rate.

Your heating system doesn't care what time it is when it decides to malfunction. This is why we offer 24/7 emergency service and with a consumer service plan and most parts and labor being covered you won't have unexpected costly heating repair bills.

SERVICE PARTS COVERED FOR GAS SYSTEMS

1 PER CONTRACT NO EXCEPTIONS

- Aquastat
- Burner Parts: Blast tubes, flange gasket, flame rod primary control, gun assembly motor, switch and end cone
- Belt
- Blower motor 120V-not greater than 1/2hp
- Circulator standard
- Control-**SINGLE ZONE ONLY (SR501)**
- Double acting draft regulator
- TC-1
- Fan & limit control
- Fan belt
- Flame Sensor
- Ignitor & Ignitor Wiring & Clips
- Ignitor Module
- Fuel line (from gas burner out to regulator, above ground & flared fittings)
- Maxitrol
- LWCO
- Orifice
- Orifice adapter
- Pilot Assembly
- Pressuretrol-steam
- Reillo motor capacitor
- Thermocouple/ Thermo Pile
- Thermostat, standard (1020 HEAT ONLY BRAEBURN)
- Transformer 24V
- Electric Ignitor
- Water gauge glass & gauge washers
- Zone Valve & Zone Valve Motor

Exclusions

- *Air conditioning equipment
- *Antifreeze-Unless has added antifreeze plan
- *Backflow Preventors
- *Baseboard & Radiators
- *Blown fuses and tripped breakers
- *Boiler drains
- *Boiler relief valves
- *Burner service required due to failure of adequate fuel supply.
- *Chambers in furnaces or boilers
- *Chimneys or duct work & Exhaust piping
- *Cleaning of tank-less coils or trim
- *Clock thermostats or programmable thermostats
- *Code required upgrades
- *Domestic coil failures not covered.
- *Draft inducers and power venters
- *Electrical failures unrelated to heating systems
- *Electrical component failures due to power surges, high or low amperage from generator use
- *Electric Water Heaters
- *Expansion Tank & Expansion Tank Valves
- *Failure to fill manually fed boilers
- *Flooded basements and system freeze ups **even due to failure of a covered part**
- *Gas Valves
- *General plumbing or household wiring
- *HyVent & HyVent Valves
- *Malfunction due to switches left off
- *Obsolete parts
- *Purge Valves
- *Oil tank-except when tank protection option is applicable
- *Water Feeders
- *Water valves left off
- *Water storage tanks
- *Wood or coal units and their related parts
- *Zone Dampers
- *Zone control for pumps-multi zone
- *Zone control for zone valves-multi zone