

Electrical Maintenance Agreement

This agreement is between **[Company Name]** ("we", "us", "the Company") and the customer named below ("you", "the Member"). It covers the electrical equipment listed in Section 1 at the service address below, for the plan year and plan tier shown here. Standby generator maintenance is a separate add-on (Section 4) and is covered only if it is selected on this page.

Company	[Company Name] · Electrical contractor license # [License Number] · [Street Address, City, State ZIP] · [Phone] · [Email]
Member	[Member Full Name] · [Phone] · [Email]
Service address	[Street Address, City, State ZIP]
Billing address	☐ Same as service address ☐ Other: [Address]
Plan tier	☐ Bronze ☐ Silver ☐ Gold (tier details in Appendix A)
Generator add-on	☐ Yes, \$[Amount] per plan year for the generator listed in Section 1B ☐ No
Plan year	Starts [Start Date] and ends [End Date]. Renews under Section 9.
Price	\$[Amount] per plan year for the home electrical plan, plus \$[Amount] for the generator add-on if selected. Total: \$[Total] per plan year, or \$[Monthly Amount] per month.
Billing choice	☐ Monthly, charged to the card on file ☐ Annual, paid at signing

1. Covered equipment

This agreement covers the electrical system at the service address as described in this section. Fill in what you know at signing. Our electrician completes the rest at the first inspection, from the panel label, nameplates and alarm date stamps, so every later visit starts with the facts on file.

1A. Home electrical system

Item	Make and model	Rating	Installed (year)	Location	Notes
Main panel		[200] A			
Sub-panel(s)					
Whole-home surge protector					Status light checked each visit
EV charger					
Smoke alarms		[Count]	Oldest date stamp:		☐ Hardwired ☐ Battery
CO alarms		[Count]	Oldest date stamp:		
GFCI and AFCI devices		[Count]			
Outdoor, pool, spa or hot tub circuits					
Other (well pump, sump pump, generator inlet, solar, battery)					

1B. Standby generator (add-on only)

Make and model	
Serial number	
Size and fuel	[kW] kW ☐ Natural gas ☐ Propane ☐ Air-cooled ☐ Liquid-cooled
Transfer switch	Make and model: [Transfer Switch] Location: [Location]

Installed	[Date] Run hours at signing: [Hours]
Location and access	[Side of house, gate code, clearance notes]

A detached building with its own panel, a second dwelling unit, or a rental unit at the same address is separate equipment. List it as an extra item and price it on page 1, or leave it off.

2. What this agreement covers

2.1 Coverage is for the listed system. The benefits in this agreement (the annual inspection, the repair discount, priority service, the dispatch-fee benefit) apply to the electrical system described in Section 1A at the service address. They do not apply to other buildings or units at the same address unless those are listed and priced.

2.2 Adding or removing equipment. If you add an EV charger, a surge protector or new alarms during the plan year, tell us and we add them to Section 1A at no charge; they are part of the home's system. A second panel in another building, or a generator, is added at the price on page 1 for the months remaining. Either of us can request a change by email or text, and we will send an updated Section 1 to confirm.

2.3 The generator is covered only with the add-on. Listing a generator in Section 1B does not cover it. Generator maintenance is the separate scope in Section 4, and it is included only if the add-on is selected and paid on page 1. Without it, the generator gets a visual look during the inspection and nothing more.

3. Included visits: the annual electrical safety inspection

3.1 Number of visits. Each plan year includes **[1]** electrical safety inspection of the home. Gold members also get a mid-year check-in call to review anything we flagged. Generator visits are counted separately in Section 4.

3.2 Inspection window. We schedule the inspection between **[Month]** and **[Month]** each plan year. Pick the same window every year, before storm season or before holiday lighting goes up, so the visit lands when it is most useful. We may offer dates outside the window when our schedule allows.

3.3 What the inspection includes. As it applies to the home, our licensed electrician will:

- Panels: remove the cover on the main panel and each listed sub-panel; look for heat damage, corrosion, moisture, double-tapped breakers, open knockouts, and breakers oversized for their wire; check and tighten the connections on the neutral bar, ground bar and breaker terminals to the manufacturer's torque values; confirm the panel is

labeled. Gold: an infrared scan of the panel under load, with the image in your report.

- Breakers and protective devices: exercise the main breaker and branch breakers; test every GFCI and AFCI breaker and receptacle we can reach with its test button, and note where protection is missing in kitchens, bathrooms, garages, laundry, basements and outdoors.
- Service and grounding: visual check of the meter base, service entrance cable and mast for corrosion, water entry or damage; check the grounding electrode conductor, ground rods or water-pipe ground, and the bonding of metal water and gas piping.
- Smoke and CO alarms: test each alarm; replace batteries (you supply them, or your tier includes them); record the manufacture date on each unit and flag smoke alarms older than 10 years and CO alarms past the maker's replacement date.
- Surge protection: check the status indicator on the whole-home surge protector and on any listed point-of-use protectors; recommend replacement when the indicator shows the protection is used up or after a known lightning or utility surge.
- Receptacles, switches and fixtures: test a sample of receptacles in every room with a plug tester for open grounds and reversed polarity; check for warm cover plates, loose devices, missing covers and missing in-use covers outdoors; check ceiling fixtures and fans for loose connections and recessed lights for overheating.
- Visible wiring: attic, basement, crawlspace and garage as accessible; uncovered junction boxes, unsupported cable, open splices, extension cords used as permanent wiring, and aluminum branch wiring get flagged with photos.
- Large loads: check the connections and breaker sizes for the HVAC disconnect, water heater, range, dryer and EV charger; confirm the EV charger's settings match its circuit.
- Report: a written report the same day, with photos, sorted into fix now, plan for it, and monitor, and the price for each recommended repair after your member discount.

3.4 Booking the visit. Getting the inspection on the calendar is a shared job, and this section says what each of us does:

- We will send you a booking link or a booking request by text or email at least **[3]** times during the inspection window, on different dates. We keep a log of each one.
- You can book at any time, without waiting for us, by calling or texting **[Phone]**, emailing **[Email]**, or using the booking link.
- Someone 18 or older must be home to give our electrician access to the panels, the attic and the alarms. If you miss a confirmed appointment without telling us at least 24 hours ahead, that appointment counts as one of our booking offers under this section

and Section 5. We will still offer to rebook.

3.5 Rescheduling. If we need to move a confirmed appointment, we will offer you a new date within **[10]** business days. A visit we move does not count against you under Section 5.

3.6 Safety and access during the visit. Parts of the inspection are done with power off to a circuit or to the whole home for up to **[30]** minutes; we will tell you before we switch anything off, and we will not shut off power to medical equipment, aquariums or a freezer without arranging it with you first. Please do not remove a panel cover or open the meter yourself; if you see scorching, hear buzzing or smell burning before your visit, call us and we will treat it as a repair call under Section 7.

4. Standby generator maintenance (optional add-on)

4.1 When this section applies. Only if the generator add-on is selected and paid on page 1, for the one generator listed in Section 1B. The price on page 1 assumes an air-cooled residential standby unit up to **[26]** kW with safe ground-level access; liquid-cooled and larger units are quoted separately.

4.2 The annual maintenance service. Once per plan year, in the window on page 1 or the month of **[Month]**, we will:

- Record the model, serial, run hours, controller alerts and any outage or service history since the last visit.
- Drain and replace the engine oil and replace the oil filter with the oil the manufacturer specifies for the unit and season; replace the engine air filter; inspect, gap or replace the spark plugs; check and adjust valve clearance where the manufacturer's schedule calls for it at the unit's hours.
- Test the battery and charger, clean the terminals, and record the result. Battery replacement is quoted separately.
- Inspect the fuel lines, connections and regulator for leaks; clean the enclosure and the cooling air path; check the enclosure for rodent and insect damage.
- Review the controller settings and the weekly exercise schedule; simulate a utility outage when it is safe and permitted, and confirm the unit starts, the transfer switch moves the household load, the unit runs stable under that load, retransfers when utility power is restored, cools down and returns to AUTO. We record voltage and frequency. This is a functional transfer test, not a load-bank test.
- Dispose of the used oil and parts, and leave a written service record with the next due date by hours and by calendar.

4.3 Manufacturer schedules control the intervals. Generator makers set service by run hours and by calendar, whichever comes first, with larger services at longer intervals (for example, a service every year or 100 hours, a larger one every two years or 200 hours, and a larger one again every four years or 400 hours on many air-cooled units). The annual service in 4.2 covers the yearly items. When the unit's hours or the maker's schedule call for more (valve work, a fuel-pressure test, a cold-weather kit), we will explain it, price it at your member rate, and do it only with your approval. A unit that ran for days in an outage needs an extra oil change; we will quote it at the member rate.

4.4 Gold mid-year check. Gold members with the add-on get one additional operational check about six months after the annual service: a visual review of the unit and its surroundings, oil level, controller status and alerts, battery indication, a short run without transferring load, and a written note. It does not include an oil change, filters, plugs or a transfer test.

4.5 Your part. Keep the weekly exercise cycle switched on, keep **[3]** feet of clear space around the unit, and tell us when the controller shows an alert or the unit fails to exercise. Warranty claims usually need a documented service history; our service records are yours to keep.

4.6 What the add-on does not include. Batteries and battery chargers, repairs and replacement parts beyond the maintenance kit, transfer switch or load-management repairs, gas piping and fuel-pressure correction, break-in service on a new unit, extended-runtime service after an outage, monitoring subscriptions, permits and code corrections. These are quoted separately at your member rate.

5. When a paid visit expires

5.1 The rule. You paid for every visit in Sections 3 and 4. A visit expires at the end of the plan year only if we made at least three documented booking offers during its window (under 3.4) and the visit was still not booked.

5.2 If we made fewer than three offers. The unused visit carries over for 60 days into the next plan year. If you do not renew, you can still use it within 60 days after the plan year ends.

5.3 No cash refunds for unused visits. Visits are not refunded in cash at the end of the plan year. If you cancel mid-year, Section 9 says what is refunded.

6. Repair discount

6.1 The discount. You get **[10]**% off our standard price for repair parts and labor on the covered system while this agreement is active and paid up. The discount shows as a line on each

invoice. With the generator add-on, it also applies to generator repair parts and labor.

6.2 What it does not cover. The discount does not apply to a panel replacement or service upgrade, whole-home or room rewiring, a generator, EV charger, solar or battery installation, or anything priced as a quoted project, unless your tier in Appendix A says otherwise.

6.3 Discounts you already received. Discounts we already gave you stay given. The one exception: if you cancel this agreement within 90 days of a discounted repair, we may add the discount amount on that repair back to your final bill, up to **\$[Cap]**. We will show that amount on the final invoice.

7. Priority service

7.1 What it means. When you call for a repair, we schedule you ahead of non-members. Priority is a place in line. It is not a guaranteed response time.

7.2 What it does not mean. After a storm, or during a heat wave when every panel in town is working hard, we may still be booked out for days. We will tell you the earliest time we can honestly offer, and we will tell you if that changes. A loss of power to the whole home, a burning smell, or a hot panel is treated as an emergency call ahead of everything else, for members and non-members alike.

7.3 Dispatch fee. ☐ Dispatch fee waived during business hours ☐ Dispatch fee waived at all hours ☐ Not included in this tier. Standard dispatch fee: **\$[Amount]**. After-hours rate: **\$[Amount]**.

8. Price and payment

8.1 What you pay. The price on page 1 for the plan year. Tax is added where the law requires it.

8.2 Monthly billing (card on file). If you chose monthly billing, we charge **\$[Monthly Amount]** to your card or bank account on file on the **[Day]** of each month. By signing, you authorize us to charge the payment method on file for the amounts and on the schedule in this agreement, and for renewals under Section 9, until you cancel. You can change the payment method at any time by contacting us. We will tell you at least 10 days before any charge that differs from the usual amount.

8.3 Annual billing. If you chose annual billing, the full plan year price is due at signing. We will send you a renewal notice under Section 9 before charging or invoicing the next plan year.

8.4 Failed payments. If a charge fails, we will retry it up to **[2]** more times over the following 14 days and tell you by text or email each time it fails. If the payment is still unpaid 30 days after

the first failed charge, plan benefits pause until it is paid. We will never cancel your plan for a failed payment without telling you first, in writing.

8.5 Late annual payments. An annual invoice unpaid 30 days after its due date pauses plan benefits until it is paid. There is no late fee.

9. Term, renewal and cancellation

9.1 Term. This agreement runs for one plan year, from the Start Date to the End Date on page 1.

9.2 Renewal. This agreement renews for another plan year at the end of each term unless you or we cancel. At least 30 days before the renewal date we will send you a renewal notice by email or text that states the renewal date, the renewal price, and how to cancel. If the price is going up, the notice will say so, and the new price applies only after the notice.

9.3 How to cancel. You can cancel at any time by email to **[Email]**, by text to **[Phone]**, or by mail to the Company address on page 1. We will confirm your cancellation in writing within 5 business days. There is no cancellation fee. If you signed up online, you can also cancel online at **[Link]**.

9.4 What happens to money already paid. Monthly plans end at the end of the paid month; no further charges. Annual plans: if you cancel before the end of the plan year, we refund the visits not yet performed at **[\$[Amount]]** per inspection and **[\$[Amount]]** per generator service, minus any discount charge-back under 6.3. We will send the refund within 30 days.

9.5 Our right to cancel. We may cancel this agreement with 30 days written notice, and immediately if we cannot safely access or service the equipment. If we cancel, we refund the same way as 9.4 with no charge-back.

9.6 State law. Some states have automatic renewal laws that add rules about disclosure, renewal reminders and cancellation. Appendix B lists the ones we know about. Where a state law requires more than this section, the state law applies.

10. What is not included

- Repair parts and repair labor beyond the inspection in 3.3 and the generator service in 4.2. These are quoted and billed at your discounted rate.
- Panel replacement, service upgrades, new circuits and rewiring, and any work priced as a project.
- Code upgrades and work required by a change in the law, and the permit fees for

them.

- The utility's equipment: the meter, the service drop or lateral, and the transformer. We will help you report a utility-side problem.
- Appliances, electronics and equipment plugged into the system, and damage to them from a surge that exceeds the surge protector's rating, from lightning, or from a utility fault.
- Low-voltage systems (alarm, network, doorbell, landscape lighting), solar and battery systems, and generator repairs, unless listed in Section 1 and priced on page 1.
- Problems that existed before the first inspection. We will document them in writing at that visit, with photos, so both of us know where the system started.
- Damage from flooding, fire, pests, rodents, or work done by someone else.
- Equipment we cannot reach safely, and any panel or device the manufacturer no longer supports with parts.

11. Permits and code

11.1 Permits. Repairs and upgrades that require a permit will be permitted and inspected. We will tell you before we start, and permit fees are billed at cost. We do not do unpermitted work that the law requires to be permitted.

11.2 What the inspection is. The annual inspection is a safety review of the accessible parts of the system, done to the standards of a licensed electrician. It is not a certification that the whole home meets the current electrical code, and it does not replace the inspection a permit requires.

11.3 What we find. If we find a hazard that needs immediate attention, we will tell you in person and in the report. If you choose not to repair it, we will note that in your file. We may decline to energize equipment we believe is unsafe.

12. Our responsibility

12.1 Workmanship. We warrant the maintenance work we perform under this agreement for **[30]** days. Repairs carry the warranty stated on their invoice, and your tier in Appendix A may extend it. If something we did was not done right, we will come back and fix it at no charge.

12.2 System failures. Inspection reduces the chance of a failure or a fire; it cannot prevent every one. We are not responsible for the failure of the system, a breaker, an alarm or a generator unless our negligence caused it.

12.3 Insurance and damage. We carry liability insurance (certificate available on request). We are responsible for damage to your property caused by our negligence.

12.4 Limit. Except where the law does not allow this limit, and except for damage caused by our negligence, our total responsibility under this agreement is limited to the amount you paid us in the current plan year.

13. General terms

13.1 If you move. If you sell the home, this agreement can transfer to the new owner at the same address; tell us and we will update the Member details. If you move to a new home in our service area, we can transfer the plan to your new address and update Section 1 for the new equipment. The price may change if the equipment differs.

13.2 Changes. Changes to this agreement must be in writing (email or text counts) and confirmed by both of us.

13.3 Whole agreement. This document, including Appendix A, is the whole agreement between us about maintenance of the listed equipment. Repair work is quoted and agreed separately.

13.4 Disputes. If there is a problem, either of us will contact the other in writing first and give 15 days to fix it. If that does not work, either of us can take the matter to small claims court or the local courts of **[County, State]**. This agreement is governed by the laws of the State of **[State]**.

13.5 Notices. We may send notices to the email and phone number on page 1. Tell us if they change.

Signatures

Company	Member
Signed: _____ Name: [Name] Title: [Title] Date: [Date]	Signed: _____ Name: [Member Name] Date: [Date]

Signing electronically (typed name, e-sign service, or a reply of "I agree" to this document by email) counts as signing.

Appendix A: Plan tiers

These are example tiers with example prices. Put in your own. One inspection per year is the standard residential electrical plan, so the tiers differ in the discount, the dispatch fee, what the inspection adds, and the repair warranty. Keep the middle tier the one you want most people to pick. The generator add-on is priced on its own line because it is a different visit with real parts in it.

Benefit	Bronze	Silver	Gold
Electrical safety inspections per year (Section 3)	1	1	1, plus a mid-year check-in call
Infrared scan of the panel under load	No	No	Included
Smoke and CO alarm batteries	Member provides	Included	Included
Repair discount (Section 6)	10%	15%	15%
Priority service (Section 7)	Yes	Yes	Front of line
Dispatch fee	Standard	Waived, business hours	Waived, all hours
Repair labor warranty	Standard [1 year]	Standard [1 year]	Extended to [2 years]
Price per year	[\$129]	[\$179]	[\$249]
Or per month, card on file	[\$11]	[\$15]	[\$21]
Generator add-on, per year (Section 4)	[\$249] (annual service)	[\$249] (annual service)	[\$329] (annual service + mid-year check)
Second building or unit with its own panel	[\$79]	[\$99]	[\$129]

Pricing check before you fill this in: an inspection done properly takes a licensed electrician about two hours with the drive, so a \$129 plan is close to break-even on the visit alone. The plan earns its keep on the repairs the inspection finds and the renewal it keeps, so price the discount and the dispatch-fee waiver as the benefits they are. Notes on

the math are on the template page at usedeepsel.com.

Appendix B: State notes (not legal advice)

General information to help you ask a local attorney the right questions. Not legal advice; laws change. Verified September 2026.

Automatic renewal laws

A growing list of states regulate contracts that renew on their own, including plans billed monthly to a card on file. California, New York, Massachusetts, Minnesota and Virginia have updated their rules recently, Colorado added a one-step online cancel rule in 2026, and other states have older statutes. The common requirements are: clear disclosure of the renewal terms before the customer agrees, the customer's affirmative consent to the card-on-file charge, a reminder before the renewal, and a way to cancel that is as easy as signing up (online if they signed up online). Sections 8 and 9 of this agreement are written to fit those requirements. Your state may set a specific notice window, specific wording, or a limit on how you present offers when someone cancels. Ask your attorney which apply to you.

Florida

Florida's service warranty statute (Florida Statutes 634.401) treats a maintenance service contract as a regulated "service warranty" if it is written for one year or longer, or if it gives the customer a discount on parts and labor of more than 20 percent, or if it includes indemnification. A regulated service warranty requires a license and financial requirements under Chapter 634, Part III. Many Florida contractors write their agreements for less than one year (364 days, for example) and keep the repair discount at 20 percent or below to stay inside the exemption. Set the End Date on page 1 and the discount in Section 6 with that in mind, and confirm with a Florida attorney.

Licensing, permits and who may do the work

Every state licenses electrical contractors, and most cities and counties require a permit and an inspection for panel work, new circuits, generator and EV charger installations, and service upgrades. The rules on what a homeowner may do without a licensed electrician differ by state and by city, and rental and commercial property is licensed-only nearly everywhere. Section 11 promises permitted work; make sure your license number on page 1 is current in the state where the home sits, and check local permit rules before you quote the repairs the inspection finds.

Prepaid visits in any state

Money you collect for a visit you have not done yet is money you still owe. Keep a running count of visits owed versus visits delivered, for inspections and for generator services, so you always

know the size of that debt and no customer has to argue about it.

When to pay a lawyer for an hour

- Before you sell prepaid annual plans in Florida or another state with a service contract or warranty statute.
- Before you bill monthly to a card on file in California, New York, Massachusetts, Minnesota, Virginia or Colorado.
- Before you promise response times, or sell plans to landlords and commercial customers.
- Before you offer any plan longer than one year.

An hour of local review usually costs \$200 to \$400. One complaint to a state regulator costs more.

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