

Eastern Mechanical Services, Inc.

Maintenance Agreement Plans

SPECIALISTS IN:

- PLUMBING ♦ HEATING ♦ VENTILATION
- AIR CONDITIONING ♦ INDUSTRIAL PIPING
- MED GAS PIPING ♦ FIRE PROTECTION
- SHEET METAL

24-Hour Emergency Service

3 Starr Street
 Danbury, CT 06810
 Tel 203.792.7668
 Fax 203.748.0385

CT Licenses:

S1-303124 | P1-277842 | F1-40126
 SM1-3935 | MG1-0572

Visit our web site at
www.emsinc.us

A yearly inspection of your heating and cooling equipment is important for a number of reasons:



Peace Of Mind

Having your heating and air condition system(s)

inspected and serviced regularly by a qualified technician is much more than just a payable service. It is peace of mind. Here in New England, we go through very abrupt and vast changes from season to season. Counting on mechanical equipment to just work when we flip a switch can lead to inconvenient situations. A preventative maintenance contract for your HVAC equipment ensures that respective components are working properly, before those hot summer days and cold winter nights come into play.



Equipment Longevity, Safety And Efficiency

Maintenance contracts create the necessary platform needed to evaluate if equipment is operating in an efficient and safe manner. Regular maintenance also increases the over-all longevity of the equipment and the comfort environments they create.



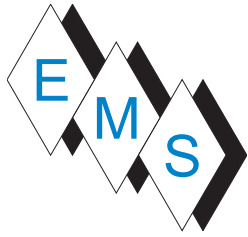
Protecting Your Investment

Your heating and air conditioning equipment, when working properly, offers comfort and reliability. But much like any investment, it must be maintained and serviced regularly to ensure seamless operation.



Knowledge Of Equipment Operation And History

Over the course of a regular check-up a full system analysis is performed. This includes cataloging of equipment by location, area served, and make/model/serial information which is attached to your customer history. These details will serve as valuable information for years to come in the event of a system breakdown or upgrade. This analysis also includes any suggestions for repairs or efficiency upgrades that may be available for your existing equipment.



Eastern Mechanical Services, Inc.

Service Rates

RESIDENTIAL RATES

Hourly Rate:	\$105.00/HR (\$125.00 first HR)
Minimum Charge:	\$85.00/HR (Up to ½ HR)
Overtime Rate:	\$157.50/HR (\$187.50 first overtime HR)

COMMERCIAL RATES

Hourly Rate:	\$125.00/HR (\$150.00 first HR)
Minimum Charge:	\$105.00/HR (Up to ½ HR)
Overtime Rate:	\$187.50/HR (\$225.00 first overtime HR)

Any additional repair work will be charged separately. Service rates and material costs are billable to customer upon completion.

AIR CONDITIONING INSPECTION

This includes (1) standard air filter and (1) fan belt

Air Cooled Condenser Inspection Points

- ✓ Check overall integrity of unit structure
- ✓ Clean compressor cabinet and condenser pad
- ✓ Check refrigerant charge
- ✓ Check for refrigerant leaks
- ✓ Check surface temperature of compressor
- ✓ Check for excessive noise or vibration
- ✓ Check condenser fan motor and blade
- ✓ Check high and low refrigerant controls
- ✓ Check compressor voltage and amperage
- ✓ Check all electrical connections

AHU Inspection Points

- ✓ Check overall integrity of unit structure
- ✓ Replace or clean air filters as necessary
- ✓ Check blower belts and adjust or replace as necessary
- ✓ Check pulleys, if used, for wear and alignment
- ✓ Check blower components for tightness, fluid motion and cleanliness
- ✓ Check amperage draw on motor
- ✓ Check cooling coil for structural integrity, cleanliness and possible leaks
- ✓ Check freeze protection controls
- ✓ Check condensate system including pumps, pans, drains and safety switches
- ✓ Check zoning controls
- ✓ Check all electrical connections
- ✓ Check thermostat operation

WHAT OUR MAINTENANCE AGREEMENT PLAN INCLUDES:

- Listed parts and associated labor
- Value-rate pricing, receive a 10% discount on emergency service calls and repairs
- Priority scheduling over non-contract customers

OIL HEAT INSPECTION

This includes: (1) nozzle, (1) oil filter, (1) fuel pump strainer, (1) standard air filter and (1) fan belt

- ✓ Check overall integrity of unit structure
- ✓ Replace or clean air filters as necessary
- ✓ Check blower belts and adjust or replace as necessary
- ✓ Check pulleys for wear and alignment
- ✓ Check blower components for tightness, fluid motion and cleanliness
- ✓ Check amperage draw on motors
- ✓ Check for water leaks
- ✓ Check for oil leaks at unit only
- ✓ Check and clean chimney connector
- ✓ Check draft regulator
- ✓ Check water pressure
- ✓ Check operating temperatures
- ✓ Check for proper ignition and condition of flame
- ✓ Brushing and vacuuming of flue-gas passage ways
- ✓ Clean and service burner nozzle, retention head and gun assembly
- ✓ Change oil filter and fuel pump strainer
- ✓ Check ignition wires and ignitors
- ✓ Check and clean cad cell eye
- ✓ Inspect combustion chamber (if accessible)
- ✓ Check operation of zone valves
- ✓ Perform efficiency test
- ✓ Test safety controls for proper operation
- ✓ Check for proper fuel shut off
- ✓ Check expansion tank and feed water system
- ✓ Check all electrical connections
- ✓ Check thermostat operation

OIL WATER HEATER INSPECTION

This includes (1) nozzle, (1) oil filter, (1) fuel pump strainer

PLEASE CONTACT US FOR MORE INFORMATION
203.792.7668 | www.emsinc.us

GAS HEAT INSPECTION

This includes: (1) standard air filter, (1) fan belt and (1) thermocouple

- ✓ Check overall integrity of unit structure
- ✓ Replace or clean air filters as necessary
- ✓ Check blower belts and adjust or replace as necessary
- ✓ Check pulleys for wear and alignment
- ✓ Check blower components for tightness, fluid motion and cleanliness
- ✓ Check amperage draw on motors
- ✓ Check for water leaks
- ✓ Check for gas leaks at unit only
- ✓ Check and clean chimney connector
- ✓ Check draft regulator
- ✓ Check water pressure
- ✓ Check operating temperatures
- ✓ Check for proper ignition and condition of flame
- ✓ Check burner rack
- ✓ Check thermocouple
- ✓ Check operation of zone valves
- ✓ Perform efficiency test
- ✓ Test safety controls for proper operation
- ✓ Check for proper fuel shut off
- ✓ Check expansion tank and feed water system
- ✓ Check all electrical connections
- ✓ Check thermostat operation

GAS WATER HEATER

This includes (1) thermocouple

Commercial customers and residential customers with multiple systems – please call us at 203-792-7668 for custom contract pricing!