

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:

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

EXCLUSIONS

It is agreed that the repair, replacement, and emergency service provisions apply only to the equipment and systems listed. 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. Leak tests and refrigerant are not included as part of this program.

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. Emergency service is defined as no heat, no A/C, no hot water, smell of gas, or a water leak.