

**FULL SERVICE MAINTENANCE PROGRAM**

Edgerton's Full Service Maintenance Program is designed for our customers to best insure the proper and efficient operation of their heating, ventilating, and air conditioning systems. The maintenance tasks and service activities are scheduled by our maintenance scheduling system and it is based upon our own expertise as a long term mechanical services contractor, the recommendations of equipment manufacturers, system design and application.

**FULL REPAIR COVERAGE**

In addition to Edgerton's scheduled maintenance, labor costs to repair failed parts and / or the replacement thereof are included at no extra cost. We will provide replacement parts to keep the equipment listed in proper working order, to assure reliability and efficiency. This includes, but is not limited to:

Condenser Fan Motors	Motor Bearings	Condenser Fan Controls	Oil Burner Nozzles
Indoor Blower Motors	Safety Controls within Unit	Expansion Valves	Electrodes
Combustion Blower Motors	Motor Overloads	Time Delay Controls	Ignition Transformers
Circulator Pump Motors	Unit Contactors/Relays	Pressure Controls	Combustion Gas Valves
Pump Couplings	Hard Start Kits	Thermocouples	Electronic Spark Igniters
Exhaust Fan Motors	Enthalpy Controls Fan	Fan Blades	Flame Controllers
Economizer Motors	Controls	Blower Wheels	Gas Pilot Assemblies
Motor Capacitors	Limit Controls	Blower Bearings	Unit Gas Valves
Pulley & Sheaves	Control Transformer	Blower Shafts	

**EXCLUSIONS**

It is agreed that the repair, replacement, and emergency service provisions apply only to the equipment and systems listed. Systems older than 15 years old are not eligible. Should the technician deem the equipment is not eligible for a Full Service Plan, the customer will be automatically adjusted to a Plan 1 and the price difference between the plans will be reimbursed to the customer. All parts up to but not including full unit replacement, compressors or obsolete parts, non-maintainable portions such as duct work, furnace heat exchangers, shell and tube heat exchangers, all diffusers, cabinetry, inter-connecting piping, main power service and electrical distribution system, automation workstations, variable frequency drives, valve bodies, coils, pipe insulation, glycol, storage tanks, piping systems, structural supports, etc. are excluded.

**INITIAL INSPECTION**

The quoted annual rate is based upon the system(s) listed to be in a maintainable condition. If repairs are found necessary after the initial inspection or initial seasonal startup inspection, a quotation will be submitted for approval. Should customer decline to authorize the repairs to be performed, Edgerton may eliminate those items from its scope of responsibility and adjust the agreement price accordingly.

**EMERGENCY SERVICE**

Emergency service is provided on a priority basis 24 hours a day at no extra cost, including overtime labor charges. Non-critical repairs will be made during normal business hours.

**REFRIGERANT POLICY**

Up to 2lbs of refrigerant included per unit annually