



Anchor Maintenance Terms

Anchor Mechanical LLC Agrees To:

Provide Two (2) regularly scheduled preventive maintenance calls during the year (filters, water panels, oil nozzle and oil filters will be changed during preventive maintenance).

1. Furnish all belts, oils, and lubricants for service of covered equipment annually.
2. Inspect fan/blower assembly, cleaning additional cost if required.
3. Lubricate fan/blower assembly bearings as required.
4. Inspect belts and sheaves; adjust as required.
5. Inspect/clean condenser coils as required. Inspect evaporator coils, cleaning additional cost if required.
6. Inspect and clean condensate drain pans as required.
7. Flush out condensate drain lines.
8. Inspect electrical wiring and tighten connections as required.
9. Check crankcase heater for proper operation.
10. Inspect contactors, relays and other controls.
11. Check compressor(s) for proper operation.
12. Check amp draw and voltage on compressor and fan motors.
13. Check out gas heat section or electric heaters where applicable.
14. Provide painting of equipment for rust protection only.
15. Test system operation.
16. Inspect refrigerant piping.
17. Check system for proper refrigerant charge, and to assure system is leak free.
18. Check thermostat for proper operation.
19. Notify owner of any abnormal conditions or necessary repairs.
20. Instruct customer in the basic operation of system(s) to provide peak operating efficiency.

Terms of Enrollment

Anchor Mechanical agrees to provide a comprehensive maintenance program designed to reduce your utility bills and repair costs, after any existing defects are corrected.

The Customer agrees to furnish safe, reasonable access to the building and covered equipment. If required, the Customer will remove any material, fixtures or walls so adequate access can be gained to the equipment.

This agreement does not include the repair or replacement of recording or portable instruments, electrical disconnects switches, casing or cabinets, insulation, gas lines, compressors, ductwork, boiler shells, tubes, vents, heat exchangers, flues & grilles.

Provide emergency service whenever required. (Contract customers are given priority service over non-contract customers.)

Maintenance to be rendered during normal working hours, Monday through Friday, 7:00 a.m. to 5:00 p.m.

Additional Benefits

- Improved Efficiency
- Extended Equipment Life
- Restored Capacity
- The customer will be billed at **Preferred Customer Rates**

A properly performed maintenance – a precision tune-up – twice a year, will improve safety, keep your system running at peak efficiency and save you money according to a major study – *Louisiana Cooperative Study*.

Thank you for your business!

