



Full Service Agreement



Scope of Services



Revised

Customer Location and Address Here

SERVICES PROVIDED:

Furnish all labor necessary to inspect, install replacement parts and service the subject equipment to maintain it in good operating condition. Replacement parts, and material are included.

Regularly inspect the equipment at least 6 times a year, and on each inspection perform all services per inspection checklist. One inspection to be an annual shutdown preventative maintenance.

Furnish you with a copy of the Inspection Report indicating what repairs, if any, were necessary resulting from each inspection. PROVIDE EMERGENCY SERVICE as needed between inspections hours at no extra charge.

Instruct you in the operation of equipment to provide for greatest operating efficiency.

Give service contract holders preferential service over all types of service activity normally undertaken by DEBONAIR.

EQUIPMENT COVERED:

- (2) Carrier centrifugal chillers Model#19DK7893 & 19DK7895 Serial# 34626 & 34627
- (2) 25 HP Chill water pumps.
- (2) 25 HP Condenser water pumps.
- (1) Duplex pneumatic air compressor.
- (1) Pneumatic air dryer.

CUSTOMER RESPONSIBILITIES:

Operate the subject equipment per our instructions. Promptly notify us of any unusual operating conditions of the subject equipment. Permit our personnel the use of your phone and common building maintenance tools, such as ladders, etc. Permit only our personnel to work on the subject equipment. Pay our invoices by the 10th of each month.

THIS AGREEMENT DOES NOT INCLUDE:

Ductwork, air balancing, total or substantial refrigerant loss due to a rupture or major leak not covered. (Refrigerant charge trimming for regular shortages up to 200lbs of refrigerant yearly). Major overhauls (DebonAir Mechanical assumes customer maintains building boiler and machinery insurance on listed equipment). Replacement of equipment or major components deteriorated by exposure, age or breakage beyond normal repair. Moving or relocating equipment. Repairs due to losses or damages as a result of fire, water, windstorm, vandalism, theft, riots, civil commotion, inadequate or fluctuating conditions of the electrical utilities, lightning, damages caused by electrolytic action, crane charges, indoor air quality, Acts of God, strikes, picket lines or anything beyond the normal mechanical maintenance. Installation of parts supplied by anyone other than DEBONAIR MECHANICAL.

GENERAL:

This agreement shall include service calls made during 24 hour day, 7days weekly.

The agreement is based on the equipment serviced being in proper working condition at the commencement date of the contract. Any discrepancies found during the first inspection must be corrected on time and materials basis.

We shall furnish DEBONAIR PRUDENT SERVICE starting upon approval and shall continue and be self-renewable from year to year, unless terminated as herein after provided. The starting date is the effective date of this agreement.

Failure on the part of the customer to make payments when due shall relieve DEBONAIR MECHANICAL, INC. of the entire obligation of this contract.

This agreement shall inure to the benefit of, and shall bind the heirs, administrators, executors, successors, and assigns of the parties hereto.

During the fulfillment of this agreement, we shall take all reasonable precautions to avoid injury to persons and damage to property.

We shall not be liable for any damages caused by obsolescence or Acts of God or any special, incidental or consequential damages resulting from the use of the equipment specified herein during the life of this agreement, except for consequential damages for personal injuries caused by grossly negligent maintenance and service of equipment.

We shall not be responsible for system design or its performance in maintaining design conditions except through failure of equipment covered herein. Building air quality is solely the responsibility of the customer.

It is understood that this proposal sets forth our entire agreement.

This proposal will become a contract solely between us if accepted by you and approved in writing by our authorized representative, and any rights which you have will be only against us. There are no other parties to this agreement.

TERMS:

If by reason of customer's default in any of customer's obligations under this agreement, including but not limited to the payment of any sums owing to DEBONAIR MECHANICAL, INC. under the terms and conditions of this Prudent Service Policy; and, DEBONAIR MECHANICAL, INC. employs an attorney to enforce this agreement or to collect any delinquent payments, customer agrees to pay all costs of court and reasonable attorney fees incurred or expended by DEBONAIR MECHANICAL, INC., including appeals. Contract becomes due in full for the entire year, if customer defaults.

This agreement may be terminated by either party on any anniversary of the effective date by either party giving not less than thirty (30) days written notice via certified mail, return receipt requested of intention to terminate.

DEBONAIR PRUDENT SERVICE will be furnished by us for the net sum of: \$per year **until terminated as per contract**, payable as follows: **monthly in advance**.

YOUR ACCEPTANCE:

APPROVAL:

Approved
Signature: _____

Approved
Signature: _____

Printed: _____

Printed: _____

Title: _____

Title: _____

Date: _____

Date: _____

Centrifugal Chillers

- ◆ Tighten electrical connections
- ◆ Inspect contactors and relays
- ◆ Clean condensate pans and lines
- ◆ Check refrigerant pressure
- ◆ Check amperes
- ◆ Check temperature splits
- ◆ Check main starter and control panel
- ◆ Leak test (annually)
- ◆ Inspect condenser tubes for fouling (annually)
- ◆ Brush condenser tubes (annually)
- ◆ Change oil and filter, perform oil test and lab report (annually)
- ◆ Check operation of purge unit.
- ◆ Change refrigerant filters/strainers (annually)
- ◆ Change oil in purge pump and oil separator (annually if applicable)
- ◆ Lubricate inlet vane linkage.
- ◆ Check thrust bearing oil temperature rise.
- ◆ Check oil sump heater operation.
- ◆ Check refrigerant and oil levels.
- ◆ Check and purge oil heater (if applicable)
- ◆ Purge operation. Check sight glass and drain non-condensable from purge.
- ◆ Check and test operation of safety controls (annually)
- ◆ Log all operating procedures.
- ◆ Inspect any usual noises before and after startup.
- ◆ Check oil coolers.
- ◆ Provide condenser water chemical treatment with (12) monthly inspections yearly.
- ◆ Advise customer of any abnormalities
- ◆ Supply customer with service report

Scope of Services

Pumps

- ◆ Lubricate Pump Bearings per Manufacturer's Recommendations
- ◆ Lubricate Motor Bearings per Manufacturer's Recommendations
- ◆ Check Motor Mounts and Vibration Pads
- ◆ Visually Check Pump Alignment and Coupling
- ◆ Check Motor Operation Conditions
- ◆ Inspect Electrical Connections
- ◆ Inspect Starters and Contactors
- ◆ Inspect Mechanical Seals or Pump Packing
- ◆ Check Operation of VFD's

Refrigerated Air Dryer

- ◆ Check for proper operation
- ◆ Check refrigerant temperature
- ◆ Clean condenser and cover grilles as needed

Air Compressor

- ◆ Drain tank and check traps
- ◆ Check oil levels
- ◆ Check unloaders
- ◆ Check belt and sheaves
- ◆ Check motor operating conditions and lubricate as needed
- ◆ Check PE switch, starter and alternator
- ◆ Change compressor oil annually as required