



ALL SEASONS ADVANTAGE PLAN CONTRACT

The All Seasons Advantage Plan is a customized home maintenance program designed to provide you with quarterly maintenance of your home. Our Servistar® technician will visit your home Spring, Summer, Fall and Winter for the upcoming season and perform the tasks below. Call **800-445-0120** to schedule your appointment.

SPRING

- ✓ Clean or replace standard return air filters
- ✓ Check and replace standard light bulbs as needed
- ✓ Check faucets for drips and repair if standard
- ✓ Check toilet-flushing operation, repair if standard
- ✓ Check exterior door and window locks
- ✓ Check handrails, steps and sidewalks for any hazards
- ✓ Check exterior of house for any loose siding, trim or brick
- ✓ Lubricate and tighten loose/squeaky door hinges
- ✓ Check condition of grout and caulking in bathrooms
- ✓ Check smoke detectors & replace standard batteries
- ✓ Check plumbing fixtures for leaks
- ✓ Check fire escape routes
- ✓ Check electric panel for any visible problems
- ✓ Check and operate all plumbing fixtures
- ✓ Open and flush outside hose bibs
- ✓ Turn off pilots for gas fired heating appliances
- ✓ Perform cleaning and tune up on A/C equipment

SUMMER

- ✓ Check and replace standard light bulbs as needed
- ✓ Check condition of grout and caulking in bathrooms
- ✓ Check toilet-flushing operation, repair if standard
- ✓ Check exterior door and window locks
- ✓ Check handrails, steps and sidewalks for hazards
- ✓ Check and inspect exterior of house for any loose siding, trim or brick
- ✓ Check and operate all plumbing fixtures
- ✓ Lubricate and tighten loose or squeaky door hinges
- ✓ Check operation of garage door & lubricate if applicable
- ✓ Drain off a dishpan of water from water heater drain
- ✓ Clean or replace standard return air filters
- ✓ Check faucets for drips and repair if standard
- ✓ Check fire escape routes
- ✓ Check attic for any visible problems
- ✓ Check electric panel for any visible problems
- ✓ Vacuum bath fan grill
- ✓ Vacuum return air filter grill
- ✓ Check crawlspace/basement
- ✓ Check all smoke detectors
- ✓ Check plumbing fixtures for leaks

FALL

- ✓ Check faucets for drips and repair if standard
- ✓ Check condition of grout and caulking in bathrooms
- ✓ Check handrails, steps and sidewalks for any hazards
- ✓ Check exterior of house for any loose siding, trim or brick
- ✓ Check and replace standard light bulbs as needed
- ✓ Lubricate & tighten any loose/ squeaky door hinges
- ✓ Perform cleaning and tune up on heating equipment
- ✓ Check & turn off any outside hose bibs, drain garden hoses
- ✓ Check plumbing fixtures for leaks
- ✓ Check toilet-flushing operation, repair if standard
- ✓ Check fire escape routes
- ✓ Check electric panel for any visible problems
- ✓ Check exterior doors and windows
- ✓ Clean or replace standard return air filters
- ✓ Check and operate all plumbing fixtures
- ✓ Check smoke detectors & replace standard batteries

WINTER

- ✓ Check and replace standard light bulbs as needed
- ✓ Check condition of grout and caulking in bathrooms
- ✓ Check toilet-flushing operation, repair if standard
- ✓ Check and operate all plumbing fixtures
- ✓ Check exterior doors and windows
- ✓ Check handrails, steps and sidewalks for hazards
- ✓ Check and inspect exterior of house for loose siding, trim or brick.
- ✓ Check electric panel for any visible problems
- ✓ Check dryer vent and clean at connection to dryer
- ✓ Clean or replace standard return air filters
- ✓ Check faucets for drips and repair if standard
- ✓ Check plumbing fixtures for leaks
- ✓ Check smoke detectors
- ✓ Check fire escape routes
- ✓ Check crawlspace for any visible problems
- ✓ Check attic for any visible problems
- ✓ Lubricate and tighten loose or squeaky door hinges
- ✓ Check and clean range hood filters

HOW THE ALL SEASONS PROGRAM WORKS

Once your All Seasons Plan has been activated, we will schedule your initial seasonal maintenance appointment. The technician will inspect all aspects of the home including the living area, attic and crawlspace. The technician will take detailed notes, documenting all aspects of the inspection and provide you with a copy of the inspection checklist. Issues identified within the scope of the All Seasons Plan will be repaired. For any issues outside the scope of the All Seasons Plan, the technician will provide you with an estimate for repairs. From time to time we find parts that are either obsolete or special order, therefore we reserve the right to replace certain items rather than repair. Items supplied under the coverage of the All Seasons Plan include standard return air filters for central heating and cooling systems, flushing mechanisms for standard toilets, "O" rings and washers for standard faucets, batteries for smoke detectors and standard household light bulbs. The All Seasons Plan includes one heating system and one cooling system, multiple units are additional.

