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## Limited Preventive Maintenance Program

Our Limited preventive Maintenance Program is designed to provide you the customer with an ongoing maintenance program. The program will be initiated, scheduled, administered, monitored and updated by Nadeau's Refrigeration Inc. The service activities will be directed and scheduled on a regular basis, based on manufacturer's recommendations, equipment location, type, run time and Contractor's own experience. The Customer is informed of the program's progress and results on a continuing basis with a detailed service report, presented after each service call for the Customer's review, approval, signature and records.

**Nadeau's will provide the following professional Maintenance Services for the building mechanical system(s) as needed.**

**Preventive Maintenance:** Clean, align, calibrate, tighten, adjust and lubricate equipment. These services are intended to extend equipment life and assure proper operating condition. Typical services include:

**Cleaning** electrical contactor, burner assemblies and nozzles. Cooling tower baffles, basin, sump and float. Chiller, condenser and boiler tubes etc.

**Aligning** belt drives, drive coupling etc.

**Calibrating** safety controls, temperature and pressure controls. Pneumatic controls etc.

**Tightening** electrical connections, mounting bolts, pipe clamps, refrigerant piping fittings, damper sections etc.

**Adjusting** belt tension, super heat, fan RPM, water chemical feed and feed rate. Burner fuel/air ratios, gas pressure, set point of controls and limits, compressor cylinder unloaders, damper close-off, sump floats etc.

**Lubricating** fan motors, bearings, damper linkages, circulating pumps etc

**Test and Inspect:** Visually inspect and test equipment to determine its operating condition and efficiency. Typical activities include:

**Testing** for excessive vibration, motor amperage, refrigerant charge, fan RPM, refrigerant oil (acid test), water condition, flue gas analysis, safety controls, combusting and draft, crankcase heaters, control system(s) etc.

**Inspecting** for worn or failed parts, mountings, drive couplings, oil level, rotation, soot, pilot and igniter. Steam, water, oil and/or refrigerant leaks etc.

**Repair and Replace:** Customer will be notified of any equipment found in need of repairs or replacement. Customer will also be notified on additional costs.