



HMC Service Company

**BUILDING SERVICES AGREEMENT
FOR
Meniffee Co. Schools**

SERVICE AVAILABILITY:

- ☒ 24-Hour Emergency Service at prevailing time and material rate
☐ Full Coverage includes all parts and Labor as outlined under "Special Conditions" attached

Preventive Maintenance Scope: Scheduled inspections for equipment listed on attached Schedule A. Attached tasking outlines work to be performed during each scheduled inspection.

HMC Service Company will furnish services noted above for the annual sum of: \$3032.00

The equipment covered is listed on attachment "Schedule A" to include P.M. procedures on attached sheets and in accordance with the terms and conditions on the last page.

Agreement commences upon Customer Acceptance and shall continue for **Three (3) years.**
The first inspection performed under this agreement will be **Fall-2026**

Either party may terminate this agreement by giving 30 days' notice. Due to equal billings if contract is terminated prior to full year of billings HMC will review cost to determine if additional invoicing is necessary OR if a refund is due to the customer.

CUSTOMER ACCEPTANCE

QUOTE # 26-0894

Approved by: _____

Proposed by: *Artie Gibson* _____

Print Name: _____

Print Name: Artie Gibson _____

Title: _____

Title: Regional Sales Manager _____

Date: _____

Date: March 20, 2026 _____

Is Purchase Order Required Yes [] No []

SCHEDULE A

Customer: Meniffee Co. Schools

[illegible]

**HMC SERVICE COMPANY TASKING
FOR
DOMESTIC GAS WATER HEATER**

Customer: **Menifee Co. Schools**

Tech:	Date: / /	W.O.#
Manufacturer:	Model #	Serial #

ANNUAL INSPECTION

- Check for alarm codes
- Remove and clean Anode Rod(s) if replacement is needed notify owner.
- Vacuum clean top of water heater where fan and controls are located
- Verify sequence of operation
- Check for unusual noise or vibration
- Check for signs of water leaks
- Use touch screen to check water temperature
- Inspect interior; clean and vacuum if necessary.
- Clean condensate trap and fill with fresh water if the neutralizing media needs to be replaced notify owner.
- Check for leaks (water, gas, flue, condensate)
- Verify flue and air lines in good condition and sealed tight
- Check system water pressure/system piping/expansion tank
- Check control settings
- Check ignition and flame sense electrodes (sand off any deposits; clean and reposition)
- Check wiring and connections
- Perform start-up checkout and performance
- Flame inspection (stable, uniform)
- Flame signal (at least 10 microamps at high fire)
- Clean the heat exchanger if flue temperature is more than 54°F above return water temperature.
- Check Delta T (Temperature Rise)
- If combustion or performance indicate need:
 - Clean heat exchanger
 - Remove and clean burner using
 - compressed air only
 - Clean the blower wheel

NOTE- Review findings and recommendations following each inspection with owner

**HMC SERVICE COMPANY TASKING
FOR
DOMESTIC ELECTRIC WATER HEATER**

Customer: **Menifee Co. Schools**

Tech:	Date: / /	W.O.#
Manufacturer:	Model #	Serial #

ANNUAL INSPECTION

- Flush the tank
- Remove and clean Anode Rod(s) if replacement is needed notify owner.
- Test the relief valve.
- Check all electrical connections.
- Verify operation of all heating elements.

NOTE- Review findings and recommendations following each inspection with owner

SPECIAL CONDITIONS

1. It is agreed the customer will provide reasonable means of access to all devices, which are to be maintained. HMC Service shall be free to start and stop all primary equipment incidentals to the operation on the mechanical system.
2. HMC Service shall not, under any circumstances, be liable for injury to persons or damage to property unless such injury or damage is caused by a negligent act of omission or commission by HMC Service's agent, employees or subcontractor.
3. HMC Service and Customer assume the non-occurrence of the following contingencies which, without limitation, might render performance by HMC Service impractical; strikes, riots, fires, war, late or non-delivery by suppliers to HMC Service. HMC Service Company will not be liable for any special or consequential damages whether based upon lost good will, lost resale profits, work stoppage, impairment of other goods or otherwise arising out of breach of warranty, breach of contract, negligence or otherwise, except only in the case of personal injury where applicable law requires such liability. However, in no event shall HMC Service's liability exceed the purchase price paid under this contract.
4. The customer shall pay HMC Service, in addition to the contract price, the amount of all present and future taxes or any other government charge now or hereafter imposed by existent or future laws with the respect to transfer, use, ownership or possession of equipment to which this agreement relates, exclusive of ordinary personal property taxes assessed against HMC Service.
5. It is agreed the contract price shall be reviewed upon renewal, if adjustments are necessary, such adjustments shall be consistent with current labor and material costs.
6. If the system is modified, changed, altered or if any equipment is added or if the system is removed within the premises or to other premises, this agreement may be immediately terminated at our option.
7. Agreement applies only to the equipment installed prior to effective date of this agreement and as described on attachments. All work to be performed during normal working hours (8 AM – 4:30 PM Monday – Friday).
8. Normal working hours will apply to all service unless otherwise stated including major repairs performed under this agreement. Customer requested services not covered under this Agreement to be invoiced at HMC Service prevailing labor and material rates.
9. HMC Service will maintain in full force and effect adequate coverage (including at least workers compensation and general liability) with limits that are reasonable and customary for its business, to cover liabilities and claims in connection with providing the services described in the agreement. Upon request, HMC Service will provide Customer with a certificate of insurance showing this coverage.